

Thursday, 18 May 2023

*Te Hui o Te Kaunihera ā-Rohe o Heretaunga*

**Hastings District Council**

**Council Meeting**

*Kaupapataka*

# Agenda

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*Te Rā Hui:*  
Meeting date: **Thursday, 18 May 2023**

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*Te Wā:*  
Time: **3.00pm**

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*Te Wāhi:*  
Venue: **Council Chamber  
Ground Floor  
Civic Administration Building  
Lyndon Road East  
Hastings**

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*Te Hoapā:*  
Contact: **Democracy and Governance Services  
P: 06 871 5000 | E: [democracy@hdc.govt.nz](mailto:democracy@hdc.govt.nz)**

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*Te Āpiha Matua:*  
Responsible  
Officer: **Chief Executive - Nigel Bickle**

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**HASTINGS DISTRICT COUNCIL**  
207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156  
Phone **06 871 5000** | [www.hastingsdc.govt.nz](http://www.hastingsdc.govt.nz)  
**TE KAUNIHERA Ā-ROHE O HERETAUNGA**



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Thursday, 18 May 2023

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*Te Hui o Te Kaunihera ā-Rohe o Heretaunga*

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# Agenda

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*Tiamana*

**Chair:** Mayor Sandra Hazlehurst

*Mematanga:*

**Membership:**

*Ngā KaiKaunihera*

**Councillors:** Ana Apatu, Marcus Buddo, Alwyn Corban, Malcolm Dixon, Michael Fowler, Damon Harvey, Henry Heke, Kellie Jessup, Tania Kerr (Deputy Mayor), Eileen Lawson, Renata Nepe, Simon Nixon, Ann Redstone, Wendy Schollum and Kevin Watkins

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*Tokamatua:*

**Quorum:**

8 members

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*Apiha Matua*

**Officer Responsible:**

Chief Executive – Nigel Bickle

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*Te Rōpū Manapori me te*

*Kāwanatanga*

**Democracy and**

**Governance Services:**

Louise Stettner (Extn 5543)



## *Te Rārangi Take*

# Order of Business

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### 1.0 Opening Prayer – *Karakia Whakatūwheratanga*

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### 2.0 Apologies & Leave of Absence – *Ngā Whakapāhatanga me te Wehenga ā-Hui*

At the close of the agenda no apologies had been received.

Leave of Absence had previously been granted to Councillor Heke

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### 3.0 Conflict of Interest – *He Ngākau Kōnatunatu*

Members need to be vigilant to stand aside from decision-making when a conflict arises between their role as a Member of the Council and any private or other external interest they might have. This note is provided as a reminder to Members to scan the agenda and assess their own private interests and identify where they may have a pecuniary or other conflict of interest, or where there may be perceptions of conflict of interest.

If a Member feels they do have a conflict of interest, they should publicly declare that at the start of the relevant item of business and withdraw from participating in the meeting. If a Member thinks they may have a conflict of interest, they can seek advice from the General Counsel or the Manager: Democracy and Governance (preferably before the meeting).

It is noted that while Members can seek advice and discuss these matters, the final decision as to whether a conflict exists rests with the member.

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### 4.0 Confirmation of Minutes – *Te Whakamana i Ngā Minitī*

There are no minutes to confirm.

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### 5.0 Splash Planet Opening Considerations 2023/24 Season 7

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### 6.0 2023 Local Government New Zealand Conference - AGM 15

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### 7.0 Hawke's Bay Regional Sports Park - Car parking and access way investments 17

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## **8.0 Minor Items – *Ngā Take Iti***

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## **9.0 Urgent Items – *Ngā Take Whakahihiri***

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## **10.0 Recommendation to Exclude the Public from Item 11 19**

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## **11.0 Clive Motor Camp Management - Additional Information**

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Thursday, 18 May 2023

Item 5

*Te Hui o Te Kaunihera ā-Rohe o Heretaunga*  
**Hastings District Council: Council Meeting**

