



Minutes

of the

Thames-Coromandel District Council

Ordinary meeting

Date 19 November 2014
Venue Council Chamber
515 Mackay Street
Thames

Present

GF Leach JP (Mayor)

HD Bartley
PL French
MK McLean JP

PA Brljevich
SA Goudie
JT Wells

In attendance

Community Board Chairs

Paul Kelly JP, Bob Renton, Keith Johnston.

Staff

David Hammond, Angela Jane, Ariana Wickliffe, Steve Baker, Ben Day, Lurna White, Greg Hampton, Len Whittaker, Bruce Hinson, Rodney Clark, Matt Busch, Christine Tye.

Meeting commenced 09:02

Adjournment

	Start	Finish	Reason
His Worship	10:38	11:10	Morning Tea
His Worship	12:24	13:13	Lunch

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1 Meeting conduct

1.1 Apologies

Resolved

That the Thames-Coromandel District Council:

1. Receives the apologies from the following attendees for 19 November 2014.

Name	Reason	From	To
Councillor Connors	Representative commitments	09:02	14:48
Councillor Fox	District plan commitments	09:02	14:48
Board Chair Walker	Non-attendance	09:02	14:48
Board Chair Peters	Non-attendance	09:02	14:48
Councillor Goudie	Non-attendance	11:10	14:48

Moved/seconded by: French/Wells

1.2 Public forum

Gary Blake-Historic Kopu Bridge Society

Mr Blake communicated that the Society had prepared a draft Trust document which he tabled along with his speaking notes. Mr Blake expressed his appreciation to Council for acknowledging the Society's efforts to save the bridge.

Mayor Leach noted the Council resolution from 22 October 2014 meeting that stated Council would in principle support the retention of the historic Kopu Bridge as long as all risk of future costs was removed from the ratepayer. He further clarified to Mr Blake that the Society would require a corporate benefactor to fund all costs including operations and maintenance prior to getting Council's full support.

John Isdale

Mr Isdale requested Council consider future leases of the local i-sites to the incorporated Society trust. Mr Isdale expressed it would be more cost effective to operate under the trust and move away from the regional tourism organisation.

Harry Wilson – New Zealand Transport Agency (NZTA)

Mr Wilson, regional manager from NZTA, spoke to his letter that was provided to members in the supplementary agenda. He noted the Transport Agency was currently responsible for the asset but the bridge could be transferred to Council at the cost of \$1.00 on the condition that all cost and liability also transferred to the Council.

He clarified that NZTA would pursue a demolition consent if the Council indicated it would not take ownership of the bridge. If during the consent process the Society achieved sufficient corporate backing, then Mr Wilson acknowledged that NZTA would consider transfer to the Council. Mr Wilson also clarified that the demolition consent could include the removal of all the piers and the swing arm could be located nearby (too heavy to move very far).

Resolved

That the Thames-Coromandel District Council:

1. Receives Gary Blake, John Isdale and Harry Wilson as speakers in public forum.

Moved/seconded by: French/Wells

1.3 Items not on the agenda

No further items were added to the agenda.

1.4 Conflict of interest

No interests were declared.

1.5 Minutes for confirmation

The minutes for the Thames-Coromandel District Council for the meeting held on 22 October 2014 were presented for confirmation.

Resolved

That the Thames-Coromandel District Council:

1. Receives and confirms the minutes of the Thames-Coromandel District Council meeting held on 22 October 2014.

Moved/seconded by: Leach/French

2 Planning and strategic relationships

2.1 Adoption of revised Parking Control Bylaw

The revised draft Parking Control Bylaw 2014 was presented to Council for adoption. The revised draft bylaw reflected resolutions made during the deliberations by the Judicial Committee. The Judicial Committee had delegation for development and review of Council's regulatory policies and district bylaws but could not adopt a bylaw.

Resolved

That the Thames-Coromandel District Council:

1. Receives the Adoption of Parking Control Bylaw report, dated 28 October 2014.
2. Adopts the Parking Control Bylaw 2014 in the form attached to the report; and
3. At 12 midnight on 12 December 2014 the current Parking Control Bylaw is revoked and the new Parking Control Bylaw 2014 comes into force.

Moved/seconded by: Bartley/Brljevich

2.2 Proposed 2015 meeting schedule

The proposed 2015 meeting schedule was presented for Council's consideration and adoption.

Resolved

That the Thames-Coromandel District Council:

1. Receives the proposed 2015 meeting schedule report; dated 3 November 2014.
2. Adopts the proposed 2015 meeting schedule.
3. Instructs staff to provide the appropriate notification of the meetings provided for in the 2015 schedule.

