

Deliberations for 2018 Long Term Plan

Thames Community Board

Hikutaia
Whakatete Bay
Waiomu
Waikawau

Puriri
Ngarimu Bay
Ruamahunga

Matatoki
Thornton Bay
Tapu

Thames
Te Puru
Te Mata

Date	7 May 2018
Time	09:00am
Venue	Council Chamber 515 Mackay Street Thames

Members

Chairperson Members

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GR Simpson
L Yates
M Veal

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Full order paper and appendices are available on the TCDC website:
www.tcdc.govt.nz/Council/Meetings-and-Minutes/Community-Boards

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1 Meeting conduct

In accordance with the Local Authorities (Members' Interests) Act 1968, members are reminded to declare an interest in items in which they have a direct or indirect pecuniary interest. In such circumstances, members are required to abstain from discussion and voting and ensure that the declaration is recorded in the Minutes of the meeting.

1.1 Apologies

The Chairperson invites notice from members of:

1. Leave of absence for future meetings of the Thames Community Board; or
2. Apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

1.2 Public forum

A period of up to 30 minutes is set aside for the public to raise matters falling within the terms of reference of the meeting. Each speaker may speak for three minutes but time extensions may be allowed on a vote of not less than 75% of members present at the meeting. Questions from members for information or clarification may be permitted by the Chairperson (Standing Orders Appendix F).

1.3 Conflict of interest

The Chairperson invites notice from members of:

1. Any interests that may create a conflict with their role as an elected member relating to the agenda item(s) for the meeting; and
2. Any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968.

2 Governance, Planning and Strategy

2.1 Long Term Plan 2018-28 Deliberations

TO	Thames Community Board
FROM	Erin Bates - Principal Strategic Planner
DATE	7 May 2018
SUBJECT	Long Term Plan 2018-28 Deliberations

1 Purpose of Report

The purpose of this report is to provide an overview of submissions received to the Long Term Plan 2018-28 and seek Thames Community Board feedback on matters relating to their area for consideration by Council.

2 Background

Consultation on the TCDC 2018-2028 Long Term Plan ran from 16 March to 16 April 2018. 774 submissions were received within that timeframe, with an additional 11 late submissions accepted by Council. Of the submissions received there were 349 made online, 127 via email, 123 on hardcopy forms and 183 other hardcopies not on forms. 128 submitters spoke to their submissions at Council hearings in Whitianga and Thames from 1-3 May.

620 members of the public attended 19 public, ratepayer and school board of trustee meetings from 27 February to 11 April. Staff also attended market days in Thames, Coromandel, Whitianga, Coroglen and Whangamata to speak with submitters.

Regular polls on the major consultation proposals were run on Facebook throughout the consultation period, receiving 745 votes on the polls and 101 comments received on the posts. The greatest reach of any post was 6,583 people with all other posts ranging between 1,000 - 6500 people reached.

Advertising and promotion of the Long Term Plan and opportunities to speak with staff ran on all major radio stations, and in all district wide and local newspapers leading up to and during the consultation. A rates demand insert was delivered to over 17,000 ratepayers' homes, with an email attachment included for another 1,000 or so. Billboards promoting the Long Term Plan consultation period were erected on major transport routes around the district. Promoted online ads for the LTP were targeted to Thames-Coromandel based users through Metservice, Google, Facebook and NZ Herald.

174 submitters identified themselves as spending most of their time in Thames Community Board area.

3 Issue

The Board is asked to make recommendations to Council on how to proceed with submissions related to community facilities, local roading and local grants, and setting local funded budgets for 2018-2028.

The Board is also invited to make a recommendation on any district related proposals should they wish to do so.

4 Discussion

Community Spaces and Development

1. PUBLIC CONVENIENCES

1.1. Te Puru domain hall/public conveniences

- The Te Puru Hall Committee requested the removal of the domain toilets, with upgraded toilets at Te Puru Hall to include: two public unisex, wheelchair-compliant toilets situated on the east wall of the current block with external access; four unisex toilets built in the current block with one being wheelchair-compliant and the other three being wheelchair-accessible. Drawings of a suggested layout have been provided.

Analysis

Concerns have been raised by the Te Puru community of the safety of the existing toilet arrangements for children and people using them in the evening. The proposed arrangement would both provide an improved public convenience for those accessing it externally to the hall, as well as for hall users.

Refurbishment of the existing Te Puru public conveniences was proposed for year 8 (2025/26) at \$37,000. The roof is in relatively poor condition however the block work is still in sound condition. However there are two concerns about the existing set up which are the CPTED (Crime prevention through environmental design) implications with the current site and the insecurity of the water supply. Staff consider that the proposal to move the public facilities to the hall have merit however it could not be done within the current budget and they have requested a quicker time period to undertake the project than originally planned.

Investigations, planning, consents, scoping and costs would need to be undertaken to inform the next Annual Plan.

Recommendation

Undertake investigations, planning, consents, scoping and costs for the removal of the existing public convenience and upgrade the internal public toilets to allow 24 hour external access to these facilities in this new location in 2018/19 and this would then inform the Annual Plan budget for 2019/20.

1.2. Submissions that do not require recommendation

1.2.1. Grahamstown public convenience

- Thames Business Association expressed support for the Grahamstown public convenience facility planning.

Analysis

There was originally consideration of a new toilet in Grahamstown, however it has since been determined that the better alternative would be to refurbish the existing toilet in Cochrane Street. Lease arrangements, refurbishment costs, building consents and resource consents are to be completed in the 2017/18 year with the refurbishment in the 2018/19 year. This will be considered as part of the budget revision as money is currently available for this in 2017/18.

2. URBAN DEVELOPMENT/STREET SCAPING

2.1. Thames Urban Development Strategy

- The Thames Business Association expressed support for the CCTV project, Cooks Monument Landing and Kopu Landscaping and asks that Council works with them on these projects. The Thames Business Association requested that funding be allocated to realise, prioritise and plan the next tangible steps for the projects outlined in the Thames Urban Development Strategy including detailed urban planning for the wharf precinct, State Highway safety and functionality improvements.

Analysis

The Thames Business Association's support is noted and staff will work with them on these projects where appropriate to ensure stakeholder buy-in. Implementation of the Thames Urban Development Strategy (TUDS) is an ongoing process. Projects from TUDS included in this Long Term Plan are the facilitation of the Business Association and Hauraki Rail Trail extension of \$186,000 in 2019/20 and \$65,000 in 2020/21. The Shortland Wharf precinct requires resolution over land and asset ownership before any long term planning on this area should commence.

Recommendation

Recommend that the Thames Business Association be involved as stakeholders in CCTV, Cooks Monument Landing and Kopu Landscaping projects.

2.2. Thames visual appeal

- One overseas submitter stated their disappointment in Thames during a recent visit - citing little visual evidence of the town's history, empty shops with dirty frontages, lack of footpath and vegetation maintenance, and the visual impact of freedom camping. The submitter requested that Thames reflect its "gateway to the Coromandel" status.

Analysis

The aesthetic presentation of Thames is managed through maintenance of roads and footpaths, community facilities including parks and reserves, and one off projects like the Thames entrance sculpture. The Community Board also supports groups like the Thames Public Arts Trust to beautify the town with art. The Board can work more closely with the Thames Business Association in coming years on how to improve the experience of visitors and residents to the town in the main street area.

Recommendation

Recommend that the Board work with Thames Business Association on how to improve the experience of visitors and residents in Thames town centre.

3. POOL

3.1. Pool opening hours

- One submitter requested that the Thames Pool be open 6am-6.30pm Monday to Friday and 6am-5pm weekends.

Analysis

The current opening hours are Monday to Friday 6:00am - 8:00am, 11:00am - 6:30pm (Winter hours Wednesday 6:00am - 6:30pm), Saturday and Sunday 11:00am - 5:00pm (Winter hours - Saturday closed), Closed all public holidays.

The closure during 8:00am to 11:00am is to allow for cleaning and mixing of chemicals is due to old style systems required to operate the pool. In a more modern facility, these requirements would be able to be programmed for automatic operation during night closure hours. Instead of an early opening and then a closure on the weekend, the closedown regime is able to be undertaken before the pool officially opens. Additionally, with the current facility there is little appetite for swimming on Saturdays during winter which is why it is closed.