## *Te Rārangi Take*

# Report to Council

*Nā:*  
**From: Tom Page, Manager - Aquatics, Sports & Recreation**

*Te Take:*  
**Subject: Splash Planet Opening Considerations 2023/24 Season**

### **1.0 Executive Summary – *Te Kaupapa Me Te Whakarāpopototanga***

- 1.1 The purpose of this report is to seek approval from Council for unbudgeted expenditure of \$1,428,400 in order to open Splash Planet for the 2023/ 24 season.
- 1.2 **Refer to Appendix 1 – Summary of Works Table** – for details of the unbudgeted Capital Expenditure.
- 1.3 During the 2022/ 23 Splash Planet season, through routine inspections and assessments, Officers identified a number of areas and assets in Splash Planet that required operational changes, maintenance, repairs and renewal in order to open for the 2023/ 24 season.
- 1.4 This report seeks decisions from Council in regard to;
  - Approval of a budget allocation of \$1,428,400 to manage the remediation works required to open Splash Planet for the 2023/24 season.

### **2.0 Recommendations - *Ngā Tūtohunga***

- A) That Council receive the report titled Splash Planet Opening Considerations 2023/24 Season dated 18 May 2023.
- B) That Council note that cash disbursements to date for maintenance and repairs of Splash Planet have come from an already established budget for Splash Planet and any additional budgetary requirements will come from loan funding.
- C) That Council directs Officers to proceed towards opening Splash Planet working through the most appropriate operational structure in order to open Splash Planet for the 2023/24 season.

- D) That Council approves unbudgeted capital expenditure of up to \$1,428,400 to be loan funded and repaid over 10 years through increased entry fee revenue in line with Option 1.
- E) That Council note that Option 1 includes a reduction usable space within the Splash Planet facility.
- F) That Council delegates to the Chief Executive to approve any works within the approved budgetary requirements.

### 3.0 Background – Te Horopaki

- 3.1 Hastings District Council (HDC) owns and operates Splash Planet, a water themed amusement park with several pools (indoor and outdoor), waterslides, lazy river, and a number of dry play activities. Splash Planet was formerly known as Fantasyland, a dry ride theme park run by a trust until the 1990's when it had fallen into decline. Fantasyland was rebranded as Splash Planet and opened in 1998 after significant investment to convert it to its present theme. Splash Planet came to Council from trust governance in 2004. Since 2004, Splash Planet has been managed, funded and governed by Council.
- 3.2 Officers are working on developing options for the long-term strategy of Splash Planet to be considered for investment funding through the 2024 Long Term Plan.
- 3.3 As part of routine assessments and inspections at the end of the 2022/23 season, Officers identified a number of areas and assets within Splash Planet that required operational changes, maintenance, repairs or renewal as part of its end-of-life cycle. The works and improvements span a wide range of areas throughout the park including;
  - Building, Electrical, and Plumbing Assets maintenance and renewal
  - Improvements to sewage systems
  - Remedial work to bridge structures
  - Swimming Pool Plant upgrades
  - Amusement Device renewals and upgrades
  - Kitchen equipment upgrades
  - Playground equipment renewals
  - Improvements to grounds maintenance
  - Increased staff resource
  - Improved IT systems

### 4.0 Discussion – Te Matapakitanga

- 4.1 Splash Planet is currently scheduled to open on the 13th November 2023. There is flexibility to change the opening date of the facility by up to two weeks, but this will have an impact on a number of areas such as recruitment for seasonal staff and visitor offerings (i.e. Ngāti Kahungunu AGM and School Patrol reward day).
- 4.2 Council relies on students and local seasonal workforce to operate the park over the summer season. Not being able to start employment at the beginning of their break may result in them seeking alternative employment. Council acknowledges that there is a tight labour market as seen over the past few years recruiting for Splash Planet and the summer pools.



