

# Deliberations for 2018 Long Term Plan

## Coromandel-Colville Community Board

Otautu  
Kikowhakarere Bay  
Port Jackson  
Kennedy Bay

Maniaia  
Oamaru Bay  
Port Charles

Te Kouma  
Koputauaki  
Little Bay

Wyuna Bay  
Papa Aroha  
Tuataewa

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<b>Date</b>	8 May 2018
<b>Time</b>	09:00
<b>Venue</b>	Coromandel Service Centre 355 Kapanga Road Coromandel

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## Members

**Chairperson**  
**Members**

P Pritchard JP  
J Autumn  
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K Stephenson  
J Walker QSM

Allan Tiplady  
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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](http://www.tcdc.govt.nz/Council/Meetings-and-Minutes/Community-Boards)

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# 1 Meeting conduct

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**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 Coromandel-Colville 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 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

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### 2.1 Long Term Plan 2018-28 Deliberations

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<b>TO</b>	Coromandel-Colville Community Board
<b>FROM</b>	Erin Bates - Principal Strategic Planner
<b>DATE</b>	8 May 2018
<b>SUBJECT</b>	<b>Long Term Plan 2018-28 Deliberations</b>

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#### 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 Coromandel-Colville 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.

60 submitters identified themselves as spending most of their time in the Coromandel-Colville 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. PARKS AND RESERVES

##### 1.1. Coromandel Bike Park

- The Spirit of Coromandel Trust request funding for further development of the Coromandel Bike Park: 2018/19 - \$210K; 2019/20 - \$100K. One submitter asks that it be appropriately funded to allow its completion. One submitter was disappointed that Hauraki Bike Park wasn't included in the LTP as it would be a well used facility. One submitter supported the development of bike tracks in Coromandel to make it an outdoor destination and give youth access to better facilities.

##### **Analysis**

No funding has been provided in the draft LTP for the Coromandel Bike Park, but the CCCB has requested financial support for the project which will occupy land near the Coromandel Refuse Transfer Station. By supporting this submission the Board allows for the continuity of work that has already been done to progress this recreational facility. The Coromandel Bike Park has the potential to be a significant addition, both recreationally and economically, to Coromandel. There are no designed mountain bike tracks in close vicinity. The closest one is in Whitianga. Recreational opportunities such as these can create great health and social benefits for the local community. They can also add economic benefit because they could potentially add another recreational opportunity to a visitor's itinerary.

##### **Recommendation**

That the Spirit of Coromandel request for a grant to further develop the Coromandel Bike Park be supported and provide a budget of \$210k (\$9.29 rating impact) in 2018/19 and \$100k (\$4.42 rating impact) in 2019/20 and that avenues for external funding also be explored to reduce the Council financial commitment.

##### 1.2. McGregor/Long Bay Scenic Reserve

- One submitter raised concern regarding the McGregor/Long Bay Scenic Reserve and asks that any management plan for this reserve be ecologically based; that it involves the community that wish to see this wetland area protected; and that it is used as it was intended to be when vested to Council.
- One submitter asked that Council provide financial support and staff time to support the community led McGregor Bay Wetland restoration project.

##### **Analysis**

Council staff and financial resources are requested by the McGregor Bay Wetland Society. The project is currently being supported by the Community Manager who is providing support and advice. It is recommended that no budget be created to support this project. External avenues of funding should be sought to progress this project financially.

##### **Recommendation**

Do not provide funding for the McGregor Bay Wetland restoration.

### 1.3. CCTV and Heritage Phone Box

- One submitter requested the Board takeover maintenance and insurance cost of the security camera system and the Heritage Phone Box (circa \$3K to 4K pa in total).

#### **Analysis**

CCTV in the town provides security to businesses and the public. The phone box adds to the heritage streetscape of Coromandel town. The rating impact of his request is minimal.

#### **Recommendation**

That the Community Board agree to take over maintenance and insurance of the security camera system and the Heritage Phone Box, following discussions with the Coromandel Business Association to determine final costs.

### 1.4. Submissions not requiring recommendations

#### 1.4.1. Youth Sailing Academy Colville

- Youth Sailing Academy Colville Inc request that coastal land be made available for their use at Otautu Bay. They offer free sailing lessons and a range of programmes to local youth and are a volunteer organisation. The fleet is currently stored a distance from the beach which is logistically problematic. Initially request enough land for two 20 foot shipping containers to store the boats; initially on a trial basis, and with the containers being portable.

#### **Analysis**

Refer Youth Sailing Academy Colville Inc to Council's property department to discuss their requirements for boat storage and potential solutions

#### 1.4.2. Transfer of Pound Street land ownership

- Coromandel Independent Living Trust request the transfer of ownership of the land on Pound Street as identified by the Community Board, to be included in the Long Term Plan for the establishment of a Community Hub.

