

Ordinary Meeting

of the

Thames-Coromandel District Council

Supplementary Order Paper

Date	4 April 2017
Time	09:00
Venue	Council Chamber 515 Mackay Street Thames

Members

Mayor	SA Goudie	
Members	HD Bartley SL Christie MK McLean JP GR Simpson	PA Brljevich LA Fox S Peters TM Walker

In Attendance

Community Board	D Connors	K Coulam
Chairpersons	P Kelly JP B Renton	P Pritchard

Rob Williams
CHIEF EXECUTIVE

Members of Council



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Full Council order paper and appendices are available on the TCDC website:
www.tcdc.govt.nz/CouncilAgendas

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2 Governance, Planning and Strategy

2.6 Otama Sand Dune Protection

TO	Thames-Coromandel District Council
FROM	Scott Summerfield - Strategic Planning Team Leader
DATE	29 March 2017
SUBJECT	Otama Sand Dune Protection

1 Purpose of Report

This report seeks Council endorsement of a proposal to encourage greater protection of the Otama Sand Dunes by the Department of Conservation (DOC).

2 Background

Otama Beach is located between Kuaotunu and Opito Bay, accessed via the Black Jack Road and faces north towards Great Mercury Island/Ahuahu and beyond. There are a small number of homes at the eastern end of the beach, on Otama Beach Road. The beach is approximately two kilometres long and is backed by extensive sand dunes which separate the beach from neighbouring farmland. The Otama River runs behind the dunes in places before flowing into the sea.

The Otama sand dunes are noted as a priority dune ecosystem for protection under the Waikato Conservation Management Strategy. They are Crown land classified as recreation reserves, with the larger and more eastern reserve being the Otama Beach Recreation Reserve and the small more western reserve being the Otama Sand Dunes Recreation Reserve. On the south side of the road on either side of the Otama River there are wetlands protected as conservation areas under the Conservation Act 1987.

Concern has been expressed by local residents that the area is not adequately protected from future development and possible sand mining activity. The status of the land as recreation reserve is comparatively permissive under the Reserves Act 1977 and does not adequately reflect the conservation values of the site as a priority dune ecosystem.

Dunes of this size and length of establishment are also an important natural barrier to coastal erosion and they protect houses and farmland behind the beach. Greater protection of the dunes now may mean less investment and infrastructure would be required in the area in the future to combat coastal erosion.

The area is culturally significant to Ngāti Hei and the reserve at the eastern end of the beach was the site of a kainga or village. This reserve is now a popular area for parking and accessing the beach.

The Mayor has discussed greater protection of the sand dunes with Joe Davis of Ngāti Hei and with the DOC Regional Conservator David Spiers, both of whom have expressed support for the proposal.

3 Issue

There is community and conservation support for greater protection of the Otama sand dunes. As this is public conservation land, the Minister of Conservation is the appropriate person to approach to lobby for greater protection of the sand dunes.

4 Discussion

If Council wishes to support greater protection of the Otama sand dunes, there are two main avenues for doing so:

1. Designation within a district plan; or
2. Increased protection of the conservation land by the Minister of Conservation

The second option is preferred as we have missed the opportunity to introduce this increased protection through the current District Plan review, and a plan change now would be expensive and time-consuming.

As this is already land administered by DOC, it is an easier process for the Minister of Conservation to increase the existing conservation protection than to introduce a new site. Some public consultation may be required however with the advised support to date from the community, iwi and conservationists any Ministerial proposal for increased protection of the sand dunes will likely be well received.

The most effective role for Council given our limited authority over the area is to advocate for greater protection of the sand dunes on behalf of the Otama community to the Minister of Conservation. The Mayor is prepared to do so should Council consider this is appropriate.

5 Suggested Resolution(s)

That the Thames-Coromandel District Council:

1. Receives the 'Otama Sand Dune protection' report.
2. Endorses the proposal for greater protection of the Otama Sand Dunes.
3. Authorises the Mayor on behalf of Council to pursue the proposal with the Minister and/or the Associate Minister of Conservation.