- 4.3 Officers currently have six months to complete the extensive works and source specialist equipment (i.e. Electric Go Karts from Germany). Some of the key challenges facing officers will be sourcing and procuring specialist equipment, contractor availability, supply of parts, and other equipment, each of which could result in timelines for opening not being able to be met, especially in the post cyclone environment.
- 4.4 A significant proportion of the identified works will fall under existing operational and capital budgets. However, any additional operational costs will need to be absorbed into the net operations of the park and unbudgeted capital will be needed if the park is to be able to open for the 2023/24 Season.
- 4.5 Current understanding of the unbudgeted capital costs required are detailed in **Appendix 1**.
- 4.6 Three options are being presented to Council:
- Option 1 – this option will consist of zoning off areas of the park and relocating some amusement devices and play equipment to other areas of the park to ensure they are able to be used by our visitors. By zoning off part of the facility, Council will reduce operational cost and pressures to running the park in season. It will also enable Council to focus on key items that require immediate remediation. **Refer to Appendix 2 – Rezoned Map**
  - Option 2 – this option involves planning to open the full site. By electing this option, there will be increased costs and time pressure to ensure the park is able to be opened on 13 November 2023.
  - Option 3 – this option involves not opening the park for the 2023/24 season.
- 4.7 In considering approval for these works, assessment will need to be given to priorities in the current climate following the impacts of Cyclone Gabrielle. Proceeding towards opening for the 2023/24 season will involve, what could be argued to be large non-essential capital spending in a time when investment in other areas would be seen as higher priority. In turn, arguments can be made towards the aspirational value to the community of Splash Planet, as well as economic impacts to local business and facilitation of tourism to the region.

## 5.0 Financial Analysis

- 5.1 The following table summarises the financial analysis around each of the options presented to Council.

	Option 1 – Zoning off area of the park	Option 2 – Full opening	Closure of Park
Unbudgeted Capital Expenditure	1,428,400	1,764,400	-
Budgeted Renewal Expenditure	646,750	690,875	-
Total Capital Expenditure	2,075,150	2,455,275	-
Additional Operating Expenditure	260,000	370,000	577,000
Financing (repaid over 10 Years)	182,000	224,500	-
	442,000	594,500	577,000

- 5.1.1 Existing budgets are available to meet some of the asset renewal expenditure with funds available from existing Splash Planet and Building Renewal budgets with up to \$690,875 available for asset renewals between now and the start of the 2023/24 season. These budgets would cover renewals of Building, Electrical, and Plumbing Assets, Improvements to sewage systems, and Remedial work to bridge structures.

- 5.2 The investments detailed in Appendix 1 are for shorter life assets when compared to assets that Council would ordinarily borrow for and repay over the standard Treasury Policy term of 25 years. It would be recommended that due to the nature of these asset upgrades, the repayment term be reduced to 10 years to align better with the estimated asset lives. It would also be recommended that gate prices are adjusted to reflect the true cost of operating the park and to provide sufficient funds to meet these financing costs.
- 5.3 The preferred funding outcome for these Splash Planet improvements is that they are rates neutral with all additional operating and financing costs met through user charges at the gate. Given the abbreviated repayment term applied to these investments, it would be recommended that the current Splash Planet Reserve be put into a deficit position with additional revenue applied to debt payment, effectively bringing the Splash Planet Reserve deficit down over the planned 10 years or earlier if additional revenue is achieved.
- 5.4 Following the 2022/23 season operational improvements have been identified that will require an increased level of resources with up to \$370,000 required depending on the option chosen.
- 5.5 Assuming 100,000 visitors go to the park in future years then per person increases would be required of between \$4 and \$6 per person to meet increased operating costs and debt repayment. The Splash Planet charges are low by comparison to other amusement and entertainment facilities and increases to the entry fees is appropriate rather than imposing an increased rates funded share.

## 6.0 Options – Ngā Kōwhiringa

Option One - Recommended Option - Te Kōwhiringa Tuatahi – Te Kōwhiringa Tūtohunga

- 6.1 Rezoning the usable space within Splash Planet and relocate amusement devices.

### Advantages

- Decreases the operational expenditure required to maintain and resource the open space behind the Slide Tower
- Defer any maintenance or renewal expenditure until a long term strategic plan is formulated
- Opportunity to relocate newer equipment to the front of the park with more oversight and supervision – will make the area more visually appealing for positive visitor experience.
- Provides more resilience around competing in a tight labour market
- Provide Council with the opportunity to assess the success of closing out the rear of Splash Planet and potentially opening up as a public space full time as per Option D in the Visitor Solutions Master Plan 2018.