If the Pool were to increase opening hours, costs would increase, but there would be minimal increase in income to offset this.

Recommendation

Do not extend Thames Centennial Pool hours.

4. LIBRARIES

4.1. Thames Library Hours

- Two submitters requested that the Thames Library Hours be extended.

Analysis

Staff do not have enough information from previous requests to determine broader support for extending Thames library opening hours. Extended opening hours will necessitate higher expenditure for the library, which will not be met by user fees and as a result local rates will increase. More information would be needed on whether this type of change is supported within the community and what types of services would need to be available in these extended hours to determine staffing levels. The cost to get the information to determine if the increase in hours is necessary does not seem appropriate without further support at this time.

Recommendation

No change to the Thames Library hours.

5. HARBOUR FACILITIES

5.1. Thames Coast Boat Ramps

- One submitter asked that instead of the Ruamahunga boat ramp being upgraded the boat ramp at the Waiomu Reserve be looked at, halfway down the southern side due to good access and parking.
- One submitter requested provision of an all weather, all tide boat ramp on the Thames Coast within the next four years and suggests cemetery point at Tapu.
- One submitter requests better boat ramp facilities between Thames and Kereta to cope with increased recreational fishing demand and improve marine safety at overloaded facilities.

Analysis

The Ruamahunga Boat ramp budget is for renewals which will ensure continued use of an existing asset. Use of funds for a new asset would not be good asset stewardship. The Waiomu Domain site is to be transferred to Ngāti Tamaterā through their Treaty settlement and co-governed with Council. Until this time, Council should not consider any major improvements or assets to be located there.

There is currently no Council managed all tide ramp on the Thames Coast. There are however private club run facilities which provide good service to their members and

are open to the public on a pay to use basis. Council is investing in works at Ruamahunga Bay (\$70k 2019/20) which will improve the situation for the non-club member public. Council provision of an all tide boat ramp on the Thames Coast would be major level of service increase, with equivalent rates increases, and require consultation.

Recommendation

No change to the proposed renewals budget for Ruamahunga Boat Ramp.

5.2. Shortland Wharf

- Thames Business Association asks Council to undertake necessary health and safety upgrades to Thames Wharf conservatively, until options regarding ownership and development potential are more fully explored.
- One submitter requested that wharf renewals money be spent on an all tide area at Kopu on the basis that the infrastructure is already in place and that the Shortland wharf has become a land based business area and its waterway is filled with sediment and mangroves.

Analysis

While the ownership of all the parcels is resolved there will be increased maintenance budgets required for the Shortland Wharf (up to 2-3 years). While the ownership is resolved staff suggest that the capital project for the renewal of the wharf be removed from the LTP to avoid raising expectations. Once ownership of all the parcels is resolved the future of the wharf can be reconsidered and the necessary expenditure included in the next appropriate Annual or Long Term Plan.

Recommendation

Remove the capital renewal project for the Shortland Wharf in years 1 and 2 and increase the maintenance budget by \$100,000 for years 1, 2 and 3.

6. PARKS AND RESERVES

6.1. Maintenance of parks and reserves

- Four submitters raised concern about parks and reserves maintenance levels. Comments were around spraying the edges of footpaths; maintaining the war plantings especially at Rhodes Park, that privet be eradicated from the hills behind Thames, the reserves at Tapu requiring tidying up and mowing; that cemetery point should be left clear of plantings.

Analysis

Maintenance of roadsides and footpath edging is included in the existing parks and reserves maintenance contract. Staff will discuss with the contractor that contract levels of service are being met. Additional funding is required to cover the contract cost for maintenance at the Rhodes Park Memorial Forest which was underestimated originally - this would be approximately \$3,000 per year. Privet clearing is the responsibility of private landowners, and the Waikato Regional Council is able to enforce people to take action on this upon complaint. Where TCDC is the landowner, clearing of problematic privet takes place when we become aware of it. Planting considerations at Waipatukahu and other Tapu reserves should be considered as part of the reserve management plan review.

Recommendation

Advise the submitters that spraying around road edges is attended to through the existing maintenance contract, that the majority of privet on Thames hillsides is on

private land and requests for clearance should be directed to Waikato Regional Council and that the comments regarding planting on Waipatukahu Point Reserve will be referred to the review of the Thames Reserve Management Plans.

Recommend that additional budget of \$3,000 per annum is provided for the Rhodes Park Memorial Forest to meet the cost of the contract for maintenance.

6.2. Currie Street

- Housing New Zealand requested an upgrade of facilities on Currie Street to include a community garden and propagation unit, fruit trees on the berms, a communal utilities shed (with lawn mower, line trimmer etc.) and a children's playground at the end of the street.

Analysis

Housing New Zealand recently brought together residents of Currie Street, which has been described as "the worst street in Thames", as well as parties like Police and TCDC to discuss initiatives to improve the street's reputation through improved social connection and community pride. Some initiatives proposed include a community garden, a community facilities shed and a playground. The Community Board is able to support these initiatives through its parks and reserves budgets through an increase in operational budgets. Setting up of a community garden and a facilities shed would require additional budget. Available adjacent land is John William Hall Arboretum that was bequested to Council for the purpose of an arboretum. Forest & Bird have a strong interest and have been instrumental in fundraising for works there, and would likely object to a community garden being located here.

Additionally, there is a community garden close by in Hauraki Terrace Reserve with Transition Town Thames support. It is not recommended that a playground be provided at this location. Even though Council has no playground policy, there is an existing, well used, well designed and robust facility at Hauraki Terrace Reserve. Tools (lawnmower, trimmer etc) should not be provided by Council however the Community Board could consider provision of a grant for the purchase of tools.

Recommendation

That the Thames Community Manager sits down with Housing New Zealand and interest parties to further consider the proposed projects for Currie Street with the intent to return with a clear scope and costings for the Annual Plan.

6.3 Waipatukahu/Cemetery Point

- Ngāti Tamaterā noted that they are opposed to any development on the wāhi tapu of Waipatukahu, Tapu - also known locally as cemetery point.

Analysis

The view of Ngāti Tamaterā can be included for consideration in the review of the Thames Reserve Management Plans.

Recommendation

The position of Ngāti Tamaterā with regard to development at Waipatukahu will be referred to the reserve management plan review process.

6.3. Rhodes Park carpark

- Thames Rugby & Sports Club note that the existing surface of the carparks are corrugated and potholed and the continuous breakup of unsealed ex-roading material causes blocked storm water grates, curbing and drains and following any overspill from the Kauaeranga spillway during flood spreads gravel and broken bitumen across the playing and training surfaces. The users request a permanent solution to upgrade the carpark to an acceptable permanent surface in line with other sports parks in the District.

Analysis

This is an operational maintenance request which can be referred onto the Parks and Reserves team to manage as a request for service.

Recommendation

That the request for the maintenance of the Rhodes Park carpark is referred to Parks and Reserves team to manage as a request for service.

6.4. Submissions that do not require recommendations

- 16 submitters requested that the second court at Te Puru be resealed with astro turf.
- Three submitters supported the third court being turned into a skatepark area.

Analysis

The existing LTP budgets include provision of a second astroturf tennis court at Te Puru, and the conversion of the third court area at the same location to be converted into a skate area.

7. LOCAL GRANTS

7.1. Treasury and Archive Centre

- Eight submitters supported funding for The Treasury and Archive Centre.

Analysis

The Thames Community Board continues to support the work of the Coromandel Heritage Trust in operating the Treasury and Archive Centre. The Trust has provided a plan to develop and implement strategies to becoming more sustainable in the long term. Funding for the Trust from the Hauraki District Council in their draft Long Term Plan budgets was \$30,000 in year 1, \$20,000 in year 2, and \$10,000 in year 3. The current budget in the proposed LTP is \$30,000 in year 1 (2018/19) for the Coromandel Heritage Trust Treasury.

Recommendation

Provide a local grant of \$30,000 in year 1; \$20,000 in year 2 and \$10,000 in year 3 to the Coromandel Heritage Trust for operation of the Treasury and Archive Centre. Recommend to Council that a district grant of \$30,000 in year 1; \$20,000 in year 2 and \$10,000 in year 3 to the Coromandel Heritage Trust for operation of the Treasury and Archive Centre also be provided.