References-Tabled/Agenda Attachments

Attachment A *Map of Otama Sand Dunes*

Attachment B *Map of Otama Sand Dunes showing public conservation land*





3.3 Harriet Kings Road ford and targeted rate consultation

TO	Thames-Coromandel District Council
FROM	Scott Summerfield - Strategic Planning Team Leader
DATE	30 March 2017
SUBJECT	Harriet Kings Road ford and targeted rate consultation

1 Purpose of Report

This report informs Council of the proposed ford upgrade on Harriet Kings Road, Port Charles and seeks approval of the attached statement of proposal to initiate consultation with the affected ratepayers ahead of the 2017/18 Annual Plan being finalised.

2 Background

The Infrastructure Committee received a request from Harriet Kings Road residents on 1 August 2016 asking Council to provide assistance with the reconstruction of a culvert washed out during the April 2016 Storm event. No part of Harriet Kings Road is currently maintained by Council. Harriet Kings Road is a formed access that generally follows the legal road alignment for a length of approximately 2.4 km.



Aerial photograph showing location of Harriet Kings Road - Port Charles

The Infrastructure Committee on 31 August 2016 resolved the following:

31/16 Resolved

IC That the Infrastructure Committee:

1. Receives the 'Harriet Kings Road - Request to Extend Road Maintenance' report, dated 22 August 2016.
2. Instructs staff to complete the stage one culvert replacement work required to restore safe access to the Harriet Kings Road properties.
3. Requests that Council staff engage with the landowners affected in regards to permanent reinstatement works (stage two).

4. Recommends that Council recovers all costs associated with the bridge removal, temporary culvert and permanent culvert/ford structure costs from residents through a targeted rate and that residents are consulted (using the special consultative procedure) regarding the term of repayment for the targeted rate.

Moved/seconded by: Fox/French

Stage one of the work has been completed, at a cost of \$ 9,251. A quote has been provided for the stage two works of \$22,330.

The Infrastructure Committee recommended that council recovers the costs of both stage one and stage two, which on the basis of costs accrued for the completed stage one and projected costs for stage two will be \$31,581.

Staff have determined that there are six ratepayers on Harriet Kings Road who are beneficiaries of the proposed work. Conversations with these ratepayers to date have been productive and all ratepayers are supportive of the need to do the work and acknowledge responsibility for funding it.

A targeted rate is considered the best avenue to collect from the ratepayers the cost of the Harriet Kings Road culvert reinstatement works. The Local Government Act 2002 requires that councils undertake a special consultative procedure under section 83 of the Act before striking any rate, even one with as limited numbers as this. Staff recommend the focus of the consultation with Harriet Kings Road ratepayers be focused on the length of the repayment period via the targeted rate.

3 Issue

Staff recommend Council undertake consultation with the Harriet Kings Road community on length of the repayment term for a targeted rate on beneficiaries of the culvert reinstatement to be implemented in the 2017/18 Annual Plan.

4 Discussion

Stage one of the work has been completed, at a cost of \$9,251. A quote has been provided for the stage two works of \$22,330. The total cost of works is \$31,581. As the work will be loan funded, interest of 5.8% over the term of the loan is calculated in the options below.

The expected date for completion of works to reinstate the damaged culvert is 31 July 2017.

The Local Government Act 2002 requires that councils undertake a special consultative procedure under section 83 of the Act before striking any rate. The ratepayers will be able to attend Council's 16 May 2017 meeting should they wish to take the opportunity to address elected members orally on the proposed targeted rate.

Staff understand that all the affected ratepayers on Harriet Kings Road are supportive of Council undertaking the repair work and of Council recovering all repair costs through making a targeted rate. Consultation will be focused on the repayment term via a targeted rate. There are six affected property owners who will need to be consulted.

