



MINUTES

Ordinary Council meeting

Monday, 3 April 2023

and

Tuesday, 4 April 2023

Greerton Maarawaewae hearings

Order of Business

1	Opening karakia	3
2	Apologies	3
3	Public forum	3
4	Acceptance of late items	3
5	Confidential business to be transferred into the open	3
6	Change to the order of business	3
7	Confirmation of minutes	3
	Nil	
8	Declaration of conflicts of interest	3
9	Deputations, presentations, petitions	3
	Nil	
10	Recommendations from other committees	3
	Nil	
11	Business	4
	11.1 Greerton Maarawaewae Options Study - Hearings Report	4
	11.1 Greerton Maarawaewae Options Study - Hearings Report (<i>continued</i>)	8
12	Discussion of late items	20
13	Public excluded session	20
	Nil	
14	Closing karakia	20

**MINUTES OF TAURANGA CITY COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE GROUND FLOOR MEETING ROOM 1, 306 CAMERON ROAD, TAURANGA
ON MONDAY, 3 APRIL 2023 AT 4PM AND TUESDAY, 4 APRIL 2023 AT 9.30AM**

PRESENT: Commission Chair Anne Tolley, Commissioner Shadrach Rolleston,
Commissioner Stephen Selwood, Commissioner Bill Wasley

IN ATTENDANCE: Robyn Scrimshaw (Urban Planner: Urban Communities), Carl Lucca (Team
Leader: Urban Communities), Robyn Garrett (Team Leader: Governance
Services), Sarah Drummond (Governance Advisor), Janie Storey
(Governance Advisor)

1 OPENING KARAKIA

Commissioner Rolleston gave the opening karakia.

2 APOLOGIES

Nil

3 PUBLIC FORUM

Nil

4 ACCEPTANCE OF LATE ITEMS

Nil

5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN

Nil

6 CHANGE TO THE ORDER OF BUSINESS

Nil

7 CONFIRMATION OF MINUTES

Nil

8 DECLARATION OF CONFLICTS OF INTEREST

Commissioner Wasley noted that his wife was a member of the Tauranga Golf Club.

9 DEPUTATIONS, PRESENTATIONS, PETITIONS

Nil

10 RECOMMENDATIONS FROM OTHER COMMITTEES

Nil

11 BUSINESS

11.1 Greerton Maarawaewae Options Study - Hearings Report

Staff Christine Jones, General Manager: Strategy, Growth & Governance
Robyn Scrimshaw, Urban Planner: Urban Communities
Carl Lucca, Team Leader: Urban Communities

The following members of the public spoke to their submission to the Greerton Maarawaewae Options Study Phase 3.

A copy of all presentations and documents tabled at the hearing can be viewed on Tauranga City Council's (TCC) website.

(1) Puhirake Ihaka

Key points

- Brief introduction to the kaupapa on behalf of the mana whenua of the area, representing the Otamataha Trust and its hapū.
- Had not submitted a formal submission himself but was present to support Buddy Mikaere's submission.
- For the past two years, the kaupapa had been on the table as part of the mana whenua group engaging early, with a number of discussions being held around the table. Also many discussions had been held with colleagues Buddy Mikaere and Peri Kohu (before his passing) as they were representing mana whenua at the time.
- Discussions held prior to the submissions closing and the passing of Peri Kohu had centred around support for Option C, with a golf course, a racecourse and other sports being played.

(2) Buddy Mikaere

Key points

- The submitter was representing Ngai Tamarāwaho hapū but was also a member of the Tauranga Racing Board and noted that this could be seen as a conflict. His first loyalty was to hapū and he made the submission on their behalf. The Tauranga Racing Club would be making their submission later so he was not speaking for them.
- The history of the racecourse was that it was confiscated in the Battle of Gate Pa; land confiscation was punishment for all hapū and tribes taking part in the wars. While most of the land taken was returned, the Wairoa River and Waimapu Stream provided the footprint of Tauranga City.
- Ngai Tamarāwaho was left virtually landless, with only a small amount of land. The racecourse, Maarawaewae, had the gardens of his ancestors.
- In the Tauranga Moana treaty claims any land used for community purposes was not sought for return. However, if the land was to be used for other purposes, mana whenua interest in it needed to be prioritised. To use any recreational land for anything other than for recreational use would require a legislative change. The hapū had lodged a claim and any change would trigger that claim and contest any other decision.
- The hapū wanted the land to remain a recreation reserve for sporting purposes, walking, cycling, the golf course. There were a number of recreational uses that could be made with the land and Option C also provided an opportunity for possible further revenue from some of the land.
- The golf course being seen as recreation activity was questionable - with an annual membership fee of \$1,400, it was not an ordinary use for everyone. The course was located on a flood plain and there was an expectation of more frequent extreme weather events.
- The submitter remembered going to the racecourse when both of his grandfathers were alive. His father's father was a hawker selling hot dogs and mother's father was an ex-soldier who enjoyed meeting his mates and having a day at the races.

In response to questions

- Commissioner Tolley indicated that she still considered that Mr Mikaere had a conflict of interest and it would have been easier if there had been another spokesperson for Ngai Tamarāwaho, but understood Mr Mikaere being there as he was very knowledgeable on the area. She also noted Tauranga was no longer small being the 5th largest city in New Zealand and had different issues that were not faced by smaller towns. Housing was not proposed on the site.
- Queried whether, with the golf club membership costs and race meetings only being held 14 times a year, both should be considered as recreational uses. The racecourse was a well-used area for walkers and other recreation purposes and he was unsure why equestrian activities did not take place in the middle of the track. Considered that there were issues with the Croquet Club as to what could be done with the land and site issues with both the bowling and croquet clubs and the amount of land available.
- In relation to the three options the preference was for the racecourse to remain, as its original purpose was to provide for racing activities - this was considered the same as the domain being available for cricket.
- Mr Mikaere noted that it would become messy if Council was to see a change in the land from recreational purposes, and they would prefer the Crown to make a decision so that it would become a Crown action.
- In answer to a query as to whether the land being used for a hospital was considered a community use, Mr Mikaere said that was tricky. The hapū had held discussions with the then District Health Board who wished to expand the area behind their admin block and to expand onto the old RSA property adjacent to the hospital. He noted that he was surprised to see the racecourse land targeted for a hospital. Hapū were conflicted and working closely with Haumoana who was proposing a Māori hospital along Cameron Road and had acquired most of the land for it. Also discussed with the DHB was an expansion of some services and a facility in Papamoa East, but in the end it came down to budget.
- The hapū would only be able to pursue a claim if there was a change of status for the land, and would not be happy if that was to occur.