8. LOCAL ROADS

8.1. Thames Connector Bus

- Seventeen submitters would like to see funds allocated to continue the Thames connector bus services trial for 2018-2019 and for each of the next 10 years out to 2028.
- Five submitters asked that the service be extended along the Thames Coast.
- One submitter would like a bus shelter/seating by the library.
- One submitter requests that the service be extended to Ngatea.
- One submitter asked that the last bus leave at 4pm.

Analysis

Continued funding will be contingent on data collected during the trial and the performance criteria set prior to the trial commencing. Once the trial has concluded and decisions made by NZTA, consideration will be made by the Thames Community Board and Council as to what budget may be required from TCDC, if any, to support the service in 2018/19 and beyond. TCDC are awaiting a breakdown of the WRC cost estimate provided in their Regional Land Transport Programme (RLTP) application. Waikato Regional Council are paying the contractor directly and then invoicing Council for 49% of the costs. The effect on rates of this is cost neutral because we had budgeted to pay the full cost ourselves and budgeted to receive the subsidy.

Recommendation

Recommend that Council staff continue to work with NZTA and WRC and that the budget be retained pending a decision on the connector bus's future.

9. RHODES PARK GRANDSTAND

9.1. Rhodes Park Grandstand

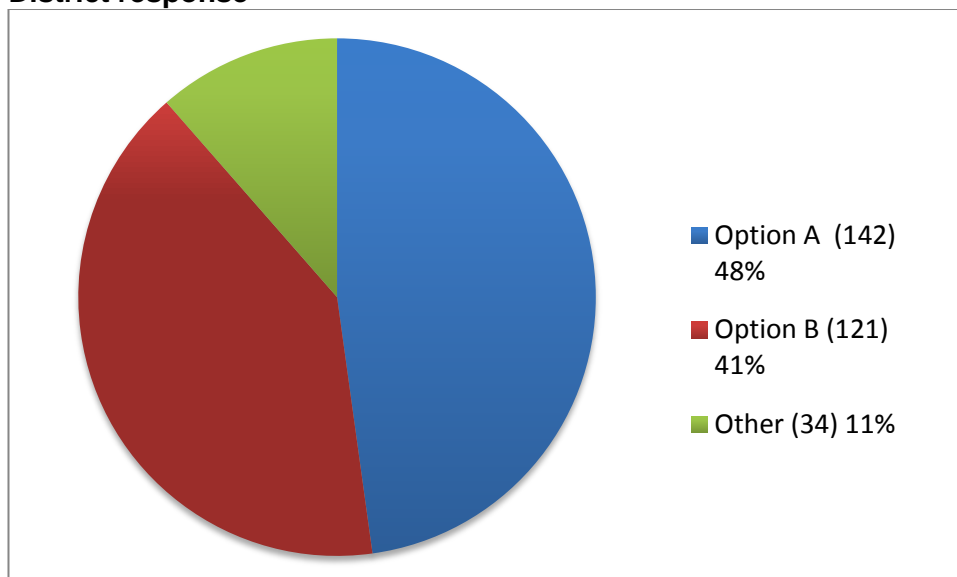
Consultation included a proposal for council to rebuild the club rooms and grandstand at Rhodes Park as the third of the three big projects for Active Thames 2018.

Two options were presented for feedback:

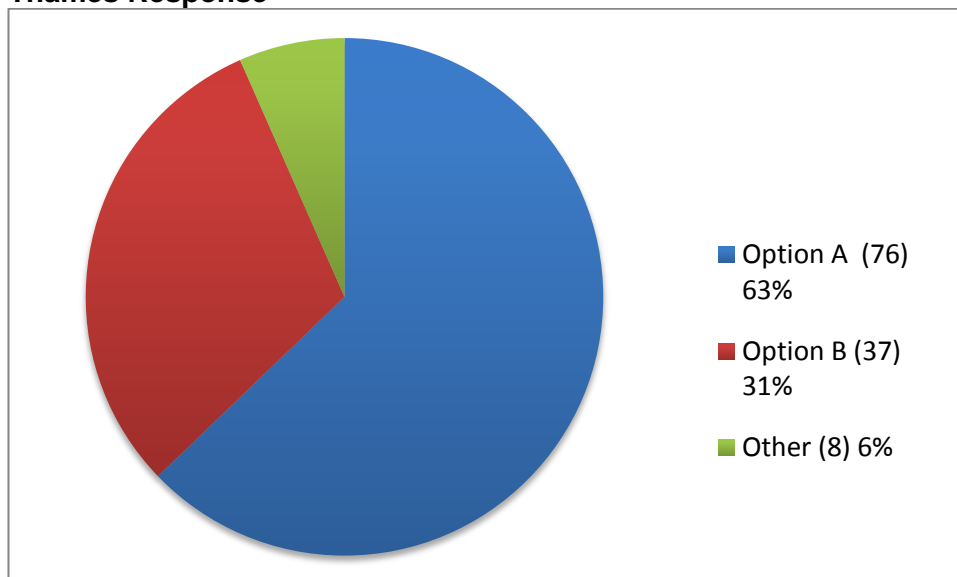
Option A involved a rebuild of Rhodes Park Grandstand and Clubrooms undertaken in Years 2 and 3 of the plan intended to cater for more user groups than the current facility. This would cost a total of \$3.1 million. Up to 23% of this would be sought from Rhodes Parks user groups and external grants. Constructing the facility requires \$62 each year per Thames ratepayer across the life of the asset; and would increase total Council debt by \$1.8 million.

Option B was to not rebuild the Rhodes Park grandstand and clubrooms - and instead retain the current service levels.

District response



Thames Response



Option A - Submitter comments

- 2 submitters including Moanataiari School suggest moving to a site that doesn't flood and isn't subject to coastal hazards (other side of airfield).
- 2 submitters agree that the Grandstand needs urgent replacement/renovation. 1 submitter notes that this was promised to be completed by 2018.
- Submitter would like a sports club to be proud of as people enter Thames.
- Whangamata Golf Club notes that improved sporting and recreation infrastructure is important.
- Submitter notes that this is very beneficial to the community.
- Submitter notes this is a focal place for a number of sporting codes and suggests the rebuild should be on a raised building platform.
- Submitter notes that this is a major expense.
- 4 submitters suggest deferring the proposal subject to feasibility study.
- Thames Junior Football Club asks that the rebuild includes and accommodates the other clubs and park users. They note that their clubrooms are dark, damp and flood frequently. The club would welcome the use of more appropriate clubrooms and are willing to share with other park users.

Option B - Submitter comments

- 8 submitters do not support the rebuild of the club rooms or grandstand, or suggest it isn't a priority, isn't needed or money should be spent elsewhere for example on roading. Also suggest Council should reduce debt and it is not affordable or not justification for the expenditure.
- 8 submitters raise concern about sea level rise and flooding, suggest deferring spending and complete investigations.
- Submitter suggests keeping the park but moving the buildings.
- Submitter suggests that the Grandstand gets little use and questions whether clubrooms are of ratepayer interest or expenditure.
- 2 submitters suggesting doing the pool work first.
- Submitter notes that they have never used the grandstand and would prefer their \$62 being spent on something they will use.
- Submitter suggests continuing maintenance.
- Submitter suggests saving the money for climate change adaptation.

Other - Submitter comments

- 3 submitters have no opinion, saying they don't know enough about the project or whether the grandstand needs changing.
- 8 submitters including the Mercury Bay Community Board don't have an opinion on the basis that they think this is a Thames decision for the Thames ratepayers to make.
- 9 submitters including the Tairua-Pauanui Community Board, Whangamata Community Board, and think the cost, whether Option A or B is chosen, should be locally funded
- 4 submitters including the Mercury Bay South Residents and Ratepayers Association think that the users should pay for the facilities.
- Regardless of whether Option A or B was preferred 4 submitters suggest combining the pool facility with this project thus cutting down on buildings, change rooms, carparks etc and overall expenditure.
- 3 submitters including Sport Waikato suggest investigating external funding.
- Submitter notes that even smaller projects are complex, hard to finance and realise.
- 3 submitters don't want to see money spent for buildings and infrastructure that is vulnerable to rising sea level, inundation and flooding.
- Submitter suggests funding for clubroom upgrades should be provided to all clubrooms in the District.
- Submitter suggests consideration be given to non-vehicle access to Rhodes Park and public transport options including extension of the Connector Bus service to Rhodes Park.
- Transition Town Thames suggests including state of the art water reduction and renewable energy technologies along with an electric vehicle recharging facility. A future grandstand should also include covered bike parking.
- Submitter wants the money spent in Whitianga.