Schedule 2 of the Local Government Rating Act 2002 sets out the matters that may be used to define categories of rateable land for which a rate is set. Schedule 2 provides two options that can be used to define the categories, "the provision or availability to the land of a service provided by, or on behalf of, the local authority" and/or "where the land is situated". In this instance as there are a number of land locked blocks of land that will not attract this rate it is considered appropriate to use " where the land is situated" to define the category. Staff advise that, on consideration of section 101(3) of the Act, that an equal split of the total cost between the six ratepayers is most appropriate. Accordingly a uniform rate for each of

the six affected ratepayers under section 16 of the Local Government Rating Act is proposed for the three repayment terms as below.

Repayment Options

The following options for repayment of the loan have been prepared, based on repayment terms of 5, 7 and 10 years. The recommended option is a repayment term of five years to limit the interest to be repaid by the ratepayers and limit exposure of the Council, meaning each ratepayer would pay \$1,517.16 including GST per year in addition to their other rate payment requirements.

Option A: 10 Year Repayment Term

Ten Year Repayment Plan												
	Y0	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	
		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Opening Balance		31,581	29,162	26,603	23,896	21,032	18,002	14,795	11,403	7,814	4,017	
Council Spend	31,581											
Repayment		- 4,512	- 4,512	- 4,512	- 4,512	- 4,512	- 4,512	- 4,512	- 4,512	- 4,512	- 4,512	- 4,512
5.8% Interest		2,093	1,953	1,805	1,648	1,482	1,306	1,120	923	715	495	
Closing Balance	31,581	29,162	26,603	23,896	21,032	18,002	14,795	11,403	7,814	4,017	0	
5 Ratepayers												
repayment		- 752.02										
Incl GST		- 864.82										

Option B: 7 Year Repayment Term

Seven Year Repayment Plan									
	Y0	Y1	Y2	Y3	Y4	Y5	Y6	Y7	
		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	
Opening Balance		31,581	27,796	23,791	19,554	15,070	10,327	5,309	
Council Spend	31,581								
Repayment		- 5,963	- 5,963	- 5,963	- 5,963	- 5,963	- 5,963	- 5,963	- 5,963
5.8% Interest		2,178	1,958	1,726	1,480	1,220	945	654	
Closing Balance	31,581	27,796	23,791	19,554	15,070	10,327	5,309	0	
5 Ratepayers									
repayment		- 993.86							
Incl GST		- 1,142.94							

Option C: 5 Year Repayment Term (preferred option)

Five Year Repayment Plan							
	Y0	Y1	Y2	Y3	Y4	Y5	
		2017/18	2018/19	2019/20	2020/21	2021/22	
Opening Balance		31581	25956.4	20005.8	13709.2	7047.6	
Council Spend	31,581						
Repayment		- 7,916	- 7,916	- 7,916	- 7,916	- 7,916	- 7,916
5.8% Interest		2,291	1,965	1,619	1,254	868	
Closing Balance	31,581	25,956	20,006	13,709	7,048	0	
5 Ratepayers							
repayment		- 1,319.27					
Incl GST		- 1,517.16					

5 Suggested Resolution(s)

That the Thames-Coromandel District Council:

1. Receives the 'Harriet Kings Road ford and targeted rate consultation' report.
2. Resolves that the proposed targeted rate is compliant with the Local Government Act 2002 and Local Government Rating Act 2002.
3. Approves consultation with the affected Harriet Kings Road residents on a targeted rate with a repayment term of five years to recover costs of the reinstatement of the damaged culvert on Harriet Kings Road.
4. Notes that the total proposed cost per ratepayer over the life of the targeted rate (5 years) will be \$7,585.80 including GST.
5. Delegates to the Mayor to approve the statement of proposal and consultation plan for this consultation.
6. Approves that consultation begin on 10 April 2016 and close on 10 May 2016 at 4pm.

References-Tabled/Agenda Attachments

Attachment A *Affected Ratepayers for Harriet Kings Road Targeted Rate*