



Minutes

of the

Mercury Bay Community Board

Ordinary Meeting

Date 8 November 2017
Venue Mercury Bay Community Board Room
10 Monk Street
Whitianga

Present

MP Kelly JP (Chairperson)

DJ Connell

MK McLean JP

R Giri-Percival

LA Fox

WD McLean

In attendance

Staff

Allan Tiplady, Lorna Price, Heather Bruce, Lorna White and Bruce Hinson

Meeting commenced 09:00

Adjournments and absences

Adjournment	Start	Finish	Reason
Chairperson	10:25	10:45	Morning tea

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1 Meeting conduct

1.1 Apologies

All members were present.

1.2 Public forum

Jenny Wolf, Manager Whitianga Social Services Trust spoke in support of Item 2.1. The Trust was seeking approval to increase the boundaries of their lease on the reserve for their building extension project as the need for their services was growing. The project did not impact the OSCAR programme as they could work around it. Board members had no issues with this request.

Ron Morgan outlined a proposed Buffalo Beach fishing competition to raise funds for the Hot Water Beach Surf Lifesaving Club. He was advised by the Area Manager that he would need to apply for a concession for this event. He also spoke to his application for a concession to operate paddle boats within the marina. As they were unable to operate from the Marina he asked if they could operate from Sleeman's Park.

Tracey Gillett the new owner of The Ice Cream Team spoke to Item 2.3 for the transfer of the commercial concession to operate on Te Puia reserve granted to the previous owner of the business.

Jane Parson on behalf of Mercury Bay Art Escape Trust outlined the Cook Commemoration Street Art Project that the trust was working on. They would be seeking permission from building owners in Whitianga to use a prominent wall of their building as a canvas for a permanent artwork in support of the project. The project was also in association with the Whitianga town upgrade. The proposal going to building owners was tabled for the Board's information. The Board supported what the trust was doing and noted that they should keep in contact with staff throughout the project.

Paul Hopkins outlined a proposal to beautify the reserve land at 35A Captain Cook Drive. He would like to see this piece of land become a community asset rather than a bare piece of land and would bring back a plan to the Community Board for this in the new year.

Alison Henry also spoke in support of the proposal to beautify the land at 35A Captain Cook Drive. Mrs Henry also noted the following:

- Auckland University of Technology had mapped Shakespeare Cliff and the arborist was due next week.
- Art work at Ferry Landing had commenced which was a great asset to the community.
- Having attended the Mercury Bay Area School prize giving she was overwhelmed with what the school was doing.

Charlie Adams on behalf of the Lees Road and Hahei Action Group asked if their group could be consulted with, as a different stakeholder to the Hahei Beach Ratepayers Association, in relation to the Lees Road carpark and the walks project.

- 118/17
MBCB **Resolved**
That the Mercury Bay Community Board receives Jenny Wolf, Ron Morgan, Tracey Gillett, Jane Parson, Paul Hopkins, Alison Henry and Charlie Adams in the public forum.

Moved/seconded by: Connell/MK McLean

1.3 Items not on the agenda

No further items were added to the agenda.

1.4 Conflict of interest

No conflicts of interest were declared.

1.5 27 September 2017 Mercury Bay Community Board minutes for confirmation

- 119/17
MBCB **Resolved**
That the Mercury Bay Community Board confirms the minutes of its meeting held on 27 September 2017 as a correct record of proceedings.

Moved/seconded by: Fox/WD McLean

2 Governance

2.1 Variation to land leased - Whitianga Community Services Trust

The Community Board was asked to consider and to recommend to Council to approve a variation to the lease footprint between the Whitianga Community Services Trust and the Thames-Coromandel District Council over part of the Local Purpose (Community) Reserve (Land) located at 2 Cook Drive, Whitianga.

Key discussion points

- There was no additional parking intended for the reserve so that the green space was retained.

- 120/17
MBCB **Resolved**
That the Mercury Bay Community Board:
1. Receives the report 'Variation to land leased - Whitianga Community Services Trust' dated 24 October 2017.
 2. Recommends to Council to approve a variation to increase the footprint of the land leased to the Whitianga Community Services Trust, as per the plan titled 'Leased Area' dated 2 October 2017.
 3. Recommends to Council to approve the proposed new building in general accordance with the site plan, floor plans and elevations, titled "Proposed alternation and addition for Whitianga Social Services Cook Drive Whitianga' produced by Dave Howarth Ocean House Plans - File 1485.