Regardless of the preferred option

- 25 submitters including the Thames Community Board, Transition Town Thames and Moanataiari School think further investigation is needed including addressing sea level rise, inundation, flooding and alternate sites - suggestions included relocating to face north, moving to the airfield or Totara Valley.
- 2 submitter notes if facility stays in situ future proofing is necessary.

Analysis

The proposal to rebuild the clubrooms and grandstand at Rhodes Park was the third of three big projects for Active Thames 2018. The first two being the Jack McLean Community Recreation Centre and the Thames Skate Park. This was proposed to be deferred until 2019/20 within this Long Term Plan to allow for further investigation of feasibility of the project in light of an under commitment of external funding and higher costs with the first two projects, and to see what alignment there may be with the proposed sub regional aquatic facility. This was also to allow the opportunity to undertake an assessment of the risk from flooding and coastal inundation to any major facility at Rhodes Park in line with new guidance from the government on planning for climate change.

Majority of both district and Thames submissions support the deference of the project whilst further investigation work is undertaken particularly in considering its current site and future implication for climate change.

Recommendations

That further investigation be undertaken into natural hazards risks to the existing site and facilities; further investigations be undertaken to address sea level rise, inundation and flooding risk and that the feasibility of alternative sites is investigated.

10. DISTRICT PROPOSALS

10.1. Sub-regional aquatic facility

Council consulted on the building of a sub-regional aquatic facility for the district as part of the LTP 2018-28.

Key points described in the document were that:

- The current Thames 25m swimming pool is due for replacement by 2027, which also aligns with the long-held desire by Ngāti Maru for Council to vacate the site given it covers an urupā/burial ground.
- The current Thames pool is well used by swimmers throughout our district, neighbouring districts like Hauraki and from as far away as Pukekohe. With increasing visitor numbers to the district and a projected ageing population, there is an opportunity to provide a major new facility which increases Council's services at the pool for many groups of users.
- Since 2017 Council has investigated what an expanded aquatic facility might look like, the services it might offer, and possible locations. The proposal included a 25m pool and a hydrotherapy pool within a permanent building, expanded changing facilities, and could include features like hydro slides, spa pools, a gym and sauna, café and spectator facilities. - Possible locations for the new facility were still being investigated however a site near Thames is likely given its centralised location within the East Waikato sub region.
- This project will be loan funded which will increase the Council's debt levels. The Council has capacity for this debt and will remain within debt limits. The loan for the proposed option will be repaid through district wide rating.

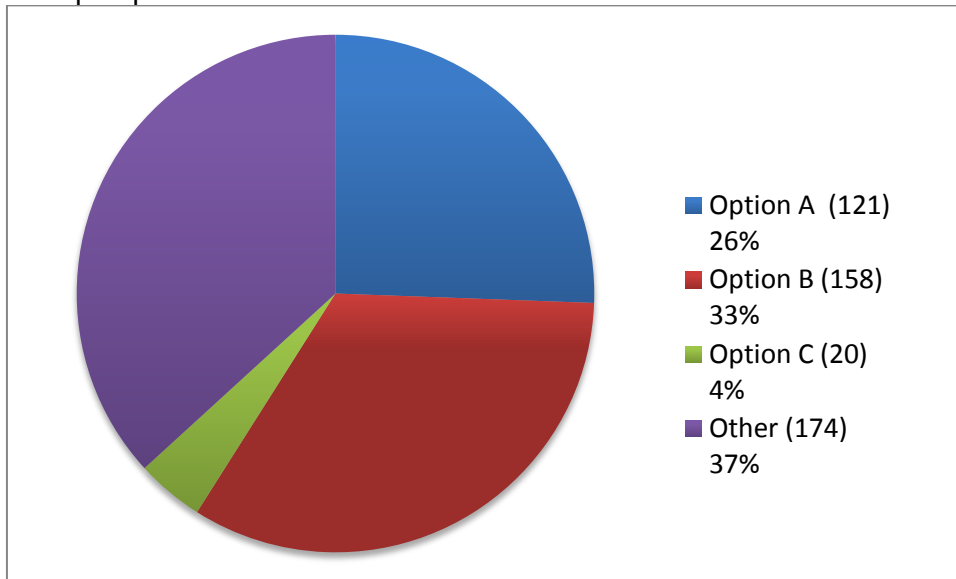
The 3 options presented for feedback were:

- A.** \$21.1m to build a sub-regional aquatic centre in years 4-6 funded by the district, that includes; a 25m pool, a hydrotherapy pool, a permanent building and scope for hydro slides, spa pools, gym, sauna, cafe and spectator facilities, which with \$3m external funding would cost all district ratepayers \$130 per year following completion of the work. N.B This is the proposed option included in the projected rates increase.

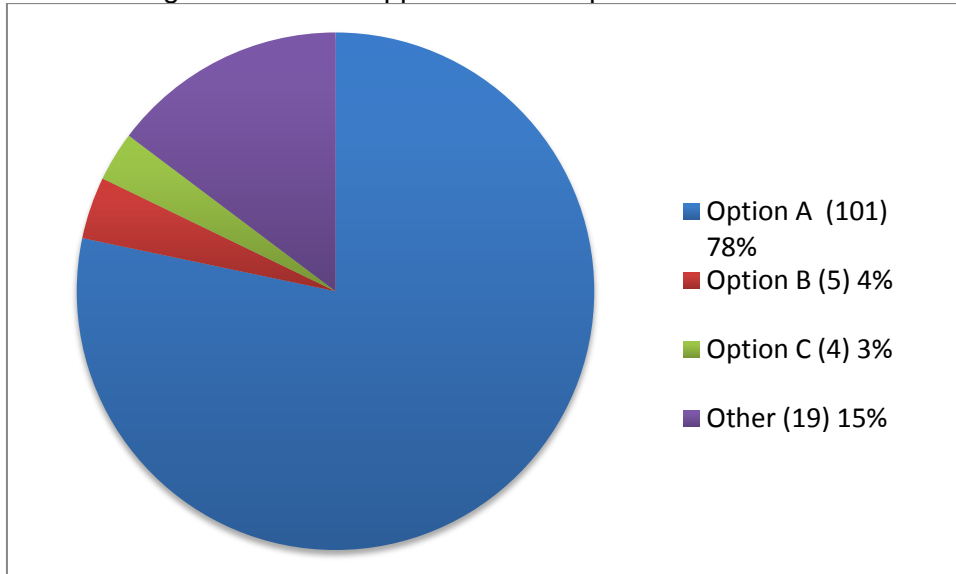
- B. \$11.7m to build a 25m pool within a permanent building in years 4-6 funded by Thames Community Board area ratepayers only. This would provide the same level of service that we currently have and would cost the Thames ratepayer \$477 per year following completion of the work.
- C. \$21.1m to build a sub-regional aquatic centre in years 4-6 as in Option A funded from a share of district and local rating, with the first \$11.7m to cost the Thames ratepayer \$393, and the remaining \$9.4m to cost all district ratepayers \$68 per year following completion of the work.