(3) Sub 548– Willem Jonkers

Tabled submission

Key points

- Golf was an important sport consisting of players from all classes and wealth.
- There were three other courses locally and the number of players was testimony to the importance of the courses.
- The submitter's preference for the use of the balance of the land was for an open park as there was a substantial urban community around the area, and a new park for walking, biking and playing like Yatton Park, which enjoyed significant patronage, would be great. Parks were as much needed in Tauranga as its roads and other infrastructure.
- Suggested that any relocation of the hospital by a few kilometres to the south at great expense did not seem to be a robust solution. There was a lot more merit to use the dollars to build a new hospital close to Papamoa as it would provide more capacity for medical care and be a lot closer to the urban centres of the Mount, Papamoa and Te Puke.
- Whichever option was chosen, there was now a severe shortage of parking at the golf course, which was using the racecourse spaces for parking. While there was a desire to get as many people out of cars and using public transport, there were no options that would bring golf players and their gear to the Tauranga Golf Course and return them home. A car was the only option and adding more activities would only make it worse.
- Project Maarawaewae offered a unique opportunity to correct this and to include a significant expansion of the current parking facilities.

- Whichever way the decision went, it should ensure that the current and future requirements for a successful golf course in the Greerton area received sufficient attention and parking was catered for.

In response to questions

- In response to a query as to whether he supported the retention of the racecourse, the submitter noted that it should become a public park with water features and did not support a racecourse.
- The submitter noted that he was a member of the Tauranga Golf Club.

(4) Sub 892 – Paul Gartner, Tauranga Golf Club

Key points

- Reinforced the golf club's original and follow up submissions and noted that they genuinely supported all options as they all retained the golf club.
- The club would like to enter into a Memorandum of Understanding with the Council so that they were able to move forward as a club. They realised that the final details of the study could be a long way off, but it was having an effect on the club with some members leaving due to uncertainty and delayed projects on the course. There was now some urgency to get a MOU so that they could move forward with certainty.
- They had a harmonious relationship with the racecourse and fitted in with each other's activities.
- The development of a hospital could be problematic especially when they were operating machinery early in the morning and with stray golf balls. This was the least favourable option which would be more aligned to a central location in Matapihi or similar.
- The club understood it took time to make a decision.

In response to questions

- Commissioner Tolley thanked the golf club for working with Council all the way through the process and appreciated that they had made an offer to develop walkways and cycleways.
- The submitter noted that the club wanted to make these part of the master plan, but also wanted official documentation, in lieu of a lease, to ensure that they had security of tenure.
- Regarding greater public access with the development of SH 29, which may impact Barkes Corner and utility services, the submitter was unaware what Waka Kotahi was planning for the area. There were limitations as to what the Club could do.
- There was additional land in the Kopurererua Valley that could be utilised as greenspace.
- There was already insufficient capacity at the golf clubs within the city and any practice area and driving ranges at the space would become community facilities.
- The club was open to the development of an MOU which would eventually lead to an early renewal of current lease, but they were assuming that they could not get a lease prior to the MOU given the uncertainties of external parties.
- The club needed an additional 30 carparks. Space could be provided within the course redevelopment, with the course architect being part of that brief. Other additional facilities included cart storage, a driving range, and the replacement of the hole by Barkes Corner. Some of these were probably not within the existing footprint. Once future plans were clear, they would look at these in more detail.

(5) Sub 803 – Patricia (Trish) Jones, Tauranga Western Riding Club

Key points

- Could see the challenges the Commissioners had with years of underinvestment in Tauranga, the Council was now paying the price.
- Urged selection of Option C (enhanced use of the area), it was a fabulous greenspace like other cities had, but once it was gone it was gone and the Council would lose a treasure if the space was used for infrastructure.

- The Western Riders were a small group who used the facility once a month, with some riders unofficially using it more. This was similar to other small riding groups.
- Focus was on horsemanship and teaching the horse and rider to work together without a whip or spurs.
- It was therapeutic for children with emotional disabilities to be able to work with big animals.
- The club was small but enthusiastic and they held clinics to keep the costs down. Riders did not have to go far, the parking was good, it was a hidden use that was not apparent on a day-by-day basis. Members rode and practiced mid-week.
- It was a beautiful area for dogs and people walking, a jewel in the crown for Tauranga and, as the city gets more built up, provided a big green space with a multiplicity of uses that should not be forsaken to progress.
- The decline in horse riding and equestrian sports was part of a cycle and was now going back up in many places. Tauranga had an opportunity to become a real centre like Hastings, which hosted the Horse of the Year, which would be a huge economic boost for the region. So far Tauranga had not realised its potential to have big national horse events in the area, and if this space was lost that potential would also be gone forever.
- Other challenges equestrian groups faced included the closing of farms to horses due to the new health and safety concerns associated with riding.
- Many did not go to TECT Park as it was too far away and not safe when riding alone, whereas the racecourse was much safer as there were often one or two casual riders and others practicing in the dressage arena.
- The group was small but a desperate bunch of people who wanted to ride and they could not think of an alternative area for riding.