Moved/seconded by: MK McLean/Fox

2.2 New Lease - Whitianga Scouts

The Community Board was asked to consider recommending to Council to approve a new ground lease between the Thames-Coromandel District Council (Council) and The Scout Association of New Zealand (Scouts) over part of land (Premises) located at 90 Moewai Road, Whitianga (Land).

Key discussion points

- It was noted that the Scouts had fund raised a considerable amount of money for this project, over \$100,000 before asking for support.
- The Community Board suggested this was a good message for other community groups on how to go about seeking support for community projects.

121/17

MBCB

Resolved

That the Mercury Bay Community Board:

1. Receives the 'New Lease - Whitianga Scouts' report dated 24 October 2017.
2. Recommends to Council to approve a new ground lease between the Thames-Coromandel District Council and The Scout Association of New Zealand over part of land, as shown hatched black on the site plan titled 'New Whitianga Sea Scout Den', prepared by R Andrew, Architectural Design, June 2017, located at 90 Moewai Road, Whitianga on the following terms;

Term:	10 years
Commencement Date:	To be confirmed
Renewal Terms:	Two terms of ten years One term of five years
Final Expiry Date:	To be confirmed
Annual Rent:	\$350.00
Rent Review:	Every three years
Permitted Use:	For the purpose of and activities associated with the aims of the Scouts.
3. Recommends to Council to approve the proposed new buildings in general accordance with the site plan titled 'New Whitianga Sea Scout Den', prepared by R Andrew, Architectural Design, June 2017.

Moved/seconded by: Fox/Giri-Percival

2.3 Transfer of commercial concession - The Ice Cream Team

The Community Board considered a transfer of The Ice Cream Team commercial concession held by Alan and Helen Anderson, located at Hot Water Beach - Te Puia, to Michael and Tracy Gillett.

122/17

MBCB

Resolved

That the Mercury Bay Community Board:

1. Receives the report 'Transfer of commercial concession' dated 8 November 2017.
2. Recommends Council transfer the concession located at Hot Water Beach - Te Puia from Alan and Helen Anderson to Michael and Tracy Gillett.

Moved/seconded by: Fox/Giri-Percival

2.4 Matarangi Ratepayers Association - grant payment

The Community Board considered approval of \$2,000 to be paid to the Matarangi Ratepayers Association for the 2016/17 Matarangi Summer Festival.

Key discussion points

- This application was previously approved but did not get paid out in the 2016/17 financial year.
- The Board was happy to support community groups to get an event or project underway but do not want to see them keep coming back for further funding.

123/17
MBCB

Resolved

That the Mercury Bay Community Board:

1. Receives the 'Matarangi Ratepayers Association - grant payment' report dated 24 October 2017.
2. Approves the payment of \$2,000 to the Matarangi Ratepayers Association for costs towards the 2016/2017 Matarangi Summer Festival, from the 2017/18 Community Board Discretionary Fund.

Moved/seconded by: Kelly/Connell

2.5 Mercury Bay Swimming Pool - roofing

The Community Board was asked to consider the proposal received from the Mercury Bay Community Swimming Pool Trust to improve the Whitianga pool.

Key discussion points

- The Board supported the proposal in principle and staff would work with the Mercury Bay Area School and the Mercury Bay Community Swimming Pool Trust to move this forward.

124/17
MBCB

Resolved

That the Mercury Bay Community Board:

1. Receives the 'Mercury Bay Swimming Pool - Roofing' report, dated 24 October 2017.

Moved/seconded by: Connell/Fox

125/17
MBCB

Resolved

That the Mercury Bay Community Board:

1. Requests the Community Facilities Manager and Area Manager North to undertake further investigation, in conjunction with the Mercury Bay Area School and Mercury Bay Community Swimming Pool Trust, and report back on ways and means by which the proposal to cover the Mercury Bay swimming pool can be achieved.

Moved/seconded by: Connell/Giri-Percival

2.6 Marina Cafe/Same Name Promotions commercial reserve concessions 1 July 2017 - 30 June 2018

The Community Board reviewed and recommended to Council to approve a request for a commercial concession to operate swan like pedal boats from Sleeman's Park, 1A Victoria Street Whitianga.