Overall support for options

The following chart shows the overall support for each of the options from a **district wide** perspective:



The following chart shows support for each option from **Thames submitters**:



Of those who ticked "other" without specifying an Option:

- 38 supported a new pool for both Thames and Whitianga as per Option B in both locations
- 20 supported Option B for Thames specifically
- 1 supported a downscaled version of Option A

- 2 supported Option A
- 5 raised concerns about coastal hazard implications for a Thames site

Submission Points

1. 115 submitters requested an all year pool for Whitianga; and strongly opposed district funding of a Thames pool citing the following reasons:
 - That Whitianga has a growing population
 - The current community pool is insufficient as it is not available during school hours and unusable during winter
 - The distance and cost to travel to Thames means Whitianga residents will not use it (and therefore shouldn't pay for it)
 - Children need a pool to learn to swim
 - An all year pool is important for surf lifesaving training
 - Thames population is declining so a pool is unnecessary
 - A local facility should be locally funded
 - To cater for competitive swimming and Mercury Bay Amateur Swimming Club
 - Will be used by areas closest to Thames - in particular Hauraki District. They should contribute.
 - Would benefit the elderly for hydrotherapy and fitness
 - Query what happened to the previous proposal for an Olympic pool
 - Requested splitting the \$21m into two and building a 25m pool for Thames and one also for Mercury Bay.
 - Dive Zone submitted that a year round facility in Whitianga would greatly increase their ability to offer PADI free dive training. Currently travel to Thames; but it being closed every Saturday stops them offering weekend courses. Would require a longer pool to enable doing 400m and 800m swim tests and temperatures above 20 degrees.
 - Suggest Lions Club could help fundraise for a pool in Whitianga
 - Reserves contributions as part of development contributions should have gone towards a swimming pool rather than boat ramps
2. 11 submitters requested an upgrade to the existing Whitianga Community Pool. Mercury Bay Community Swimming Pool Trust request extra funding to cover proposed extended opening hours of the current pool. During the next 12 months request (approx. \$50K undertaken in Whitianga to determine whether an aquatic facility can be built and suggest looking at Moewai Sports Ground, land surrounding Lost Spring and Hilton Park. In the following year ask that the site be narrowed down and possibly allocate a further \$50K for associated costs. Question the feasibility of a sub-regional pool.
3. Some suggested deferring to next LTP as too many financial uncertainties around partnerships and funding streams. Suggested a simple plan for a 25m pool covered with changing rooms, toilets and room for a temporary grandstand area with the same plan/layout for Thames, Whitianga and Tairua.
4. Mercury Bay Community Board request no rating impact on Mercury Bay ward of Thames Pool. Tairua-Pauanui reserve judgement. Whangamata CB support Option B. Any additional Whangamata aquatic rate should be spent in Whangamata rather than Thames.
5. Three submitters requested funding for an appropriate pool in Tairua, Hikuai and Whenuakite) as Tairua is the breakeven point to a lot of the eastern Coromandel. One suggested an upgrade to Tairua School Pool.

6. 12 submitters requests money should go towards the local Whangamata pool for reroofing, heating and covering. Whangamata Ratepayers Association asks that Whangamata Pool be upgraded to extend its use throughout the year. Whangamata Community Swimming Pool Inc request further Council funding to upgrade and maintain their facility.
7. Strong opposition from all community board ratepayers outside of Thames. A clear preference from these submitters for Option B - and that the pool be locally funded; with contributions from Hauraki District Council; Matamata Piako District Council and other funding sources. Two submitters requested no pool and no upgrade. Some concerns raised by Thames Ratepayers in relation to cost.

Support for each of the pool options was mixed with supporters having the following comments:

- Downscale the project - simple pools are best. One submitter cited Osborn, Waterhole, Northcote College, Helen Swim School and Steve Lindsay Swim School. Recommends talking to Steve Lindsay.
 - Good for youth
 - Needs the development to make it an attractive area
 - Needs to be financial commitment from Hauraki and Matamata-Piako district Councils
 - Funding is needed from external sources
 - All weather blinds on sides so can open to a outdoor pool in summer
 - One submitter said any proposed café should be privately operated and the space for this leased from the facility if available
 - One submitter suggested a sprung building option www.sprung.com
 - Thames Sport and Education Trust support Option A but question appropriateness of scope; including justification of non-core facilities ; initial capital cost, ongoing operational cost; and additional funding streams to lessen ratepayer impact
 - Make the pool 50m with spas and saunas
 - Position at the Northern End of Thames so more accessible to other district ratepayers
 - Suggested Burke St site. Moanatairi School support this site
 - Staggered user pays system
 - Transition Town Thames - use sustainable systems eg water reduction technologies, renewable/solar electricity generation plus 1
 - TUGPRA funding should have been used
 - Thames Rugby and Sports Club Users Group support Option A.
 - One submitter queried whether council have considered the amount of accidents caused by hydrosides and needing two staff to operate it - meaning more expenditure.
 - Thames Hospital physiotherapy team support a hydrotherapy pool at a new aquatic centre
 - Option B is the only one Thames can afford and will not attract outside visitors
 - Support Option A on the Totara/Kopu side of town n; possibly Denby Field
 - Concerned about low lying build and future coastal hazards
 - Work into Rhodes Park grandstand rebuild
 - Ngāti Tamaterā support closure of current swimming pool and recognition of the area as a Ngāti Maru urupā.
 - No business case for a subregional facility including sustainability or financial commitment from other districts that would use it.
8. TCB support Option A to meet the needs of the broader community; due to the close geographical proximity to Auckland, Hamilton, Tauranga and Hauraki, and

the identification of Thames being an ideal site in the Sport Waikato report of November 2017.

9. Sport Waikato support investigation of a sub-regional aquatic facility to replace the current Thames Centennial Pool in a new location in 2021/22-2023/24 at \$21m (capex) and \$77.6m (opex). Supports the investigation of subregional and partner concepts for this facility in line with the recommendations of the Regional Sports Facilities Plan.

Analysis

There is strong support across the district for an increased level of service for swimming in more areas than just Thames. The current pool grants can be considered by staff to look to increase the level of services provided in each board area as part of a larger pools investigation.

Thames is the only board area suitable for a sub-regional facility as it central and accessible to the Thames-Coromandel district as well as neighbouring districts. This means it would be eligible for external grant funds and possibly support from neighbouring councils if it is district funded. If the pool is only locally funded it will not meet a level of service high enough to be considered a sub-regional facility and therefore not eligible for other funding sources. The replacement costs for the Thames pool in Options B and C are both prohibitive for Thames ratepayers and effort needs to be made by staff to reduce the rating impact of the pool through lower capital costs or by identifying alternative funding sources to rates.

The Thames pool is due for replacement within ten years and also must move from its current site. Further investigation into the options of both sub-regional and like for like replacement as well as suitable locations is required. Consultation would be undertaken following more detailed investigations and details being available.

Strong support was expressed for a Council provided pool in Whitianga, and some support also noted for a Council provided pool in Whangamata. This would be a significant new level of service in each area requiring dedicated consultation. Staff consider that investigation into how Council can best support swimming facilities in these two towns needs to be undertaken as part of the district wide view of what need there is around swimming facilities. However, given the existing pools in both towns and community organisations established to run these, staff think that Council should seek to support the existing community facility, locally funded, to a greater level, than to establish new facilities which Council would be required to run.

Recommendation

That over the next two years Council continue investigations into a replacement of the Thames Centennial Pool and more broadly consider delivery and funding for public pool facilities in other parts of the district, looking at the following scenarios:

- A district funded sub-regional aquatic facility as proposed
- A sub-regional aquatic facility with majority funding from Thames, and lower funding levels from other ward areas
- Council considers further support for the existing Whitianga community pool
- Council considers further support for the existing Whangamata community pool

10.2. Road maintenance

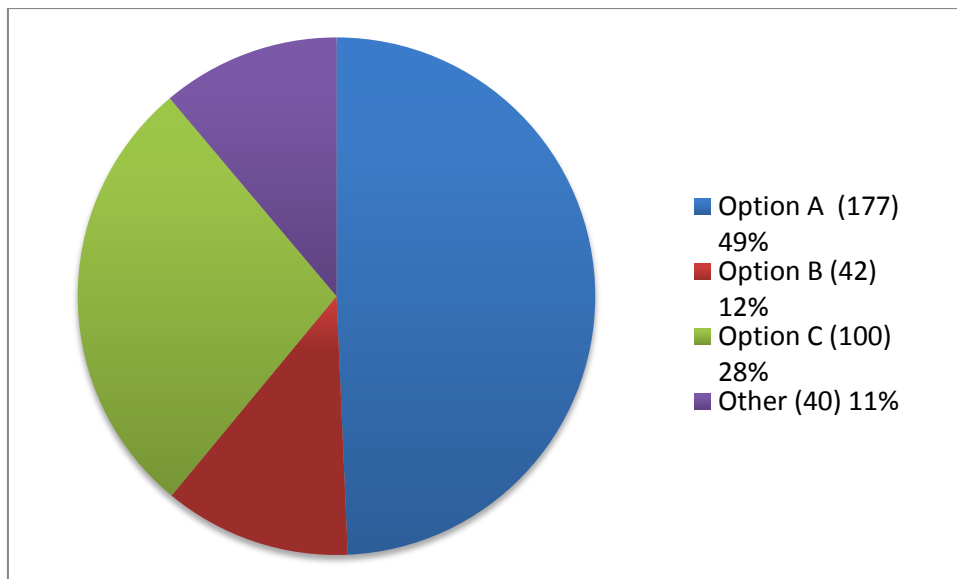
Council consulted on 24 Council owned roads in the district which, for either the whole road or a part, we do not currently maintain. This has put the responsibility for the maintenance of these roads on to the ratepayers who use them most. Public access to these roads needs to be provided so they need to be maintained to a safe standard

to avoid unreasonable risk to all users.