In response to questions

- The submitter noted that she did not use the arena much but the dressage groups used all the facilities.
- While there were riding arenas in the areas of outer Tauranga, the western group needed to have access to a big arena which was safe to use and to be able to put out poles, flags and obstacles.
- The horses had in the past been used by the riding for disabled association but could not continue as the horses crowded themselves and safety was paramount.

(6) Sub 684 – Andrew von Dadelszen

Key points

- Backed Option B, enhanced community activities with a racecourse and a golf course.
- The submitter noted he attended a number of the different consultation sessions and did not hear of anyone supporting the hospital on the site so it made no sense to consider that option. There was no money for it and neither was it in the government's 10-year plan so was nonsense to expect it to happen. The hospital had purchased the ex-RSA site which they had not utilised yet, so building on that site was more ideal for the city.
- The submitter believed that greenspace should be retained and increased as the Council had not future proofed itself. Noted that there were spaces in Welcome Bay and now at Waipuna Park, they were great spaces for the city to have as were the smaller parks.
- There was a lot that could be done with what Tauranga had, if it was done well. Urged Council to think about greenspaces and listen to the community.
- The submitter noted he was worried that there had been some pre-determination in this process. He asked the Commissioners to think strategically, not to support a hospital and to be careful about judicial review risks.
- Could get better utilisation of the space around the racecourse, but to shift it would be a crime. Could do better with accessible properties and to make sure what was done was going to benefit the people who were here now and to retain quality of lifestyle.

In response to questions

- Commissioner Tolley stated they were concerned to hear talk of a judicial review and pre-determination when they had been through a huge amount of options and further consultation. They had been extremely open and there had been no predetermination. The submitter was reminded that it was not Council's decision to build a hospital, it was an approach made to them by the DHB due to the structure of the current buildings and geology of current site. The option of the hospital was included at their request so the Council had to take account of something that significant.
- The submitter noted that he was more comfortable with the retention of the racecourse and did not see relocation as high priority. Suggested the racecourse be left there and better utilised by adding a couple of sports fields to complement the school across the road. The use of the greenspace was good for walking, exercising dogs etc.
- Regarding provision of sports fields into the future, the submitter noted that Council needed to think clearly about the ambitious plans for land in Tauriko West - with some of those areas not suitable for housing, they may be suitable land for fields and greenspaces. He noted that he was not discounting the need for more greenspace, but considered that the Council had bigger fish to fry to try and relocate a racecourse. Important to take the community with Council on this decision.

Commissioner Rolleston closed the day with a karakia.

At 5.22pm the meeting adjourned.

Continuation of meeting – Tuesday, 4 April 2023 at 9.30am

PRESENT: Commission Chair Anne Tolley, Commissioner Shadrach Rolleston, Commissioner Stephen Selwood, Commissioner Bill Wasley

IN ATTENDANCE: Robyn Scrimshaw (Urban Planner: Urban Communities), Carl Lucca (Team Leader: Urban Communities), Robyn Garrett (Team Leader: Governance Services), Sarah Drummond (Governance Advisor), Anahera Dinsdale (Governance Advisor), Janie Storey (Governance Advisor)

Chair Anne Tolley reconvened the meeting at 9.30am.

Commissioner Rolleston opened the meeting with a karakia.

11 BUSINESS *(continued)*

11.1 Greerton Maarawaewae Options Study - Hearings Report *(continued)*

(7) Sub 838 – David Clayton-Greene

Key points

- Submitting as an individual representing recreational horse riding which he pursued with his family.
- Equestrian activities had been lumped together without differentiation, yet they were distinctive groups with different needs.
- Recreational riding at TECT Park had limitations in winter conditions, whereas the racecourse provided more use with the different schools and groups.
- Looking at the broader concept of recreational riding and the opportunities the space offered, it could be extended down to the Kopurererua Valley with riding trails linking the areas.

- Horse riding trails overseas needed little upkeep and could be combined with walking and biking as there was plenty of space for all.
- Recreational riding required open spaces. The area enabled this, the riding and schooling of horses was a sorely missed opportunity as the need for land became greater and it was harder for recreational riders to ride safely. There was tremendous pressure on this parcel of land, with no reference to linkage to the racecourse.
- Interested in the linkages from the golf course to the valley and the development of these, and the development of the park as open space with a riding arena in the middle.
- Many other areas were unrideable in winter.
- Most recreational riders walked their horses and did not often gallop.
- The submitter was unsure of numbers of riders, but noted that at TECT Park on a warm day you would see a continuous stream of horse riders. It was getting harder and harder to find a place to ride, both individually and with a family.

In response to questions

- In response to a question about the possible development of horse trails in the valley, the submitter noted that the Redwoods in Rotorua was a good example as they were able to ride within a few yards of parking and it was self-managed. Some of the easier tracks were shared with cyclists leaving the extreme trails just for the bikes. People were generally supportive and the horses soon got used to the bikes.
- In response to selecting Option C, the submitter was in favour of the retention of open park land as once it was used for something else you would never get it back again and the urban spread in the city was huge.

(8) Sub 890 – Trudi Burney, Transpower

Key points

- There had been discussions with TCC staff about the current site and possible options for the expansion of the substation, which would require part of the reserve site.
- Transmission efficiency was key to keep as much as possible on the national grid network and get power where it needed to go.
- Staff had asked if the substation could be moved, but the effective answer was to expand at the current location. The area could still be used as a recreational space and they would need to decide whether the entrance needed to remain in its current location or moved slightly if they were to expand.
- No studies had been undertaken at this stage as these would come at a cost, nor had consideration been given to how much land would be needed.

