



Minutes

of the

Thames-Coromandel District Council

Ordinary meeting

Date 13 August 2014
Venue Council Chamber
515 Mackay Street
Thames

Present

GF Leach JP (Mayor)

HD Bartley
DR Connors
PL French
MK McLean JP

PA Brljevich
LA Fox
SA Goudie
JT Wells

In Attendance

Community Board Chairs

John Walker QSM, Paul Kelly JP, Bob Renton, Strat Peters, Keith Johnston

Staff

David Hammond, Angela Jane, Ariana Wickliffe, Christine Tye, Greg Hampton, Francois Pienaar, Sam Edlin, Bruce Hinson, Matt Busch, Rodney Clark, Ross Ashby, Donna Holland, Jan Armstrong, Matt Busch, Simon Stephens, Peter Wishart, Sam Marshall, Paul Davies.

Meeting Commenced 09:03 am

Adjournments and Absences

Adjournment	Start	Finish	Reason
	10:45	11:11	Morning Tea
His Worship	13:30	14:01	Lunch

Absences	Start	Finish	Item
PL French	09:52	09:57	3.1
JT Wells	09:58	10:00	3.2
SA Goudie	10:28	10:30	3.1
SA Goudie	12:17	12:20	6.1
HD Bartley	13:03	13:06	7.1

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1 Meeting conduct

1.1 Apologies

All members were present.

1.2 Public forum

Catherine Donoghue - member of the Forest and Bird Group

- Ms Donogue spoke to the Coromandel Harbour facilities project. Information was tabled to the members.
- Forest and Bird opposed any options that involve dredging. Supported the Barry Brickell proposal and wished for Council to consider this.
- Expressed the current makeup of the working group reflects members mainly from a commercial interest and therefore does not represent the whole community.
- Urged Council to hold off on any activity and be involved with the Sea Change - Hauraki Marine spatial plan.

Gilbert James - chair of Coromandel Marine Farmer Association

- Mr James spoke in support to Option C in the Coromandel Harbour facilities report.
- Councillor Brijevich questioned Mr James on whether the association would accept stringent conditions on noise levels, light and possibly hours of operation at the facility. Mr James responded affirmatively in regards to the noise and light but was unsure about hours of operation.
- Deputy Mayor French asked what Mr James response was to the option of waiting for the spatial plan. Mr James advised that waiting was not a good option.

Darryl O'Keefe - member of the Thames-Coromandel Charter Boat Association

- Mr O'Keefe spoke to his submission tabled at the meeting.
- Mr O'Keefe favoured the option of extending the Sugar Loaf facility for the aquaculture industry and the staged development of Furey's Creek for recreational use.
- He understands the concerns of environmental effects as shown by some community members, but stated there were safe dredging methods that could be used.

Scott Wynand - representative of Barry Brickell Working Group

- Mr Wynand spoke to the powerpoint presentation. He suggested that further consultation with the community be considered prior to making any further decisions.
- Mr Wynand highlighted that the proposal is supported by way of petition with over 404 signatories.
- Recommends that Council promotes the proposal which has been well publicised for a light railway, floating marine birth concept.
- Mayor Leach asked Mr Wynand who would be responsible for paying for this concept. Mr Wynand stated there is opportunity for commercial parties to be involved.
- Councillor Goudie agreed the concept of including improvements to the Patukirikiri Reserve is a great benefit in creating a link to the wider community.

Louie Kittleson - member of Coromandel Community

- Urged Council to fully consider all the environmental, cultural and spiritual factors before moving forward and presenting an option to Council.

Resolved

That the Thames-Coromandel District Council:

1. Receives the speakers in public forum.

Moved/Seconded by: French/Goudie

1.3 Items not on the agenda

No further items were added to the agenda.

1.4 Conflict of interest

Resolved

That the Thames-Coromandel District Council:

1. Noted the conflict of interests for Councillor Goudie.
 - 6.8 New Lease - Whangamata Ocean Sport Club Inc
 - 8.6 District Plan Hearing Panel - Administrative matters.

Moved/Seconded by: McLean/Fox

1.5 Minutes for confirmation

Minutes of the Thames-Coromandel District Council meeting for 25 and 26 June 2014 were presented for confirmation.