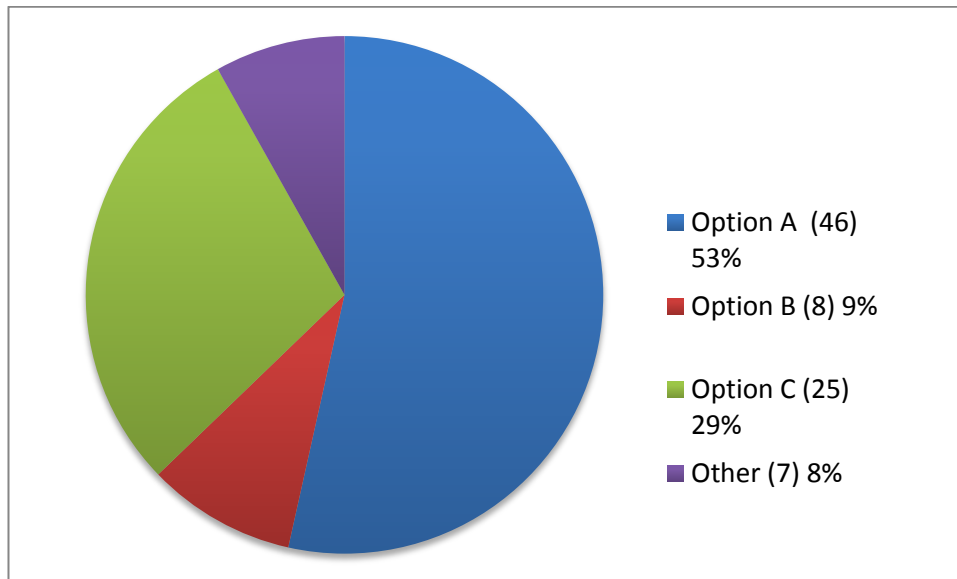
The options were:

- A. Structures only** - We will upgrade and maintain all structure son Council owned roads over years 1 to 4. This includes bridges, fords, retaining walls, culverts and the like. This will improve the integrity and safety of structures on 24 currently unmaintained roads. Upgrade cost of \$3.7 million. The total cost of these upgrades and future maintenance requires \$15.05 each year per ratepayer across the life of the asset.
- B. Low standard of maintenance** - We will upgrade and maintain Council owned roads, and where appropriate provide a lower standard of road than other roads in the district. This will be across the 10 years of the Plan. This will improve the integrity and safety of all 24 roads, including upgrading structures, minimal widening and improved surfaces. Upgrade cost of \$11.8 million. The total cost of these upgrades and future maintenance requires \$61.05 each year per ratepayer across the life of the asset.
- C. Higher quality which meets NZTA funding standards** - We will maintain Council owned roads to a standard which will attract on-going NZTA maintenance subsidy. This will be across the 10 years of the Plan. The integrity and safety of all 24 currently unmaintained Council roads will be greatly improved, including upgrades to all structures, additional widening and a more even surface resulting in a smoother ride. Upgrade cost of \$16.7 million. The total cost of these upgrades and future maintenance requires \$54.40 each year per ratepayer across the life of the asset.

District response



Thames response



Recommendation

The Thames Community Board in their submission support option A, in light of the overall submission feedback does the Community Board wish to change their stance?

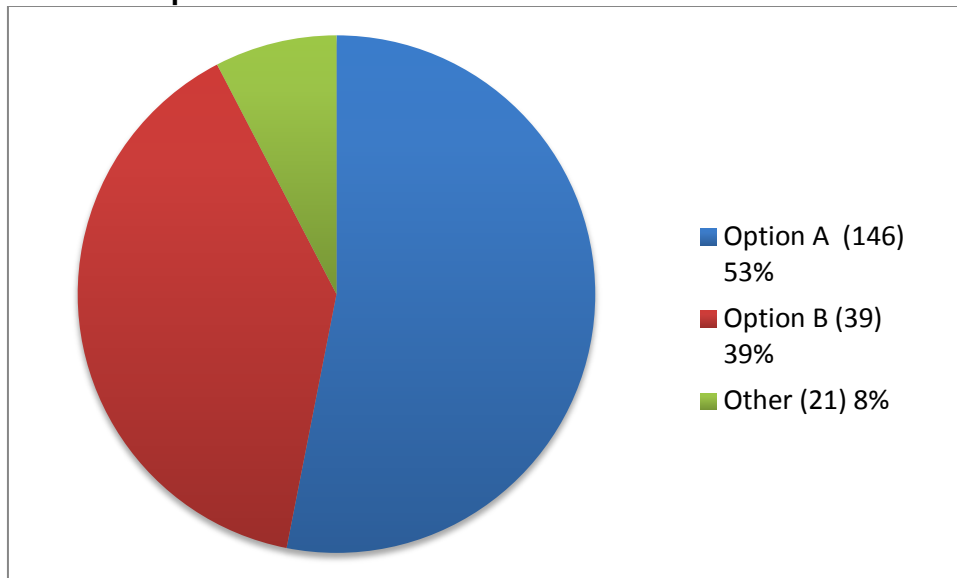
10.2.1. Wentworth Valley Road

As part of the 2015-2025 Long Term plan Council consulted on the seal extension of the Wentworth Valley Road and providing a formed walkway and cycleway on the valley road. After undertaking a business case for the project, we proposed to only undertake the seal extension and not the walkway and cycle way. The road is currently narrow and metal for most of its length. Sealing the total length of 3.2km is proposed.

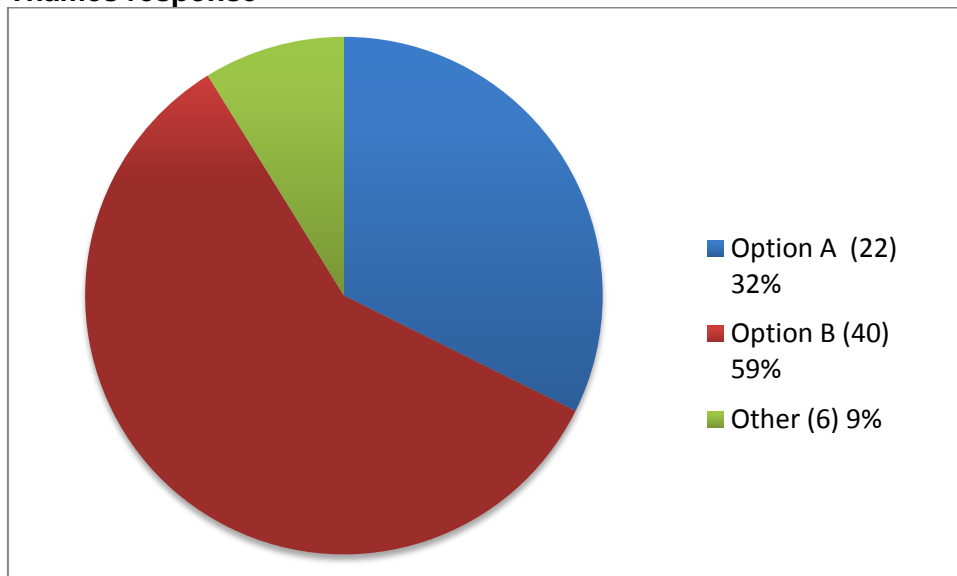
The options were:

- A.** Complete sealing of Wentworth Valley Road (a total additional sealed area of 3.2km). This seal extension is an increased level of service replacing a gravel surface with asphalt resulting in a smoother ride. A cost of \$1.3 million, requires \$4 each per ratepayer across the life of the asset.
- B.** Do not seal the remaining 3.2km. No change the road remains a gravel surface. No cost implication.