Key discussion points

- This was a popular park used by the community and was used for wedding ceremonies.
- The Community Board did not want to see other members of the public excluded from using this area.

126/17
MBCB

Resolved

That the Mercury Bay Community Board:

1. Receives the Marina Cafe/Same Name Promotions - Commercial Reserve Concessions July 2017 - 30 June 2018' report, dated 30 October 2017.
2. Recommends to Council to approve a licence for Marina Cafe/Same Name Promotions to operate commercial activities from Sleeman's Park for a one year term from 1 July 2017 to 30 June 2018.

Moved/seconded by: Connell/Fox

3 Local Activities: Policy/Levels of Service Operational

3.1 Proposed road names - Wharekaho 2013 Ltd subdivision

The Community Board considered an application for the naming of six roads in a new subdivision within the Mercury Bay Ward.

Key discussion points

- Supplementary information was received confirming the agreement of Ngati Hei to the names proposed with one change, replacing the previously proposed 'Tupaia Views' with Ataahua Views (meaning beautiful views) Terrace.

127/17
MBCB

Resolved

That the Mercury Bay Community Board:

1. Receives the 'Proposed road names - Wharekaho 2013 Ltd subdivision' report, dated 24 October 2017 and noted the supplementary information dated 2 November 2017.
2. Recommends that Council approve the road names **Discovery Lane, Ataahua Views Terrace, Powhiri Place, Tohetea Lane, Raunui Place and Maungatawhiri Lane** for the Wharekaho 2013 Ltd development in Wharekaho.

Moved/seconded by: Fox/Connell

3.2 Hahei Parking

The Community Board was asked to establish a plan for the management of parking in Hahei.

Key discussion points

- Input from the Hahei Beach Ratepayers Association into this document was acknowledged.

- The success of making this plan work would be enforcement from day one.
- Other options for charging of fees for park and ride were discussed including a one off charge for parking, with the bus free of charge.
- Having the review clause included in the Action Plan was critical.
- For the first summer the Action Plan would operate the way it had been suggested.
- The idea of a hub somewhere was being progressed through the Long Term Plan. We may need to signal Council that visitor numbers to Cathedral Cove and Hot Water Beach are increasing and the budgets for the hub concept may need to be brought forward. (Actual visitor numbers to Cathedral Cove for 2016/17 and forecast visitor numbers for 2017/18 from DoC were tabled for the Board's information).
- Options for reducing pressure on the village would need to be investigated as the community would not cope with the future projection of visitor numbers. A booking system to go to Cathedral Cove may be an option to be considered.
- The proposed action plan was the first step in doing something positive to address the issues.

128/17 Resolved

MBCB That the Mercury Bay Community Board:

1. Receives the 'Hahei Parking' report dated 24 October 2017.
2. Approves the proposed car parking and traffic management arrangements for Hahei Village as set out in the Action Plan below including the recommendation of the relevant parts to Council for approval:

Action Plan

Following extensive discussions with the community through the Hahei Beach Ratepayers and Residents Association the following actions are proposed to address the issues. These have been prepared so that they are introduced sequentially as one will lead to the enabling of the following action.

1) **Control and Management Agreement**

Secure a control and management agreement with Department of Conservation (DoC) for Thames-Coromandel District Council (TCDC) to assume management and control of the Grange Road and Beach front car parks.

2) **Grange Road**

- a) If there is sufficient time following the transfer of control and management to TCDC implement a bylaw change to make it a drop off area only with no parking (other than 2 disabled parks) from 8 January 2018.
- b) Note that once under TCDC control and management the area would be subject to the existing TCDC bylaw which prohibits freedom camping in Hahei.
- c) From 1 October to 30 April each year parking be prohibited with drop off only plus 2 disabled parks with a one hour time limit.
- d) From 1 May to 30 September each year parking be permitted with a flat charge of \$15.00 per vehicle with a four hour time limit.
- e) That the car park be closed outside of daylight hours all year round.

3) **Beach front car park**

Following the transfer of control and management from DoC to TCDC introduce a year round flat charge of \$15.00 per vehicle with a four hour time limit and for the period from 1 May to 30 September each year a charge of \$4.00 per hour.

4) **On street parking**

Following completion of each of the above actions, introduce year round resident permit only parking on the streets of Hahei listed below between the hours of 7:00am to 7:00pm, with two permits per residential property.