Resolved

That the Thames-Coromandel District Council:

1. Confirms the minutes of Thames-Coromandel District Council meeting held on 25 and 26 June 2014.

Moved/Seconded by: Fox/French

1.6 July 2014 Council action schedule

Staff provided an update on the Council action schedule.

Resolved

That the Thames Coromandel District Council:

1. Receives the Council action schedule report, dated 28 July 2014.

Moved/Seconded by: Leach/Brljevich

2 Governance, Planning and Strategy

2.1 Economic Development Committee appointment

Staff requested appointments of reserve councillors to the Economic Development Committee to ensure a quorum is maintained at all meetings.

Resolved

That the Thames-Coromandel District Council:

1. Receives the Economic Development Committee appointment report, dated 22 July 2014.
2. Appoints Councillors Goudie and Connors as reserve members for the Economic Development Committee.

Moved/Seconded by: Leach/Bartley

2.2 Representation review - 2016 electoral system

Staff sought a council decision on the electoral system to be used for the 2016 local authority elections.

Resolved

That the Thames-Coromandel District Council:

1. Receives the representation review - 2016 electoral report, dated 22 July 2014.
2. Retains the First Past the Post electoral system for the 2016 local body elections.

Moved/Seconded by: Goudie/Wells

2.3 Draft Parking Control Bylaw

Staff presented the draft Parking Control Bylaw and related documents, and sought Council's endorsement of the draft bylaw for formal consultation. Staff tabled an updated Schedule A that will be included for formal consultation.

Key discussion points

- Boat amenity permit parking was discussed. It was advised that the Community Board would have an opportunity to submit their preference through the consultation process.

Resolved

That the Thames-Coromandel District Council:

1. Receives the Draft Parking Control Bylaw report, dated 18 July 2014.
2. Notes the assessment of issues, implications and options outlined in the determination report (Attachment B).
3. Resolves that a parking control bylaw is necessary in the Thames-Coromandel District to manage and control parking matters in the District.
4. Endorses and adopts with the changes to Schedule A, to the proposed Parking Control Bylaw 2014 Statement of Proposal (that incorporates the draft bylaw) and summary of information as the basis for a public consultation in accordance with sections 83 and 86 of the Local Government Act 2002.

Moved/Seconded by: Bartley/Goudie

3 Community Governance

3.1 Coromandel Harbour facilities project

Staff presented recommendations for the staged development of improved facilities for both commercial and recreational harbour activities in the Coromandel Harbour.

Key discussion points

- Staff confirmed that this report was only for Council to approve the business case for the Coromandel Harbour project and no work would commence until this is finalised.
- Staff advised that ongoing consultation with the public would be organised when critical stages of the project were met. Members agreed on the importance of this communication process.
- Council queried whether consultation would take place district wide. Staff clarified that this would occur alongside the long term plan.
- Council asked if consideration had been given to land based activities. It was suggested that this could provide linkages to those community members that were currently against the proposed option.
- Deputy Mayor French noted the representation of the working group was fair and widely reflected all interests.
- Councillor Brljevich advised that his support was on the basis that the effects of the facility on residents would be addressed through appropriate conditions.

Resolved

That the Thames-Coromandel District Council:

1. Receives the Coromandel Harbour facilities project report, dated 18 March 2014.
2. Approves Option C for further concept design and business case development in consultation with the Stakeholder Working Group, which includes:
 - Sugarloaf expansion for Aquaculture Industry (as per their submission), but retained as a dual consented facility for recreational and industry users

- Furey's Creek half metre deep channel and landing facility improvements to cater as an interim solution for recreational users and some charter operators
 - Continued use of Hannaford's as an interim facility for ferry and charter operators
 - Coromandel Wharf Dredged Basin as the medium to long term solution for ferry, charter operators, commercial fishing vessels, marine servicing, potentially a marina and potentially for mussel industry. This option will need commercial funding, which will be further explored in the business case.
3. Approves and directs staff to commence application for resource consents related to expansion of Sugarloaf for aquaculture.
 4. Delegates authority to the Mayor and Deputy Mayor along with the Chief Executive to develop and finalise the contractual arrangements with the Coromandel Marine Farmers Association regarding Sugarloaf expansion for aquaculture.