### Disadvantages

- Would lose the kayak offering to the public
- Would cut off open space for families to have a reprieve from the activities within the park
- Reputational damage as a result of offering the same ticket price whilst reducing the attractions

Option Two – Status Quo - Te Kōwhiringa Tuarua – Te Āhuatanga o nāiane

- 6.2 Completing works necessary to open the full park area at Splash Planet.

### Advantages

- Meets expectations of repeat visitors from previous seasons to what is available in the park
- Keeps the kayak offering available to the public
- Maintains ample open space for visitors on busy days

### Disadvantages

- Higher need for unbudgeted capital expenditure

- Increased risk to works not being completed prior to planned opening
- Maintains high operational demands for grounds maintenance
- Maintains a high requirement staffing resource

Option Three – Alternative Option - Te Kōwhiringa Tuatoru - Te Kōwhiringa Manohi

### 6.3 Close Splash Planet for the 2023/24 Season.

#### Advantages

- This option has the lowest additional cost to Council
- This option avoids any investment that may conflict with future strategic direction

#### Disadvantages

- Reputational damage to Council due to the high-profile nature of the park.
- This option would exceed budgeted net operations and require additional rate funding.
- Negative regional economic impacts (2021 EIA by Economic Solutions estimated \$17.5M - Value added/ GRP for Hawke's Bay economy)
- Negative impacts on recruitment for future seasons through loss of returning staff
- Potential to lower the value of the Splash Planet brand.

## 7.0 Next steps – Te Anga Whakamua

- 7.1 Council to receive the report and approve unbudgeted expenditure to open Splash Planet for the 2023/24 season:
- 7.2 Officers to initiate a strategic review of Splash Planet to incorporate into 2024 Long Term Plan

### Attachments:

1↓	Appendix 1 - Summary of Works Table	CG-17-1-00241
2↓	Appendix 2 - Rezoned Map	CG-17-1-00242

## Summary of Considerations - He Whakarāpopoto Whakaarohanga

### Fit with purpose of Local Government - E noho hāngai pū ai ki te Rangatōpū-ā-Rohe

The Council is required to give effect to the purpose of local government as set out in section 10 of the Local Government Act 2002. That purpose is to enable democratic local decision-making and action by (and on behalf of) communities, and to promote the social, economic, environmental, and cultural wellbeing of communities in the present and for the future.

### Link to the Council's Community Outcomes – Ngā Hononga ki Ngā Putanga ā-Hapori

This proposal promotes the social wellbeing of communities in the present and for the future.

### Māori Impact Statement - Te Tauākī Kaupapa Māori

Section 77 of the Local Government Act 2002 outlines any decisions relating to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water, sites, wāhi tapu, valued flora and fauna, and other taonga. Splash Planet and Windsor Park are of significance to mana whenua being the true course of the former Mākirikiri River before it entered

the Awahou wetland. Although there are no current relationship agreements with mana whenua re Splash Planet and its presence in the cultural landscape of the Mākirikiri River, this is an area to strengthen for the facility moving forward.

### **Sustainability - *Te Toitūtanga***

Through the proposed renewal and replacement programme of key assets on site Council, are applying a more environmentally sustainable approach to the procurement of devices and equipment.

### **Financial considerations - *Ngā Whakaarohanga Ahumoni***

In order to open Splash Planet for the 2023/ 24 season, Council will need to approve unbudgeted expenditure of \$1,428,400

Refer to section 5 for further considerations.

### **Significance and Engagement - *Te Hiranga me te Tūhonotanga***

The decision required of Council has been assessed under the Council's Significance and Engagement Policy as not being of such significance to require engagement with the community despite Splash Planet being identified as a strategic asset in the Policy.

### **Consultation – internal and/or external - *Whakawhiti Whakaaro-ā-roto / ā-waho***

Council will consult with our community as part of the 2024 Long Term Plan Process.

### **Risks**

Opportunity: To open Splash Planet for the 2023/24 season.