(9) Sub 890 – Tania Lund, Transpower

Key points

- Trustpower was working out a development plan for the Western Bay of Plenty region. With the critical issues of transmission and distribution with Powerco, they were patching together and upgrading where they could.
- There was a need to do major upgrades, and to consider what those options could be; a study was required to understand how to go about solving these problems.
- There were a number of feasible options, one of which was to expand the substation, and they were also looking at a new substation. There was no ability to move the current substation.
- The region was top of mind and critical for regional growth with a number of options on the table including the expansion of the Tauranga substation.
- Early in June 2023, they expected to be able to publish a long list of options for consultation and wanted to ensure that submissions would be received from the Council. Information would be provided to Commissioners once the long list had been published as they would need to do major upgrade works for transmission.

In response to questions

- Commissioner Tolley noted that it was essential to work together as both entities were invested in managing the growth of the area. The Commissioners had appreciated an earlier meeting and were happy to work together with Trustpower. The current process has been started to give the groups using the area certainty, so a decision needed to be made, but it was good to know that the substation was part of the mix.
- In answer to a question as to whether Trustpower were involved with Waka Kotahi and the SH 29 infrastructure corridor, the submitter noted that they were engaged with Waka Kotahi and the expansion plans for SH 29 and SH 2. The next step was to meet and join up their plans.
- While there were no firm plans for the substation site, they had identified major works were needed, but the exact details had not been finalised or fleshed out at this point. There were no issues if the land continued to be used for recreational purposes and no issues with the district plan. The submitter noted that it would be good to get some land set aside in case it may be required for the substation expansion and to be able to look at that as an option.
- Regarding expansion of the substation on the land to the northwest and north of the site, within the commercial/industrial zoning, it was noted that it was understood that it would be considered as part of the mix. The current area and how else they could extend was also to be considered.
- Commissioners noted that Trustpower needed to be aware that the majority of the feedback had emphasised the retention of the green space. The submitter advised that this had been noted.
- It was noted that there were three other substations around the area, but all were heavily constrained. With the residential areas of the Mount and Papamoa continuing to extend, they needed to think about how to manage that expansion and plan for all the extended growth.
- There was no way to avoid a major upgrade in the Tauranga region, but the shape of what that would look like was yet to be determined. The area was heavily urbanised, so there was no short quick answer, but it would become better understood once they entered into an investigation stage which would take place over a long period of time. Trustpower would be attempting to get the best options with the least impact on communities and to enable their support of the region into the future.
- A series of studies was about to start, but these would take time. Throughout the process they were intending to keep everyone informed and were working with a number of organisations including NZTA, Waka Kotahi, and Kainga Ora. With the recent cyclones, they had found the pressure points in the areas and would look to build more resilience in those.

(10) Sub 888 – Duncan Pearce, Sport BOP**Key points**

- Supported Option B, the central park option, and wished to reinforce the importance of play, recreation and sport for communities.
- The racecourse site was needed for broader options for use by the community like Baypark, they needed a Tauranga option that would reduce the need to travel.
- Tauranga was reaching capacity and Sport BOP was wanting to help the Council understand the need for sport facilities, and to open the area up for better recreational use and provide an indoor court network, as more court space was needed.
- Greenspace and recreational play provided physical activity opportunities in a central location; there was a shortage in this part of the city for use by those living in the area. The racecourse was surrounded by high deprivation areas and limited access to transport so providing something close was important.
- In a 2020-21 supply and demand study completed by Sport BOP it was noted that fields were needed in Greerton, and the Tauranga central demand would continue to increase. The report took into account the requirements to 2060.

- Sport BOP noted that people had a special connection to nature and greenspace and the area had a unique connection in Māori culture and heritage. Greenspace identified with climate, access to the harbour, active sports and for playgrounds.
- Nature spaces and playgrounds provided low-cost opportunities to play, with the importance of play and wellbeing in communities being vital for community development and to become connected communities.

In response to questions

- Commissioners requested a copy of the Sport BOP survey report.
- The submitter noted that they wanted to be included in discussions for the configuration of the spaces. They welcomed more space for more sports fields and would provide assistance as to how they could be integrated. There was a shortage of sports fields and greenspace and there was a need for both.
- There were three big golf courses in the city, each with 1,000 members, but their membership base was at capacity and they were not able to take on more members. Casual golfers or visitors could not get on to any of the courses on busy days. Golf NZ were working on consideration of a further course but Sport BOP was not directly working on a future site.
- Golf NZ had taken an open approach to the non-traditional capacity where people wanted to only play nine holes, use golf carts etc. Playing golf disc was also becoming popular.
- In response to a query as to using the centre of the racecourse with an underpass, the submitter noted that any option used which meant getting more sports fields was good; and reiterated that more indoor court space was needed in other locations.

(11) Sub 884 – Louise Dean, Racing Tauranga, with Michael Day, Peter Monteith, Rob Weatherly

Key points

- A video from Chair Carl McComb was shown - he was currently in Japan at the Japan Cup race day which the Tauranga club shared a longstanding partnership relationship with.
- The club was approaching their 150th racing season, therefore it was one of the longest community organisations serving the local community.
- The club had been the lease holder of the land since its establishment and was the primary reason for the reserve status on the area.
- The club wanted to remain where they were and to have certainty of tenure beyond 2039.
- The success of the course had been conducted at no cost to the ratepayer, the club had always covered its own costs for the land and buildings and the greenspaces that the public could also enjoy. This was a unique cost-neutral agreement.
- The club attracted the largest crowds of any race days and had been awarded Race Club of Year. Many people from across the country came to Tauranga to enjoy racing.
- One race had a prize totalling \$120,000 for a single race .
- Hundreds of people used and utilised the course and buildings, and the club was proud to provide such cost-efficient community venues, with the capacity for 1,500 people. It was purpose built for many years to come.
- Race meets were the primary use for the reserve, and there was the ability to develop on the 9ha area surrounding the buildings and grandstand. It was a comprehensive space to invest into the future with new facilities, and the club wished to explore the possible relocation of a new racecourse only if they could not remain at their current location. The preference was to remain at the site with the support of TCC, iwi and the government for another 150 years, as the club was woven into the fabric of Tauranga's culture and they hoped that would continue for some time to come.
- The club brought value, economy and wellbeing to the community and had served as guardians of the land for the past 150 years with no cost being imposed on the community who were also able to access and freely use the greenspaces.
- The club had a busy season with 17 race meetings a year and up to 34,000 people

attending, many of whom were from within the community and were everyday people and not necessarily horse lovers. Events were put on during race days for the community so all attendees felt welcome and included.