Moved/Seconded by: Goudie/Leach

4 Infrastructure

4.1 Mercury Bay streetlight renewals 2014-2015 budget approval

Staff sought approval for the Mercury Bay street light renewal budget which was omitted from the 2014-2015 Annual Plan.

Resolved

That the Thames-Coromandel District Council:

1. Receives the Mercury Bay streetlight renewal 2014-15 budget approval report, dated 22 July 2014.
2. Approves the budget of \$39,300 for 2014-2015 to be funded from depreciation reserves and NZTA subsidy.

Moved/Seconded by: McLean/Fox

4.2 2014-2015 Solid Waste project definitions

Staff presented the Solid Waste project definitions for the 2014-2015 financial year for approval.

Resolved

That the Thames-Coromandel District Council:

1. Receives the 2014-2015 Solid Waste project definitions report, dated 22 July 2014.
2. Confirms the following project definitions for Solid Waste:

	Budget
Molok Replacements	\$6,810
Community Litter Bins	\$25,150
Community Collection Sites (New Moloks)	\$30,460
Refuse Transfer Station Transport Bins	\$41,000
Compactor Replacements	\$46,234

Refuse Transfer Station Renewals	\$70,000
Weighbridge Infrastructure	\$75,000
Refuse Transfer Station Miscellaneous Improvements	\$105,000
Transfer Station Whitianga	\$350,000

Moved/Seconded by: Wells/Brijevich

4.3 2014-2015 Water Services project definitions

Staff presented the Water Services project definitions for the 2014/15 financial year for approval.

Key discussion points

- Staff noted that the budget shown for the Thames Valley/Matatoki New Supply and Reticulation project of \$6,152,000 is the total Ten Year Plan budget and not the budget for the 2014-2015 financial year.

Resolved

That the Thames-Coromandel District Council:

1. Receives the 2014-2015 Water Service project definitions report, dated 22 July 2014.
2. Approves the following project definitions for Water Services:

Wastewater	Budget
<u>Pumpstation Upgrades:</u>	
Onemana	\$12,000
Cooks Beach	\$13,000
Matarangi	\$19,000
Coromandel	\$22,000
Thames	\$33,000
Whangamata	\$35,000
Whitianga	\$35,000
Pauanui	\$37,000
Tairua	\$67,000
Hahei Consent Renewal	\$90,000

Water Supply	Budget
Hahei Consent Renewal	\$90,000
Whangamata Resource Consent Renewal	\$253,000
Pauanui Aquifer Reconfiguration	\$329,000
Tairua Pepe Valley RBF	\$645,000
Thames Valley/Matatoki New Supply and Reticulation	\$6,152,000

Renewals	Budget
WS - Matatoki Renewals	\$70,000
WS - Thames Valley Renewals	\$172,000
SW - Thames Renewals	\$673,000
WS - Thames Urban Renewals	\$734,000
WW - Thames Renewals	\$894,000

WW - Oamaru Bay Renewals	\$2,000
SW - Coromandel Renewals	\$68,000
WW - Coromandel Renewals	\$83,000
WS - Coromandel Renewals	\$96,000
WW - Hahei Renewals	\$23,000
WS - Hahei Renewals	\$32,000
WW - Cooks Beach Renewals	\$32,000
WW - Matarangi Renewals	\$33,000
WS - Matarangi Renewals	\$50,000
SW - Whitianga Renewals	\$88,000
SW - Mercury Bay Renewals	\$88,000
WW - Whitianga Renewals	\$92,000
WS - Whitianga Renewals	\$94,000
WW - Tairua Renewals	\$44,000
WW - Pauanui Renewals	\$64,000
SW - Pauanui Renewals	\$68,000
WS - Tairua Renewals	\$69,000
SW - Tairua Renewals	\$71,000
Renewals Cont. Budget	
WS - Pauanui Renewals	\$88,000
WS - Onemana Renewals	\$15,000
WW - Onemana Renewals	\$23,000
SW - Onemana Renewals	\$35,000
SW - Whangamata Renewals	\$87,000
WS - Whangamata Renewals	\$120,000
WW - Whangamata Renewals	\$123,000

Moved/Seconded by: French/Brljevich

4.4 Ohuka Park Hearing report

Staff presented to Council a summary of all submissions received on the Ohuka Park Water Association consultation. No submitters had requested to speak at the hearing. Deliberations were scheduled for the 26 August 2014 Council meeting.