District Response



Thames response



Recommendation

The Thames Community Board in their submission support option A, in light of the overall submission feedback does the Community Board wish to change their stance?

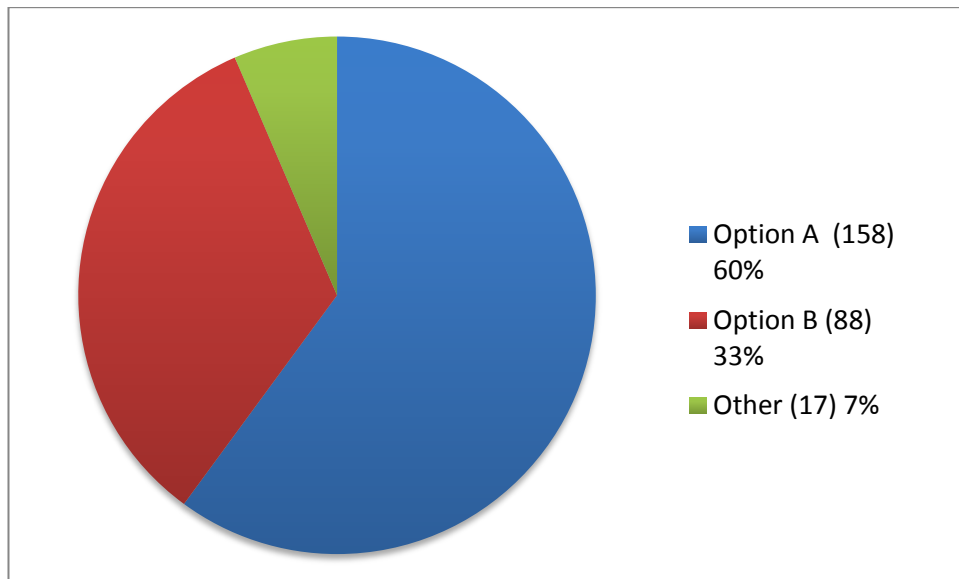
10.3. Pottery Lane Extension

Traffic to and through Coromandel Town is stilted over busy periods, and with visitor and ratepayer numbers set to increase, relieving this congestion and redirecting traffic where possible is becoming more important. A proposed extension of Pottery Lane to 255 Kapanga Road will reduce the number of service vehicles stopping on Kapanga Road which will relieve congestion from commercial traffic. The extension would be undertaken in years 2 to 4 of this Long Term Plan.

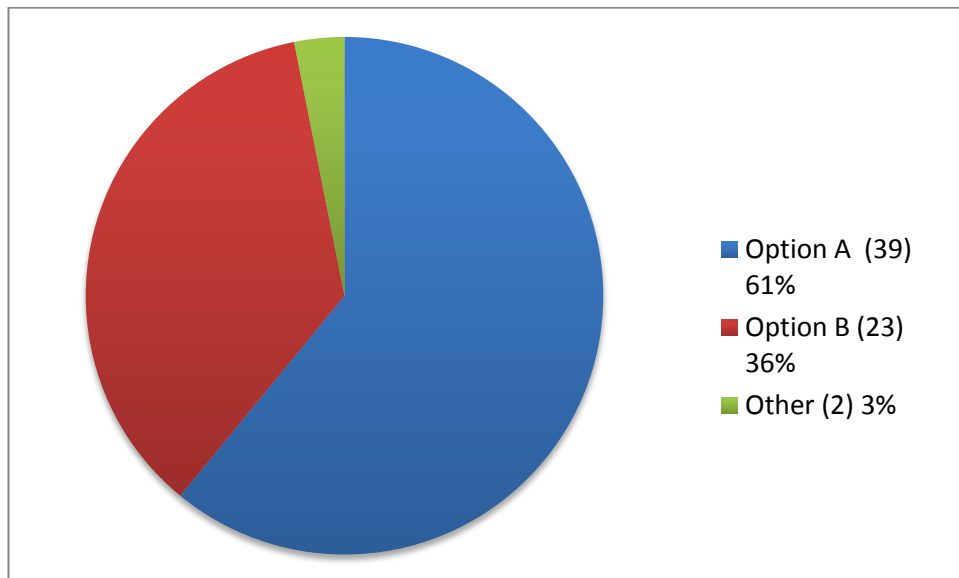
The options were:

- A. Complete Pottery Lane Extension in Coromandel Town over three years. Residents, ratepayers and visitors will see the benefit of reduced congestion in Kapanga Road. Costs \$2.2 million, requires \$7 each year per ratepayer across the life of the asset.
- B. Do not undertake the extension project. No change in traffic flow which will remain congested over peak times. No cost implications.

District response



Thames response



Recommendation

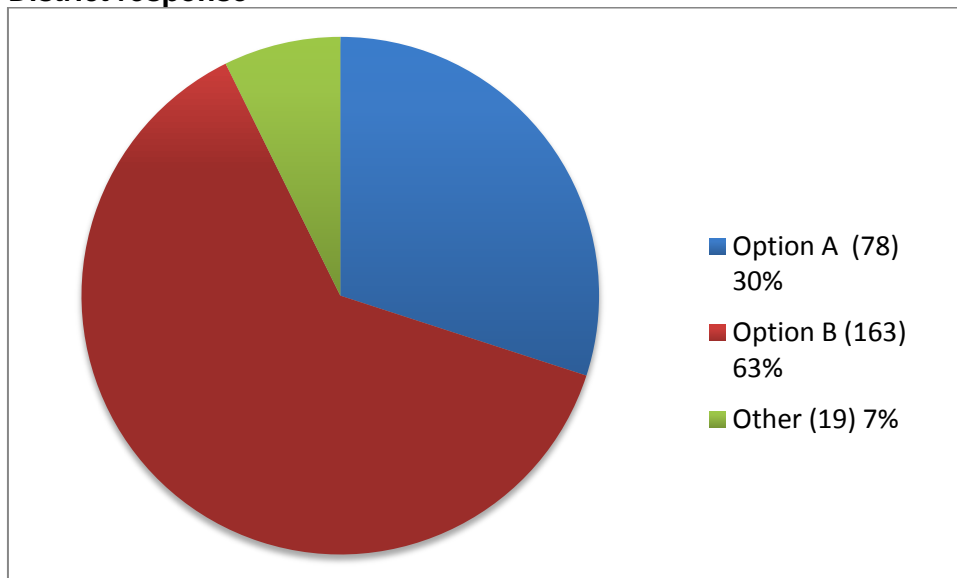
The Thames Community Board in their submission support option A, in light of the overall submission feedback does the Community Board wish to change their stance?

10.5. Totara Valley

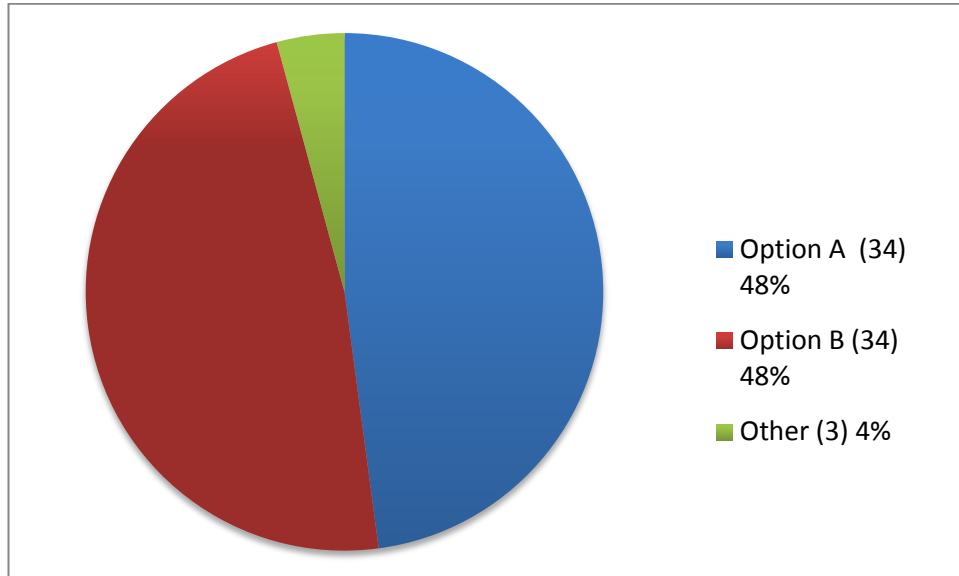
Our new District Plan promotes development in the Totara Valley in Thames, Growth in this area will be good for Thames and good for the district. To help support and encourage development to occur in this area, we are proposing to get ahead of the development and provide key infrastructure like road sealing, wastewater, water supply and stormwater infrastructure. This reflects our direction to support likely development in desirable locations by ensuring services are available for developers.