- The club was very much a part of the event and entertainment industry, the bookable spaces sold out well in advance for two of the main race days. Many work groups came to celebrate prior to the Christmas holidays and the January meet and lots of tourists also attended.
- When they were not racing or having track events, anyone could use the space. It was estimated that there were 106,000 users in the last year with examples including the Garden and Art festival, gem and mineral show, plant fest, Lions market, and the Tauranga New Year's Eve celebration.
- They also provided some community groups with a home as they were priced out of many other options - these included the Taekwondo Club and the Taoist Tai Chi club who had a permanent home in the venue. Tauranga Archery used it in the winter for indoor archery, the police used the area to train their dogs, and the Blue Rovers had used a football field in the centre of the track at times.
- The club was open to suggestions as they knew how important the space was and they were happy to coexist.
- The members were passionate about the community and sport, and had stated all along - and would continue to state - that they wished to remain in situ beyond 2039 and to remain the guardians of such valuable greenspace.
- Members noted that they had been in limbo for almost four years, which meant that they had not invested capital expenditure in some of the areas needed which had a significant impact on the organisation and the wellbeing of its employees, venue users and the community.
- The club supported the status quo, they were open to opportunities, and would continue to support those that they had shared space with in the past and this would not change.

In response to questions

- Commissioners noted their limited term and that they were mindful that the race and golf clubs were experiencing uncertainty and were aware of the need to make a decision. Trustpower had also noted the possibility of expansion at their substation. Commissioners were trying to work through the issues and to give some certainty to the clubs before they retired in mid-2024.
- The existing grandstand was not being used as much due to an earthquake engineering report that had been presented to Council. While it did meet the minimum requirement, the club was unsure if they were happy with that, and knew they needed to make a decision. Events were also changing with the old grandstands not being used as much. The club had been looking at some examples of modifications of stands and was pushing forward with these. More greenspace was being used on race days, but did not provide good viewing capacity; while this was not insurmountable, the view from the grandstands was spectacular and they wanted to make better use of it and to make it a multi-use area, but the club needed certainty of tenure for investment.
- Making the entrance look more attractive and more open to the community would be considered as security was only a health and safety issue on a race day and was part of the normal race day operations.
- Access onto the centre of track was also an option, e.g. Ellerslie and Taranaki racecourses. There had been some thought to create a botanic garden to enhance the area.
- Regarding sufficiency of parking, it was noted that it would depend on what the sports fields were and what clubs were involved. Access to the centre would need to be via a tunnel as the horses sometimes had problems at any areas where vehicles crossed.
- The idea of stands was a wholesale change, and its inclusion in the submission was to show willingness by the club to consider options; the club was aware of the changing needs of punters and was open to being part of a multiuse facility not just a racecourse.

- People were moving away from greenspace and more to more convivial spaces, with a lot of race goers wanting to be in a lounge situation, and if there were more of those spaces they would be filled them as people liked to be with their friends at a table.
- The location of the racecourse was key to getting local people to attend, the weekend race days attracted families that had never been to the races before. These people would not come to a faraway location if the racecourse moved.
- The club would open up the front of the racecourse, get rid of the barbed wire and shorten or remove the hedge to show people what was there. On race day many people were quite amazed at the atmosphere and what went on at the course. The parading of the horses would make a race day even more attractive if the horses could be seen. The initial purpose of the hedge was to prevent horses from shying.
- Successful racecourses were open and accessible with the Tauranga 2 January race day crowd equalling or bettering Ellerslie; was getting the name of being one of most popular courses in the country.
- Commissioners thanked members for their willingness to participate, and noted that the greenspace was really important as was how together everyone could get the best use of the land.
- In response to a query regarding venue consolidation by NZ Racing Association, most of the population and owners were based in or around Tauranga and they hoped that one course would stay in the WBOP. Members wanted the economic value and entertainment to be part of this city and not another city . The courses that the Association wanted to close were small country ones with little in the way of facilities and community use. Tauranga offered community use, crowds and had a high rating on the track.

(12) Sub 321 – Maree Cooper

Key points

- Ms Cooper noted that she was not an expert, she was a normal ratepayer with huge passion for Tauranga and, having listened to the racecourse group, there was a lot of history for local people with the site and she wanted to keep it open and available.
- The submitter was born here and remembered dog training and race days as a child.
- The submitter felt strongly the need to retain the greenspace as it was the first significant big area of its kind in Tauranga. With the growing population that Council had to account for today and the development for future people, they needed keep in mind retention of green areas so the new generations could feel the spaces and see the beauty.
- Option B was only supported if there had to be a compromise, but preferred Option C if possible because of the history of the area.
- The submitter had read the Open Space strategy on the Council website, which noted the importance of green space and reserves and the need for those spaces to be improved and retained as the city grew, and asked that Tauranga city open spaces remained protected and preserved for future generations.
- Council did not own the land but administered it; the submitter liked the reserve as it was now and did not want to see a hospital on it. Keep as an open space.

In response to questions

- Commissioners thanked the submitter and appreciated that she felt so strongly on the issues as a long-time resident and came to speak to the meeting.
- The submitter reiterated that the Council should not build on the space and it should be kept as an open green space no matter how it was used, as a racecourse or for sport, it was important that future generations had the opportunities her family had.
- The submitter noted that she had lived in number of cities around the world and said it was so important to a city to have a huge green space for people to use.