Resolved

That the Thames-Coromandel District Council:

1. Receives the Ohuka Park Hearing report and the submissions, dated 24 July 2014.

Moved/Seconded by: Fox/McLean

5 Finance

5.1 30 June 2014 - Interim financial results for the year ending

Staff provided Council with cumulative financial information for the year-to-date to enable it to monitor the financial performance of the organisation.

Key discussion points

- Staff emphasised projects would go through the project peer review and risk management.
- It was noted that the carry forwards of projects would need to be rigorous and robust.

Resolved

That the Thames-Coromandel District Council:

1. Receives the 30 June 2014 - Interim financial results for the year ending report, dated 23 July 2014.

Moved/Seconded by: Leach/Fox

6 Chief Executive

6.1 June and July 2014 - Chief Executive report

The Chief Executive presented an update of significant projects since the last Council meeting.

Key discussion points

- The Chief Executive highlighted concerns with the Hauraki Rail Trail project. A review of the current contract had taken place and the contract had been cancelled. No further work with the Hauraki Rail Trail stage two would commence until all matters had been resolved.
- The project manager updated Council on the Thames indoor sport facilities project. The planning consent was due to commence in September but will not take place until October now. As the project progresses more information will be available to the Thames Community board.

Resolved

That the Thames-Coromandel District Council:

1. Receives the June and July 2014 - Chief Executive report, dated 31 July 2014.

Moved/Seconded by: Leach/French

6.2 New lease - Whangamata Ocean Sports Club Inc.

The Council was requested to consider the approval of a new lease between the Thames-Coromandel District Council and the Whangamata Ocean Sports Club Inc.

Resolved

That the Thames-Coromandel District Council:

1. Receives the new lease - Whangamata Ocean Sports Club Inc report, dated 25 July 2014.
2. Approves a new lease to the Whangamata Ocean Sports Club Inc. to provide a right of exclusive possession over part of the land described as Section 7, Whangamata Township comprised on computer freehold register 559066, located at 1100 Port Road, Whangamata.

Term:	Ten (10) years
Commencement:	1 August 2014
Right of Renewal:	Two of ten years
Renewal Dates:	01 August 2024 and 01 August 2034
Final Expiry:	31 July 2044
Rental:	\$350 + g.s.t plus outgoings + g.s.t
Rent Review:	Three (3) yearly commencing 1 August 2017

3. The annual rent payable from each rent review date shall be determined in accordance with any prevailing Council policy relating to leases of council owned and administered land and buildings, current at the date of each rent review.
4. The policy provides for legal costs for the drafting of the Deed of Lease to be met by the Lessee.

Moved/Seconded By: Bartley/Wells

7 Members' reports

7.1 Members' reports

The Chairperson invited members to provide a brief verbal report on activities undertaken and meetings attended in the period since the last meeting.

Written reports and minutes of meetings attended were presented below:

Key discussion points

Deputy Mayor French tabled the following list of meetings he had attended.

12 August 2014

- Unitary - reorganisation discussions
- Road rates discussions update
- Mayor Plus - long term plan discussion
- Strategy team discussions.

11 August 2014

- Waikato District Council seachange Project
- District Plan panel update
- Thames sports facilities funding update.

8 August 2014

- Misaki Town delegation discussions.

7 August 2014

- Coromandel Harbour stakeholders working group meeting.

4 August 2014

- Regional Transport Committee meeting & workshop.