REWARD – <i>Te Utu</i>	RISK – <i>Te Tūraru</i>
<p><b>Open Splash Planet for the 2023/ 24 Season</b> – this will be achieved ensuring that there is investment made in key assets and infrastructure to continue offering our community and visitors a positive experience at the Facility.</p> <p><b>Financial</b> – applying the most prudent financial model in order to open Splash Planet for the 2023/ 24 Season.</p> <p><b>Reputation</b> – meeting the needs of the wider regional stakeholders who rely residual trade as a result of Splash Planet operating.</p>	<p><b>Financial</b> – increase entry fee to offset any unbudgeted expenditure.</p> <p><b>Timeframes to deliver works programme</b> – early engagement with key suppliers and contractors to ensure time bound schedules are agreed to.</p> <p><b>Operational challenges</b> – reducing the accessible space within the facility whilst ensuring visitors have a positive experience. Also balancing the entry to the park alongside reduced access.</p> <p><b>Reputation</b> – by not opening Splash Planet or not being fully prepared to open for the 2023/ 24 Season, it could have significant knock on effects through the ability to recruit, attract return visitors or for the Facility to be seen as a key attraction in Hastings.</p>

### **Rural Community Board – *Te Poari Tuawhenua-ā-Hāpori***

To be consulted during the 2024 Long Term Plan process.

## Splash Planet Opening Considerations 2023/24 Season

### Appendix 1

Work area	Required work	Estimated costs Option 1 – Zoning off area of the park	Risk rating for completion pre-opening	Estimated costs Option 2 – Full opening	Risk rating for completion pre-opening
Pool Plant Upgrades	Replacement Pool Plant equipment used to maintain water quality and consistent operations. Replacement of Gas boiler used to heat the indoor pool	Estimated \$370,000	Low/ Medium	Estimated \$370,000	Low/ Medium
Amusement Device Renewals	Replacement of Go-karts to an “off the shelf” electric option, installation of electric outboard motors to bumper boats. Relocation/ upgrade of tracks and safety features.	Estimated \$420,000	Medium / High	Estimated \$400,000	Medium / High
Kitchen Upgrades	Upgrades to kitchen layout, facilities and equipment	Estimated \$300,000	Medium	Estimate \$300,000	Medium
Playground Equipment Maintenance & Replacements	Renewal and replacement of play equipment identified as end of life cycle and beyond economical repair.	Estimated \$100,000	Low / Medium	Estimate \$400,000	Medium / High
<b>Totals</b>	<b>Includes 20% contingency</b>	<b>\$1,428,400</b>	<b>Low / Medium</b>	<b>\$1,764,400</b>	<b>Medium / High</b>





Thursday, 18 May 2023

Item 6

*Te Hui o Te Kaunihera ā-Rohe o Heretaunga*  
**Hastings District Council: Council Meeting**

*Te Rārangi Take*

# Report to Council

**Nā:**  
**From:** Louise Stettner, Manager, Democracy & Governance Services

**Te Take:**  
**Subject:** 2023 Local Government New Zealand Conference - AGM

## 1.0 Purpose and summary - *Te Kaupapa Me Te Whakarāpopototanga*

- 1.1 On 4 May 2023 Council agreed that the Chief Executive and the following Councillors accompany the Mayor (Presiding delegate) to attend the LGNZ conference to be held in Christchurch on 26 – 28 July 2023 and AGM to be held in person on 26 July 2023 (prior to conference opening):
- Councillor Buddo
  - Councillor Dixon
  - Councillor Schollum
  - Councillor Harvey (Alternate)
  - Chief Executive (Second Alternate)
- 1.2 Also at the Council meeting of 4 May 2023, officers were asked to bring back a Council report to consider approval of an additional attendee.

## 2.0 Recommendations - *Ngā Tūtohunga*

- A) That the Council receive the report titled 2023 Local Government New Zealand Conference - AGM dated 18 May 2023.
- B) That the Council approve an additional Councillor to attend the 2023 Local Government New Zealand Conference - AGM
- i. Councillor

## Attachments:

There are no attachments for this report.