At 10.58am the meeting adjourned.

At 2.01pm the meeting reconvened.

(13) Sub 326 – Deborah Garrett

Key points

- Submitter was passionate for the need to remain a greenspace, it was a taonga and precious to the community and needed to be looked after it so that it could be given to future generations.
- Noted the National Parks City Charter which originated for parks in London, and had been signed by the Council of the day, and these national park principles and values now needed to be applied to towns and cities. These were vital to the health and wellbeing of any area and city.
- Tauranga adopted the National Parks City Charter, and there was no better way to ensure retention of greenspaces for future generations to enjoy.
- There were a number of possibilities for the space such as a huge outdoor event area like Brooklyn's bowl where many events could be held.
- Should increase the walking and cycling tracks in Kopurererua Valley which could also be enhanced and complemented by further tree planting and gardens.
- The local area had fantastic beaches but it also needed greenspace for sports and other users to enjoy.
- From an environmental perspective, greenspace was vital to health and wellbeing, clean air and lower carbon emissions. Any city park was an enormous asset to a city.
- This was a lifetime opportunity to provide a large greenspace and inner-city park, like other big cities overseas and in other parts of New Zealand.
- Hoped that a covenant could be placed on it to remain a greenspace in perpetuity for all locals and visitors to enjoy.

In response to questions

- The submitter noted that although she supported Option B she considered that the racecourse could be enhanced if it stayed. Considered it would be a shame if racing went out of town.
- The traffic was already a nightmare on Cameron Road and, if a hospital was located in the area, people would need to go back and forth between two venues which would create further problems.
- Commissioners noted that they had not realised TCC had signed the National Parks City Charter.

(14) Sub 482 – Duncan Guy

Key points

- Represented the Adult Riding Club who used the grounds under the umbrella of the Tauranga Equestrian Sports Association (TESA) and was one of nine clubs included under the Association. They were affiliated to NZ Riding, which was nationwide with the nearest club being at Rotorua.
- The group was established in 1989, currently had 60 members and a public Facebook page with 1,400 followers, 90% of those had horses and lived in the Bay of Plenty.
- The group used the inner racecourse and had rallies fortnightly aimed at improving horsemanship, show jumping and dressage, with a turnout of 12-15 riders per time.
- The group held three show jumping practice days in winter, which were very informal with 1.2m jumps, where the younger and older riders were able to learn the ins and outs of show jumping. They also held a gymkhana in the summer and the Andrews Cup in mid-April.
- A gate fee was charged to members and the general public to use the sand arena for an hour at a time.
- Pluses for adult riding members included the course being central for all areas in and around Tauranga and Rotorua, the facilities included clubrooms, office, storage room, an

all-weather sand arena and grass arena. The course had plenty of parking and room for the horses to be tied up, there were horse pens and room for more than one club to use the grounds and facilities on the weekend. There were sometimes pony club activities and a rally being held at the same time.

- Investment in the area was through annual fees for improvements and upkeep and the running of the club. \$10 of the fee was paid to TESA and then to the racecourse.
- The club supported Option C in principle, without some of the enhancements of the status quo. They did not want to see any sports fields included in the inner arena as they needed that area for parking, especially during an event. There had been some soccer grounds there in the past but they had disappeared over time.
- Competitions needed room for parking, a warmup area where riders could get their horse ready, and a collection area before competing. All of this took up room, as did a show ring, which was fine with the current big green open space.
- The submitter noted that 548 submitters had supported Option C, 201 Option A, and 228 Option B, which indicated that there was overwhelming support from the public for Option C.
- The submitter queried when a decision was likely to occur and noted that local iwi had concerns about their issues being addressed according to the report in the local media.
- Further queries also included whether suitable grounds had been found for equestrian clubs and what facilities would be provided there. Hopefully these would be improved facilities and members would not have to pay for an arena and parking and such costs to move if the decision was to go ahead to a new venue.
- Average horse riders felt squeezed out of places to compete; it was hard to get onto the beach with the horses and had to go to either Waihi or past Papamoa. TECT Park was good and well used by the public.
- Noted in the feedback received that it was getting difficult to attract young people to the sport as there was a perception it was elite and expensive. The submitter considered that the sport was not all about having a big truck or big horses, this was totally incorrect and cut back on equestrian activities. There were many ways to get into riding through pony clubs, racing stables, riding other people's horses.
- The club had increased membership, they started with only 15 and were now up to 60 riders. The club would only grow from there. The number of riders who participated in high level show jumping was only going to increase as riders moved to the area from Auckland and with an increasing number of immigrants from Great Britain.
- Noted that a local rider competing with his local horse had recently managed to get into the final of the world Fédération Equestre Internationale (FEI) show jumping in Nebraska.

In response to questions

- The submitter was advised that the timeframes for a decision were an ongoing process, it was a large and important piece of land in the heart of Tauranga and Commissioners had heard many comments from the clubs associated with it about wanting certainty. A decision should be made in the next few months regarding the reserve, and if it incurred any expenditure, it would need to be included in the next LTP which might lengthen the decision-making process.
- Council was aware of the treaty claim lodged by Ngai Tamarāwaho for the land, but this would only be triggered by a change in the reserve status of the land by law, which would mean that any argument would be with the Crown not Council.
- Until a decision was made, staff would not be requested to work on moving the racecourse. Council had met with TESA on a number of occasions and understood they did not want to move.
- On club days horses and riders were divided into different courses for jumping etc. They had fortnightly practice days in winter for anyone jumping up to 1.2m, these were fun days and good for young riders. Three gymkhanas and two Andrews Cup days were also held, which were more formal with judging.