Resolved

That the Thames-Coromandel District Council:

1. Receives the Members' reports.

Moved/Seconded By: Leach/Bartley

8 Public excluded

Resolved

That the Thames-Coromandel District Council excludes the public from the following parts of the proceedings of this meeting namely:

Item	Business
8.1	Public excluded minutes for confirmation
8.2	Roading professional services - Contract extension and tender approval delegation
8.3	Assignment of Long Bay Motor camp Lease
8.4	1877 Road rates agreement report
8.5	Possible land transfer - Coroglen
8.6	District Plan Hearings Panel - administrative matters

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:

<i>General Subject of Each Matter to be Considered</i>	<i>Reason for Passing this Resolution</i>	<i>Ground(s) Under Section 48(1) for the Passing of the Resolution</i>
Public excluded Thames Coromandel District Council minutes for confirmation	7(2)(a) – Protect the privacy of natural persons, including that of deceased natural persons (7)(2)(g) – Maintain legal professional privilege.	(48)(1)(a) – That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.
Roading professional services - Contract extension and tender approval	(7)(2)(i) – Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	(48)(1)(a) – That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.

Assignment of Long Bay Motor camp Lease	(7)(2)(i) – Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	(7)(2)(i) – Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).
1877 Road rates agreement	(7)(2)(c)(ii) - Protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest.	(48)(1) – Subject to subsection (3) of this section, a local authority may by resolution exclude the public from the whole or any part of the proceedings of any meeting only on one or more of the following grounds:
Possible land transfer - Coroglen	(7)(2)(i) – Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	(48)(1)(a) – That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.
District Plan Hearings Panel - administrative matters	(7)(2)(g) – Maintain legal professional privilege.	(48)(1)(d) – That the exclusion of the public from the whole or relevant part of the proceedings of the meeting is necessary to enable the local authority to deliberate in private on its decision or recommendation in any proceedings to which this paragraph applies.

Resolved

That the Thames-Coromandel District Council resumes in open meeting and releases the following decisions of the public excluded proceedings:

Item Descriptions**8.1 Public excluded minutes for confirmation****8.2 Roothing professional services- Contract extension and tender approval delegation**

Approves a one month extension to the current Roothing Professional Services Contract (C08/01) – from 1 October 2014 to 31 October 2014.

8.3 Assignment of Long Bay Motor camp Lease

Approves the assignment of the Long Bay Motor Camp lease to Harbour View Motel, Coromandel L. Mills Ltd subject to:

- a) Receipt of police check showing no adverse features;
- b) Receipt of credit check showing no adverse features.

8.4 1877 Road rates agreement**8.5 Possible Land Transfer - Coroglen**

Approves the purchase of the 8422m² parcel of the Coroglen sale yards (PT WHAKAPOI NO 2 BLK IV WHITIANGA SD) to be funded through the Mercury Bay Neighbourhood reserves budget or other appropriate Mercury Bay funding sources.

Determines that it intends to declare the land parcels identified on computer freehold register identifier SA69A/129 being 1188m² and 3766m² respectively and illustrated on the attachments to this report, to be local purpose (community facility) reserve subject to the Reserves Act 1977, and delegates the Chief Executive authority to give the necessary public notice in accordance with Reserves Act 1977.

Instructs the Chief Executive that in the event that there are no objections to the classification of the land as reserve to attend to the gazettal and any other outstanding items associated with the completion of the transfer and future land status of the land known collectively as the Coroglen Sale Yards at 1909 Stat Highway 25 Tairua-Whitianga (PT WHAKAPOI NO 2 BLK IV WHITIANGA SD).

8.6 District Plan Hearings Panel - Administrative Matters

Confirms in light of the information contained in this report, the appointment of Ian Munro to the District Plan Hearings Panel.

Confirms that Councillor Goudie be appointed to the District Plan Hearing Panel but recluses from hearing the submissions on the Proposed Plan relating to: Section 6 and Section 29 - Biodiversity, Section 7 - Coastal Environment, Section 9 and Section 32- Landscape and Natural Character, Section 14 and Section 37 - Mining Activities, Section 15 - Settlement Development and Growth, Section 16 and Section 38- Subdivision, and from participating in the process of deliberation and decision-making on these topics.

Confirms in light of the information contained in this report, the appointment of Councillor Fox to the District Plan Hearings Panel, for attendance at hearings and deliberations at the discretion of District Plan Panel Chair.

Moved/Seconded by: Leach/French

Meeting Closed at 16:01

The foregoing minutes were certified as being a true and correct record of the Thames-Coromandel District Council held on Wednesday 13 August 2014.

Chairperson _____ Date _____