- A.** Extended wastewater, roading, water supply and stormwater services up the Totara Valley Road to facilitate development in that area in years 1 to 3. Resident sand ratepayers on Totara Valley Road will get access to improved roading, as well as enhanced Council wastewater, water supply and stormwater systems. New Residents and ratepayers will have access to these services from the start of the development period instead of being connected at a later date. Cost \$2.8 million, requires \$10 each year per ratepayer across the life of the assets.
- B.** Do not extend these services until development is consented and seek contributions to total cost of these service extensions as part of the developments. No change to current levels of service. No cost implications. Any future costs to ratepayer to be determined as and when service extensions required.

District response



Thames response



Recommendation

The Thames Community Board in their submission support option A, in light of the overall submission feedback does the Community Board wish to change their stance?

10.6. Economic Development rate

We proposed to remove the economic development rate from commercial and industrial properties. The removal of the economic development rate is based on the change in direction we are undertaking in our economic development activity. The focus of our economic development is now almost exclusively on facilitating engagement with business and developers in the district. This is a change from funding the anchor projects previously identified by Council as those projects were seen as providing a direct benefit to Coromandel businesses by fostering the visitor industry.

With this change in focus, we don't think a targeted rate on commercial and industrial properties to support economic development in the district is necessary as our new 'connect the dots' type approach requires significantly less funding and is accessible to all ratepayers who wish to engage with us.

The options were:

- A. Commercial and industrial ratepayers will no longer pay \$8.35 per \$10,000 of improvement value. For example, a property with \$1 million improvement value currently pays \$835 on this rate. All rateable properties, including commercial and industrial ratepayers, will pay \$22 each year as part of the general rate.
- B. Current rating of commercial and industrial ratepayers for \$8.35 per \$10,000 of improvement value continues with no increase for all rateable properties.

	District response		Thames	
	Number	Percentage	Number	Percentage
Option A	109	40%	28	42%
Option B	151	55%	37	56%
Other	15	5%	1	2%

Recommendation

The Thames Community Board in their submission support option A, in light of the overall submission feedback does the Community Board wish to change their stance?

10.7. Uniform Annual General Rate (UAGC)

The Council considers that many of its services provide the same or similar level of benefit to all ratepayers regardless of a ratepayer's location in the district, the size of the property and/or value of the property. The best match for funding services that benefit all ratepayers in an equal manner is a uniform rate where all ratepayers pay exactly the same amount.

The legislation about rating allows councils to charge 30% of the total rating revenue from rates set on a uniform basis. The water and sewerage rates are exempt from this calculation.

The Council proposes to increase the amount of rating collected from the Uniform Annual General Charge (UAGC) and reduce the amount collected from the land valued based rating for the general rate. The overall increase in uniform rates will be set to reach the 30% limit. In general this means that properties with lower land values will pay a bigger contribution on rates where land value was previously used.

The options were:

- A.** The Uniform Annual General Charge, the fixed part of the general rate, will be at a higher level than previous years and this means lower value properties will pay a higher proportion of total rates. The impact is different for every rateable property.
- B.** Uniform rates are not maximised and the UAGC is set at a similar level to previous years (showing a small increase to reflect the higher total rates required).

	District response		Thames	
	Number	Percentage	Number	Percentage
Option A	132	47%	23	34%
Option B	133	47%	41	60%
Other	18	6%	4	6%

Recommendation

The Thames Community Board in their submission support option A, in light of the overall submission feedback does the Community Board wish to change their stance?

10.8. Rates Remission for second dwellings

131 ratepayers in the district currently have been granted a rate remission for a second dwelling on their property through our Rate Remissions Policy. A second dwelling is defined as being more than 50sqm with its own kitchen which can be used independently of the main dwelling. Second dwellings are often used by tenants, paying visitors, family or friends and usually attract rates associated with their impact on Council services. In the past ratepayers that can show that these dwellings will not be used for payment have been able to apply for a remission. We propose to remove this remission on the basis that the use of these second dwellings regardless of who is using them has an impact on Council services and the applicable ratepayers need to pay for this impact. Otherwise everyone is helping to pick up the extra cost. The total value of the remitted rates is approximately \$230,000 per year. The value to the individual ratepayer receiving the remission is dependent on the services they receive and their location.

The options were:

- A. Remove the rates remission for properties with a second dwelling which is not rented for payment. This will increase rates for the 131 current remitted properties by between \$710 and \$2,006 and reduce the overall rating impact by approximately \$230,000.
- B. Do not remove the rates remission for properties with a second dwelling which is not rented for payment. No change to the current rating for all ratepayers in the district as a result.

	District response		Thames	
	Number	Percentage	Number	Percentage
Option A	186	59%	44	63%
Option B	115	37%	24	34%
Other	14	4%	2	3%

Recommendation

The Thames Community Board in their submission chose the option other as they need more information to decide, in light of the overall submission feedback does the Community Board wish to change their stance?

10.9. Large bed and breakfasts

Our last proposal is to return Bed and Breakfast accommodation providers with four or more bedrooms available for rent to the residential category. The ratepayers were classified as commercial as part of the 2015-2025 Long Term Plan. The major difference in rating for a commercial ratepayer and a residential ratepayer has been the Economic Development rate and higher wastewater rates. The scale of Bed and Breakfast businesses across the district varies and this means the commercial wastewater rate is not always appropriate. Without the Economic Development rate

we think it is best to return the large bed and breakfast businesses back to the residential rating category.

The options were:

- A. Move B&B providers with 4 or more beds to residential ratepayers (affects 8 properties).
- B. Retain B&B properties with 4 or more beds as commercial ratepayers.

	District response		Thames	
	Number	Percentage	Number	Percentage
Option A	151	53%	41	58%
Option B	117	41%	28	39%
Other	16	6%	2	3%

Recommendation

The Thames Community Board in their submission support option A, in light of the overall submission feedback does the Community Board wish to change their stance?

10.10. Resource Consenting fees

The Resource Management Act requires that we specifically consult on any changes to resource consenting fees. Small changes to reflect inflation and the actual cost of consent processing are proposed.

	District response		Thames	
	Number	Percentage	Number	Percentage
Support	156	63%	40	65%
Oppose	72	29%	16	26%
Other	18	7%	6	10%

Recommendation

The Thames Community Board in their submission support the change to resource consenting fees, in light of the overall submission feedback does the Community Board wish to change their stance?

10.11. Harbour facility charges

We are also proposing to align the fees for boat ramp and harbour facilities across the district where the services provided are virtually the same, unless the service at a particular facility warrants a higher or lower fee. Passenger fees in the Coromandel-Colville area will remain set at \$1 but will now be calculated each time the vessel loads or unloads passengers from our facilities.

	District response		Thames	
	Number	Percentage	Number	Percentage
Support	198	79%	49	80%
Oppose	36	14%	5	8%
Other	17	7%	7	12%

Recommendation

The Thames Community Board in their submission support the change to harbour facility charges, in light of the overall submission feedback does the Community Board wish to change their stance?

5 Suggested resolution(s)

That the Thames Community Board:

1. Receives the 'Thames Community Board Long Term Plan 20182-28 Deliberations' report.
2. [Any of the recommendations throughout the report that are supported by the Community Board].