Moved/seconded by: French/McLean

3 Community governance

3.1 New lease - Destination Coromandel Trust - Mercury Bay I-Site

Council was requested to approve a new lease between the Thames-Coromandel District Council and Destination Coromandel Trust for the information centre on part of the land, known as Soldiers' Memorial Park, located at 66 Albert St, Whitianga.

Resolved

That the Thames-Coromandel District Council:

1. Receives the New Lease - Destination Coromandel Trust - Mercury Bay I-Site report, dated 31 October 2014.
2. Approves a new lease between the Thames-Coromandel District Council and Destination Coromandel Trust for the purposes of an information centre on part of the land and including the building (premises), known as Soldiers' Memorial Park, described as DP 13245 comprised in computer freehold register SA377/27, located at 66 Albert Street, Whitianga on the following terms;

Term: 4 years

Commencement: 01 July 2014

Right of renewal: One - subject to the lessee securing a funding agreement contract with the lessor

Renewal dates: 01 July 2018

Final expiry: 30 June 2022

Rental: \$350 + (plus GST) outgoings + (plus GST) - per annum.

Rent review: Two yearly commencing 1 July 2016

Moved/seconded by: Leach/McLean

3.2 New lease - Mercury Bay Rugby and Sports Club Inc - Lyons Park

Council was requested to approve a new lease between the Thames-Coromandel District Council and the Mercury Bay Rugby and Sports Club Inc. for part of the land located at Lyon Park, 86D Albert Street, Whitianga for a term of 15 years at a rental of \$350.00 per annum (plus GST).

Resolved

That the Thames-Coromandel District Council:

1. Receives the New Lease - Mercury Bay and Sports Club Inc. - Lyons Park report, dated 24 October 2014.
2. Approves a new lease between the Thames-Coromandel District Council and the Mercury Bay Rugby Club Inc. on the following terms:

Term:	5 years
Commencement:	01 July 2014
Right of renewal:	Two of five years
Renewal dates:	01 July 2019 and 01 July 2024
Final expiry:	30 June 2029
Rental:	\$350.00 per annum (plus GST) + outgoings (plus GST)
Rent Review:	01 July 2019 and 01 July 2024

Moved/seconded by: McLean/Leach

3.3 Hauraki Rail Trail Charitable Trust CCO exemption

Staff requested Council grant the Hauraki Rail Trail Charitable Trust (HRT) an exemption from the general Council-Controlled Organisation (CCO) requirements of the Local Government Act 2002, under section 7(3) of that Act.

Resolved

That the Thames-Coromandel District Council:

1. Receives the Hauraki Rail Trail Charitable Trust CCO exception report, dated 29 October 2014.
2. Continues to grant the Hauraki Rail Trail Charitable Trust an exemption from the general Council-Controlled Organisation (CCO) requirements of the Local Government Act 2002, under section 7 (3) of that Act.

Moved/seconded by: Goudie/Wells

4 Finance

4.1 31 October 2014 - Financial results for the period ended

Staff provided Council with cumulative financial information for the year to date to enable it to monitor the financial performance of the organisation and requested a resolution for the balanced budget requirement within the Local Government Act 2002.

Resolved

That the Thames Coromandel District Council:

1. Receives the 31 October 2014 - Financial results for the period ended report, dated 7 November 2014.
2. Notes that the 2014/15 Annual Plan provides for operating expenses to exceed operating revenue for the 2014/15 financial year, and agrees that this is financially prudent in the circumstances, having regard to the factors set out in section 100(2) of the Local Government Act 2002.

Moved/seconded by: Wells/McLean

His worship adjourned the meeting at this time 11:10 and reconvened the meeting at 11:37.

4.2 Development Contribution Policy November 2014 Council report

Council was provided with the draft statement of proposal and revised development contributions policy intended for public release by the statutory date of 1 December 2014. The revised policy would not take effect until it, or a variation of it, was adopted in June 2015 following a public consultation process. Staff presented additional proposed changes to the policy which had been investigated subsequent to the agenda being made available. Changes included amending the calculations methodology to reflect either the capacity for each project or 40 years from the start of the development contribution model (whichever is the lessor) as under the current policy contributions may be required past the useful life of an asset. Staff clarified that the options would be considered further prior to the public consultation scheduled for March/April 2015.