(15) Sub 621 – Michael Bayly**Key points**

- Submitter was speaking as an individual and for the Tauranga Racecourse Reserve Charitable Trust as a Trustee. The Trust was established by the government in 1873, and there were few historical places left in Tauranga after 150 years that were still ongoing. The course was a priceless jewel of greenspace and must be preserved for future generations.
- There were lots of uses already in place with existing users and it would be an eye watering cost to ratepayers if they were to move; a far more viable option for the public would be for it to remain as status quo. The leases were good with no drain on Council finances and treaty claims could also be averted.
- The racecourse was a top-rated course. It was managed by board members who were all volunteers and skilled staff who were effective in the operation of the facility and passionate about it.
- Staff took great care of the 9ha site and reserve. A tree fell down in the entrance way with the recent cyclone and this was cleared in no time by staff.
- Greenspace per people ratio was far more important as the population increased. The area was used in the pandemic, had emergency helicopters occasionally landing, housed some charitable organisations, held activities including police dog training and was a tourism destination.
- The last race meeting was the largest single sporting event by value in the area.
- The area was a sporting and entertainment venue used by many clubs, it allowed other equestrian facilities and was user friendly.
- Future uses included a possible cultural centre to acknowledge mana whenua and city ancestors.
- The Bay of Plenty races had a good reputation as a result of years of work to establish the races. The facilities were well patronised as an events centre and there were possibly options for some land alteration on the extremities of the course.
- Large urban areas were the world biggest polluters, so more greenspaces were needed; should leave a lasting legacy and preserve the space in perpetuity.

In response to questions

- In response to having only one race venue in the wider Bay of Plenty, the submitter noted that, given that Tauranga attracted record numbers of attendees, if the land was to be retained, it was a front runner to be the racecourse chosen. Many of the smaller courses were closing as they did not have the turnover. Tauranga was a second-tier course and favoured as a go to track, so it had a very good chance of remaining.

(16) Sub 870 – Aroha Ririnui**Key points**

- The submitter noted that she had been brought up around the racecourse as part of her daily living as her dad had been a top jockey.
- She was aware the land was part of treaty claims and was significant in cultural heritage as was the land around it and this should be recognised.
- Supported having a heritage centre to teach people the history and importance of the environment of the Tauranga moana with the input of artworks, cultural narratives from tangata whenua; also to create more revegetation of native bush in the Kopurererua Valley. The river was significant to Ngāti Ranginui and Matakana Island was kaitiaki of the river.

In response to questions

- Commissioner Tolley noted that a museum was being built as part of the Te Manawataki o Te Papa and the design was currently being finalised, along with a civic whare. Noted the recent appointment of a Museum Director.

- This was the third round of public consultation and two common themes were to keep the area as greenspace and to enable better connections into the Kopurererua Valley.
- There was a lot of development in the city and it was changing the water courses and especially affected the tuna. The submitter noted that she had just come from monitoring the waters which flowed into the Kopurererua Stream and it needed to be kept healthy.
- Commissioners noted that capturing the cultural and environmental values was front of mind across the city, as was the principle of preserving and telling the stories, and this would be no different here no matter what decisions were made.

(17) Sub 325 – Carole Gordon

Tabled document

Key points

- Focus towards urban planning for enhanced wellbeing of current and future generations.
- Consultation options should be congruent with SmartGrowth principles and plans for urban growth, Cameron Road infrastructure investment, an identified priority for intensification of the Te Papa peninsula to sustainably meet current and future known housing demand.
- Public responses indicated an issue with problem definition that had confused and polarised public and specific sector responses. The problem needed to be defined to achieve the outcomes.
- Treasury defined a problem with the racing industry being in decline and the government report on racing sought fundamental reform for a viable and sustainable racing industry.
- As a principle there was no basis for public investment to support a commercial gambling industry.
- There was a known affordable sociable and elder housing crisis in the area and Greerton as an amenity centre would support mixed used housing together with a recreational greenspace. Tauriko West development would provide new recreational amenity.
- The submitter queried why housing was taken out of the options and reminded the Council that they must look for social equity in all they did.
- Time would erode partisan issues, people, mana and social cohesion matters. Housing was fundamental to health, social and economic sustainability.
- The submitter asked why not trigger a treaty claim as the Tauranga moana had recent history of working in partnerships on land issues. She noted that this was not a threat and should not be seen as one, as the best outcome would be to give the land back to enable an opportunity to work with the Crown.

In response to questions

- Commissioner Tolley noted that the hapū was not using the Treaty as a threat, if they wanted the opportunity to talk with the Crown it was their right. Council had gone out to the community to ask what the future use of this land should be. Almost all said no housing, they wanted to retain the greenspace. It had been repeated through the hearings that one of most divisive things to do would be to put housing on the space.
- Commissioners noted that SmartGrowth had a range of objectives and goals with further urban development being one of them. However, Council was tasked with taking a balanced approach and had to make a decision weighing competing policy directions and the weighting to be given to those.
- Council was conscious of housing issues and was somewhat surprised by the feedback around housing and how people valued the greenspace more. Proceeds from the sale of elder housing were to be used in social and affordable housing.

(18) Sub 350 – Andrew O'Neill

Key points

- If this land was lost, the city would not get it back.

- The submitter noted that he enjoyed going to the races, where his kids and friends enjoyed a day out.
- Colleagues used the greenspaces and, if it became housing or a hospital, it would be a waste, as once it was gone you would never get it back.

In response to questions

- The submitter noted that he went to the races as it was handy, but would not go if it was relocated to somewhere like Paengaroa.
- Suggested placing a cultural centre in the middle of the track with botanical gardens.
- The submitter noted that he had used the links to the valley during his rugby training days and they used to have cycle missions around the tracks. Currently his children were playing rugby and they were struggling to find field space for training so it would be a good option to use the tracks.

At 3.23pm the meeting adjourned.

At 4.00pm the meeting reconvened.