- Hahei Beach Road from Grange Road to the beach.
- Harsant Avenue
- Dawn Avenue
- John Spear Avenue
- Robyn Crescent
- Michelle Lane
- Cathedral Court
- Grierson Close
- Margot Place (opposite Grierson Close)
- Emmerdale Drive
- Emma Place
- Jackson Place
- Pa Road from Hahei Beach Road to Orchard Drive

The effect of this will be to require all non-residents to park in the designated parking areas only. It should be noted that this will require a significant change to the bylaw and full public notification and consultation.

5) **Hahei visitor car park**

Following completion of each of the above actions, introduce a flat charge of \$8.00 per vehicle for the period the car park is open, which is 7:00am to 7:00pm each day.

6) **Commercial and Community Centre area**

In association with the business and property owners and the Hahei Beach Ratepayers Association, undertake a review of parking provisions in the commercial and community centre area to develop and implement restrictions that will encourage parking for the users of the services and facilities in that area only and provide for bus pick up and drop off.

7) **Resident parking**

That one permit per property be provided to permanent residents and ratepayers of the area bounded by Boat Harbour Road, State Highway 25, Hot Water Beach Road, Purangi Road, Hahei Road and the Purangi Estuary to permit free use of all Council car parks in Hahei and Hot Water Beach.

8) **Review**

That the success of the action plan be monitored and reviewed, in association with the Hahei Ratepayers and Residents Association, on an ongoing basis and modified to meet changes in demand and circumstances, with appropriate Community Board and Council approval.

9) **Park and Ride bus**

Provide a park and ride shuttle bus service to operate from a minimum of 9:30am to 6:00pm daily from the Hahei visitor car park to the Grange Road drop off area from 27 December to 6 February each year and on the Saturday to Monday of all public holiday weekends; with the service also to be provided on other days from 1 October to 30 April each year where it is able to be funded from the net operational income received from the service each year. The fares for the service to be: Adult \$5.00 return, child \$3.00 return, family \$10.00 return.

3. Authorises the Chief Executive to take all actions necessary to implement the Action Plan.

Moved/seconded by: Fox/Kelly

4 District Activities: Local Input Policy/Levels of Service

4.1 Whangapoua Moloks

The Community Board was asked to review the 13 December 2016 Council decision in relation to the provision of a molok drop off service at Whangapoua.

Key discussion points

- The Chairman of the Whangapoua Beach Ratepayers Association had indicated the Associations support to the resolution.
- There was no issue around the location of the moloks but an update on what was happening with regard to screening the moloks was sought.
- There was an issue with the land status of the reserve that was being dealt with.
- A better solution for the long term to somehow bring the molok waste service out of the village centre or eventual removal would need to be discussed, however it was suggested that the interim measure carry on for now.
- The Group Manager Infrastructure was requested to bring a report back to the Board before the end of May 2018.

129/17 Resolved

MBCB That the Mercury Bay Community Board:

1. Receives the 'Whangapoua Moloks' report dated 24 October 2017
Recommends to Council that the interim arrangement, introduced in the 2016/17 year, for the provision of a molok waste service at Whangapoua continue for the 2017/18 year.
2. Requests staff undertake a further review of the Whangapoua moloks prior to the end of April 2018 and bring back a report to the 30 May 2018 meeting.

Moved/seconded by: MK McLean/Fox

4.2 Surf Lifesaving funding - Mercury Bay

The Community Board was asked to consider additional funding support for the operation of the surf lifesaving service in Mercury Bay.

Key discussion points

- The Board noted that ratepayers already paid the WRC rate for surf lifesaving and should not be asked to pay more.
- Another way to get some additional revenue would be to charge buses or passengers for parking at Hot Water beach. Staff were asked to investigate how this could be achieved.
- The Community Board would like to see a higher level of parking enforcement undertaken. It was noted that there would be additional staff carrying out enforcement over the peak holiday period this summer.
- It was noted that Council would be making a submission to the WRC long term plan for the surf lifesaving funding to be increased.
- The Board would support any submissions to central government to review the funding model.
- Surf Lifesaving had approached the Chief Executive for additional funding so they could have two lifeguards commence earlier in the season. This had been agreed to by the Chief Executive.