Resolved

That the Thames Coromandel District Council:

1. Receives the Development Contributions Policy report, dated 7 November 2014.
2. Instructs staff to incorporate changes presented into the draft Statement of Proposal and draft Policy along with word and format changes identified by Council.
3. Approves the public release of the draft Statement of Proposal and the revised draft Development Contributions Policy incorporating the above changes; and
4. Notes the revised draft Development Contributions Policy will be amended further before public consultation scheduled for March/April 2015.

Moved/seconded by: Wells/McLean

His worship adjourned the meeting at this time 13:34 and reconvened the meeting at 14:00.

5 Infrastructure

5.1 Flooding investigations and options for Sarah Avenue, Whitianga

Staff sought Council approval to resolve ongoing flooding matters relating to Sarah Avenue, Whitianga.

Resolved

That the Thames-Coromandel District Council:

1. Receives the Flooding investigations and options for Sarah Avenue, Whitianga report, dated 8 October 2014.
2. Approves the option of a boarded open trench in the berm to be publically consulted as part of the 2015-2025 Long Term Plan with provisional construction identified for the 2015/2016 financial year.

Moved/seconded by: Leach/McLean

5.2 Funding of Manaia Road causeway project

Staff sought Council approval to fund the estimated \$300,000 shortfall for the Manaia Road Causeway project from Tairua stormwater depreciation reserves and loan.

Resolved

That the Thames-Coromandel District Council:

1. Receives the Flooding of Manaia Road causeway project report, dated 5 November 2014.
2. Approves the funding of \$300,000 from the Tairua stormwater activity towards this project as follows:
 - a \$180,000 from Tairua Stormwater Depreciation Reserves; and
 - b \$10,000 from the Tairua Stormwater Retained Earnings; and the
 - c \$110,000 balance funded by a Tairua Stormwater Loan.

Moved/seconded by: Leach/Wells

6 Chief Executive

6.1 October 2014 - Chief Executive report

The Chief Executive presented a verbal update of significant projects since the last Council meeting. Derek Thompson, Thames Parks Contract Manager provided a verbal update of the parks and reserves hazard assessments that were carried out recently. He noted that staff had identified six issues of significance and highlighted the most common hazard was

broken or loose branches in trees. Members asked if hazard identification was listed as a key performance indicator in the current levels of service agreement. Staff explained this was not currently documented but could be included.

Members suggested that further consideration also be given to the response time if urgent tasks required immediate action.

Richard Allen and Ben Radich presented the Thames-Coromandel revaluation process for 2014. Mr Allen highlighted that the district had a 1.7% increase in capital value since 2012. He noted that the biggest movement in land value had been in the dairy sector, up 11.0% in capital value and 12.5% in land value. Revaluation notices would be mailed out at the end of the week and the objection period would close 24 December 2014.

Resolved

That the Thames-Coromandel District Council:

1. Receives the Chief Executive report, dated 3 November 2014.

Moved/seconded by: Leach/French

7 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 are presented below.

Key discussion points

- Deputy Mayor French tabled the following list of meetings he had attended during the months of October - November 2014:
14 - 22 October: Coromandel-Colville Community Board meeting, Mercury Bay Community meeting, Hauraki Gulf Marine Park discussions, Coromandel Marine Farmers discussion, and Council meeting.
23 - 29 October: District Plan Hearings, District Sports Awards, Coromandel Pier Working Group, and Infrastructure workshop and meeting.
3 - 5 November: Regional Transport Committee, Speed management working group, Freedom camping discussions, Governance Liaison meeting and Coromandel Harbour working group briefing.
- Mayor Leach noted that he along with Board Chair Kelly would be attending discussions for the James Cook celebrations in Gisborne in the following week.

Resolved

That the Thames-Coromandel District Council:

1. Receives the Members' reports.

Moved/seconded by: Leach/French

8 Public excluded

Resolved

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

<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.
Whitianga Wastewater treatment plant - Dewatering system	(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.
Water service operations and maintenance contract extension	(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.

Moved/seconded by: Brljevich/Wells

Resolved

That the public be re-admitted to the meeting and resolutions taken with the public excluded be confirmed in the public session except for the following items which are to remain in the Public excluded minute book.

Item	Description
8.1	Public excluded minutes for confirmation
8.2	Whitianga Wastewater treatment plant - Dewatering system renewal
8.3	Water service operation and maintenance contract extension.

Moved/seconded by: Brljevich/Leach

Meeting closed at 14:48

The foregoing minutes were certified as being a true and correct record of the Thames-Coromandel District Council held on Wednesday 19 November 2014.

Chairperson _____ Date _____