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Thursday, 18 May 2023

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Item 7

*Te Hui o Te Kaunihera ā-Rohe o Heretaunga*  
**Hastings District Council: Council Meeting**

## *Te Rārangi Take*

# Report to Council

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**Nā:** Bruce Allan, Deputy Chief Executive  
**From:** Nigel Bickle, Chief Executive

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**Te Take:** Hawke's Bay Regional Sports Park - Car parking and access way  
**Subject:** investments

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### **1.0 Purpose and summary - *Te Kaupapa Me Te Whakarāpopototanga***

- 1.1 The purpose of this report is for Council to consider altering a resolution of Council made at the Council meeting held on the 2<sup>nd</sup> of March 2023. The Council resolution made by Council on the 2<sup>nd</sup> of March 2023 is as follows:

***That Council approve the provision of \$1.5m into the draft 2023/24 Annual Plan to upgrade car parking and access at the Hawke's Bay Regional Sports Park subject to the merger of the Hawke's Bay Regional Sports Park Trust and the Hawke's Bay Community Fitness Centre Trust.***

- 1.2 This report recommends that Council alter the above resolution by removing reference to the merger as a condition of the funding; as follows:

***That Council approve the provision of \$1.5m into the draft 2023/24 Annual Plan to upgrade car parking and access at the Hawke's Bay Regional Sports Park.***

- 1.3 Following a presentation from the Hawke's Bay Regional Sports Park Trust to the Performance and Monitoring Committee on 11 May 2023, the Committee requested that this prior decision of Council be revisited, requesting that the condition of the merger on the funding for upgrades to the car parking and access ways be removed.
- 1.4 The car parking and access ways through the Park have been long identified as being inadequate for the level of activity that is now occurring at the Park. The condition that requires the merger of the Hawke's Bay Regional Sports Park Trust and the Hawke's Bay Community Fitness Centre Trust will create an impediment to ensuring these upgrades occur in a timely fashion.
- 1.5 The request to remove this merger condition does not diminish Council's desire to see the two Trusts at the Sports Park merged or the need to see a completed spatial plan completed to provide for the future of the Sports Park.

- 1.6 If Council was to resolve the removal of this condition, the Trusts would be able to initiate design and consenting works prior to 1 July 2023 allowing the physical works to commence immediately following the busy netball and winter sports seasons.

## 2.0 Recommendations - Ngā Tūtohunga

- A) That Council receive the report titled Hawke's Bay Regional Sports Park - Car parking and access way investments dated 18 May 2023.
- B) That Council approve the alteration of the Council resolution made at the Council meeting on 2 March 2023; from: ***That Council approve the provision of \$1.5m into the draft 2023/24 Annual Plan to upgrade car parking and access at the Hawke's Bay Regional Sports Park subject to the merger of the Hawke's Bay Regional Sports Park Trust and the Hawke's Bay Community Fitness Centre Trust.***  
 To: ***That Council approve the provision of \$1.5m into the draft 2023/24 Annual Plan to upgrade car parking and access at the Hawke's Bay Regional Sports Park.***
- C) That Council notes its continued support of the potential merger of the Hawke's Bay Regional Sports Park and Hawke's Bay Community Fitness Centre Trusts.

### Attachments:

There are no attachments for this report.

# HASTINGS DISTRICT COUNCIL

## COUNCIL MEETING

THURSDAY, 18 MAY 2023

### RECOMMENDATION TO EXCLUDE THE PUBLIC

#### SECTION 48, LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

THAT the public now be excluded from the following part of the meeting, namely:

#### 11 Clive Motor Camp Management - Additional Information

The general subject of the matter to be considered while the public is excluded, the reason for passing this Resolution in relation to the 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 is as follows:

<i>GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED</i>	<i>REASON FOR PASSING THIS RESOLUTION IN RELATION TO EACH MATTER, AND PARTICULAR INTERESTS PROTECTED</i>	<i>GROUND(S) UNDER SECTION 48(1) FOR THE PASSING OF EACH RESOLUTION</i>
11 Clive Motor Camp Management - Additional Information	<b>Section 7 (2) (i)</b> The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). To protect the interests of those involved in the lease negotiations.	<b>Section 48(1)(a)(i)</b> Where the Local Authority is named or specified in the First Schedule to this Act under Section 6 or 7 (except Section 7(2)(f)(i)) of this Act.

Item ERROR! REFERENCE SOURCE NOT FOUND.