130/17
MBCB

Resolved

That the Mercury Bay Community Board:

1. Receives the 'Surf Lifesaving Funding - Mercury Bay' report dated 24 October 2017.
2. Declines the request for additional funding for the Hot Water Beach Surf Lifesaving service, but agrees to support the club and Surf Lifesaving New Zealand in any application to Central Government to review the funding model or to obtain additional funding from other sources at the national or regional level.
3. Requests staff investigate methods of charging tour bus companies for parking at Hot Water Beach on a per head or per vehicle basis.

Moved/seconded by: MK McLean/Giri-Percival

5 District Activities

No items received.

6 Reports

6.1 Mercury Bay Community Board 2017/2018 Work Programme - September 2017 update

The Community Board was provided with an update on the 2017/2018 work programme.

Key discussion points

- Council approved the additional funding required for the Whitianga Town Centre project.
- Area Manager would follow-up with staff on the current status of the properties identified as surplus to requirements and for possible disposal.
- A survey for reviewing the future services of the Whitianga Library was being developed.
- Staff were working with the Hahei Community Plan group to develop plans and priorities.
- A letter was going to all Hahei residents and ratepayers advising them of the chlorination of the Hahei water supply. It was noted that there was no immediate risk to the water supply but having another form of treatment was beneficial. Council has an obligation to provide safe potable water.

131/17
MBCB

Resolved

That the Mercury Bay Community Board receives the report 'Mercury Bay Community Board 2017/2018 Work Programme - November update', dated 24 October 2017.

Moved/seconded by: WD McLean/Kelly

6.2 Mercury Bay Community Board correspondence

Items of correspondence tabled from the Mercury Bay community.

- 1) Proposed development of Dundas Street boat ramp - Mercury Bay Tennis Club and Mercury Bay Rugby Club
- 2) Community Grant - Whitianga Bike Park
- 3) Walkway maintenance Cooks Beach - Message of thanks

- 4) Lees Road carpark - Lees Road and Hahei Action Group
- 5) Carparks management proposals Hahei and Cathedral Cove - Stephen Holehouse
- 6) Public reserve Opera Place Whangapoua - John Fellowes
- 7) Mercury Bay Art Escape Trust - Jane Parson

132/17
MBCB

Resolved

That the Mercury Bay Community Board:

- 1. Receives the 'Mercury Bay Community Board Correspondence' report, dated 11 October 2017
- 2. Receives the correspondence and tabled items and asks staff to report back to the next workshop and meeting.

Moved/Seconded By: Connell/WD McLean

6.3 Members' reports

Board member Giri-Percival attended the CACIA (Arts Coromandel Trust) meeting and the opening of the Grand Canal and future commercial sites in the Whitianga Waterways.

Board member WD McLean attended the Mercury Bay Area School prize giving and would be attending a meeting with the users of the Sports Park regarding future development.

Councillor Fox attended the Mercury Bay Area School prize giving. He requested that staff write to the Chairman of the Museum Trust asking for a representative for the Cook 250 Trust. He noted that the Audit and Risk Committee meeting on 14 November was being held in Mercury Bay.

Councillor MK McLean attended the Medical Facilities Trust meeting on 8 November and he noted that a lot of work had been done on the business case.

Board member Kelly attended the fundraiser for the Kauotunu library which was very successful. He met with Matarangi Ratepayers Association on the District Plan. He would like to see a working group established to progress the entrance signage. He attended the Cook 250 National Group meeting, Chaired by Dame Jenny Shipley, with Joe Davis of Ngati Hei last week and would circulate the minutes from this meeting when received.

133/17
MBCB

Resolved

That the Mercury Bay Community Board receives the members' reports.

Moved/seconded by: WD McLean/Connell

7 Public excluded

134/17
MBCB

Resolved

That the public be excluded 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>

<p>7.1 Unconfirmed public excluded Mercury Bay Community Board minutes 27 September 2017 and 18 October 2017</p>	<p>(7)(2)(i) – Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>	<p>48)(1)(a)(i) – 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.</p>
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Moved/seconded by: Fox/MK McLean

136/17
MBCB

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

- 7.1 27 September 2017 Public excluded minutes for confirmation
- 18 October 2017 public excluded minutes for confirmation

Moved/seconded By: WD McLean/Fox

Meeting closed at 12:20

The foregoing minutes were certified as being a correct record of the proceedings of the Mercury Bay Community Board meeting held on 8 November 2017.

Chairperson _____ **Date** _____