(19) Sub 816 – Charlotte Taniwha, Greerton Pony Club with Gabby Cardey, Sienna Smart, Gabriella Douglas, Lexi Cardey, Danni Carter, Ellie Carter - Greerton Pony Club

Key points

- The club was established prior to 1972, originally on Māori owned land where the Polytech currently was. They moved to Gate Pā then to the racecourse where they had remained ever since.
- There were families who lived locally who had been involved in the club for 50 years and were still involved.
- 20 ribbon rallies were held each year, plus unmounted rallies, a camp, two gymkhanas and fundraising shows at the grounds. There were three groups of riders, lead rein beginners, middle and senior; was a youth focused sport that supported all ages to 24 years.
- The club utilised the equestrian facilities weekly and on a fortnightly basis from August to May as well as holding local clinics and specialised training days and show jumping events.
- The club ran theory rallies as a group lesson in the colder months to encourage children to stay engaged and strive to do the NZPCA certificate levels. It usually took a rider two years to get to the point where they were ready to sit exams.
- Members used other facilities on the course such as show hunting, show jumping, and dressage.
- Greerton Pony Club was a part of the NZPCA which was one of NZ's biggest youth organisations with 8,000 members. It was part of a national network with access to specialised training, competitions and other opportunities.
- It was the club's goal to encourage young people to ride and enjoy all things riding. There were a variety of equestrian disciplines which also emphasised sportsmanship, citizenship and loyalty.
- There were many members who had gone on to represent NZ on the national and international stage including Mark Todd, Tim and Jonelle Price and Katie Laurie. They had achieved great success at the Olympics and throughout the world and were role models for the young ones to aspire to.
- Pony club not only helped with physical skills, it also helped to develop life skills and taught responsibility, resilience, commitment and ingenuity.
- Equestrian sports could be challenging due to the growing cost of owning and maintaining a horse as well as the need for specialised training and equipment. This sometimes made it difficult for riders to pursue their passion and develop their skills. The club provided grass roots level entry and affordable access to expert instruction and facilities to enable youth to pursue their passion in a growing environment.

- Covid had a significant impact on the mental health of children with anxiety levels higher than usual. The pony club offered a safe environment in which to learn how to care for ponies and spend time with their friends. It was beneficial for children who were stressed as being with horses provided a sense of purpose and was therapeutic with bonds and mutual trust being formed with a child and their pony. It also provided confidence and a sense of responsibility and accomplishment in a supported and safe environment.
- Children faced lots of challenges with the pressures of social media and the impact of technology on social skills. Pony club could provide social support for children struggling with those issues, where children could develop social skills and meaningful connections with others who shared their love of horses and riding. Investing in the pony club could help to develop those life skills and connect with the natural world.
- The club supported Option C in principle, maintaining the connection to the valley and for the golf course, equestrian facilities and green space to continue.
- They supported better parking, access and an indoor equestrian arena but did not support the enhancement of the sports fields or any reduction of the equestrian space to allow for active sports.
- Within the next few weeks the BOP Pony Club were hosting the NZ Pony Club Championships at Taupo. Unfortunately they were unable to be held here as there were insufficient facilities.
- If Council agreed to either Option A or B, the club ask that any relocated venue should be one for all equestrian sports including pony club.

In response to questions

- The Greerton Pony Club currently had 17 members but the Tauranga Pony Club had four branches with 120 members overall.
- Commissioners noted that they were tasked with how to get more people to use the greenspaces. The number of equestrian group members was not a lot compared to the 155,000 residents living in the city with a shortage of sports grounds for people to use for active recreation. The dilemma with the status quo was how to enable more people to play sports in the area as well as keep equestrian sports.
- Concern was raised that if sports fields were in the centre of the course, horses would not be able to ride on them. Commissioners were aware that during big events there were lots of horse trailers and not enough room, so were unsure what the state of the grounds would be if horses rode on them on a regular basis.
- There was a safety aspect with the flight nature of a horse when bringing in the unknown like dogs, pushchairs, umbrellas.
- Commissioners noted that they understood the value and connections children had with horses and that the pony club had been operating for a long time.
- In relation to a query regarding membership, the Tauranga Pony Club had discussed becoming one group rather than four, but logistically it was tricky as members came from a lot of areas. The Greerton Pony Club was the smallest and, due to Covid, there were times when there were no events or shows for members to attend. Membership had grown again this year; overall, equestrian sports were quite difficult to access and were expensive. The club applied for funding for instruction, as they were trying to keep it accessible to those who may not necessarily come to the show events. The rallies were free.
- The club did not hold statistics on the frequency of events with higher levels of parking, but the Tauranga club held five gymkhanas a year and each of the branches held their own one. The Tauranga Pony Club held show jumping and a closing gymkhana, which was for all the branches.
- There was a sand area in the middle of the track that was not suitable for riding, but there was a half-track which was smaller in the interior track. The spacious area could be used for parking on a show day as it would not be used then.
- Commissioner Tolley explained the process to make a decision and noted that they were conscious of the timeline for all the clubs involved.

RESOLUTION CO5/23/1

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Receives the report "Greerton Maarawaewae Options Study - Hearings Report" and the written submissions attached to this report, received during the Greerton Maarawaewae Options Study phase 3 consultation.
- (b) Receives the verbal submissions and additional information from submitters wishing to speak who provided a submission on the Greerton Maarawaewae Options Study during phase 3 consultation.
- (c) Receives further submissions on the Greerton Maarawaewae Options Study from community members who provided feedback during the phase 1 and 2 engagement with the community.

CARRIED

12 DISCUSSION OF LATE ITEMS

Nil

13 PUBLIC EXCLUDED SESSION

Nil

14 CLOSING KARAKIA

Commissioner Rolleston closed the meeting with a karakia.

The meeting closed at 4.36 pm.

The minutes of this meeting were confirmed as a true and correct record at the Ordinary Council meeting held on 1 May 2023.

.....
CHAIRPERSON