#### **Analysis**

The transfer of land is being progressed with the Property Team.

#### 1.4.3. Glover Street

- In relation to the Hauraki Reserve and Glover St alterations project, one submitter expressed concern around proposed changes to Glover St and its parking and would not like to see the removal of the traffic island and the large established trees. Requests that the whole Glover St proposal is reconsidered and no work takes place until that has happened.

#### **Analysis**

The timeline and budget for the proposed Glover St Car Park Enhancement project should be retained in line with CCCB recommendations based upon the 2017 Coromandel Town Centre Design

Guidelines (Streetscape) and extensive consultation which preceded this document.

#### **1.4.4. Wyuna Bay Track**

- One submitter requested a proper safe track be repaired and maintained from the junction of Wyuna Bay Road and Mannion Road down the Cliff Reserve to the Back Beach. This is currently inaccessible to many elderly residents.

##### **Analysis**

Initial indications are that the site is unsafe for a formed track and that any such track would that could be formed would not be able to comply with NZ Standards (NZS8630:2004).

#### **1.4.5. Bike Tracks**

- One submitter supported the development of bike tracks in Coromandel to make it an outdoor destination and give youth access to better facilities

## **2. Harbour Facilities**

### **2.1. Submissions not requiring a recommendation**

#### **2.1.1. Amodeo Bay access road and boat ramp**

- Request Council take responsibility for both the access road and boat ramp to Amodeo Bay. It is a community facility used by many other as well as Angler's Lodge and to burden them with maintenance is unfair. It provides safe access to fishing areas and attracts locals and visitors.

##### **Analysis**

Council already manages the access road to the boat ramp. The consent for the actual boat ramp is held by Anglers Lodge and as such one of the conditions is that the Lodge continues to own and maintain the ramp.

#### **2.1.2. Coromandel marine facilities**

- One submitter requests all tidal access to Coromandel Wharf and Jacks Point creek to allow visitors on private and commercial boats
- One submitter opposed progressing the Coromandel Marina idea any further.

##### **Analysis**

Provision of marine facilities throughout the district are being investigated from a holistic point of view to determine prioritisation of future capital expenditure. Council are working with interested parties on progressing the Coromandel Marina idea.

**2.1.3. Other**

- One submitter expressed concern that there is no reference to improved ferry access to Coromandel from Auckland and suggested exploring the 3B regional development fund. It would make an Auckland commute more feasible
- Two submitters supported investigating the wharf/railway proposal without disturbing the harbour bed.

**3. Public Conveniences**

**3.1. Otautu Bay toilet**

- Colville Branch Rural Women NZ request an operational public toilet at Otautu Bay. There is an unmaintained, decrepit long drop on the Council reserve and the only toilets are those on privately owned camping ground.

**Analysis**

The closest public convenience to Otautu Bay is Colville. A single pan dry vault convenience would be sufficient in this location. The rating impact for a \$70,000 budget in 2019/20 would be \$3.10 excluding maintenance and cleaning costs.

**Recommendation**

That \$70,000 be allocated in 2019/20 to establish a single pan dry vault public convenience at Otautu Bay.

**4. Local Grants**

Coromandel-Colville Community Board currently provides for the following local grants:

<b>Coromandel Library</b>	
Coromandel Library Society	10,000
<b>Coromandel Grants and Remissions</b>	
St John Ambulance	15,000
Community Grants	13,500
Coromandel Pool	10,000
Economic Development Grants	20,000

**4.1. Coromandel Community Swimming Pool**

- Coromandel Community Recreational Society request that the annual contribution towards ongoing service provision of the swimming pool complex become permanent. The past few years they have received a grant of \$10,000 exclusive of GST. Due to increased costs and projected increased in service provisions they request an increase to \$20,000 per year. Increased costs include an increase in the minimum wage rate (increased to \$16.50 as of 1 April 2018 and increasing to \$20 per hour by 2021). This will have a large impact of budget with potentially a cost of a further \$4K to \$5K per year; along with projected increased costs in power, gas, chlorine, chlorine delivery and maintenance costs.

**Analysis**

The Community Pool is a well-attended recreational facility within Coromandel Town. Pools are important opportunities for people to swim in safe environments and offering learn to swim programmes. The additional funding is a reasonable request to absorb standard operational costs. The rating impact of the funding increase is \$4.42 per

ratepayer per year cumulative over three years.

### **Recommendation**

That the Coromandel Community Swimming Pool receive an increase in funding from \$10,000 per year to \$20,000 per year from 2018/19 for a period of three years.

## **4.2. Colville Project**

- One submitter seeks Council assistance with the Colville Project to navigate and implement any plan changes on land use and zoning.
- A further submitter asks that Council contribute to the costs of resource consent and planning processes to the value of \$150K-\$250K.

### **Analysis**

Council staff, including the Economic Development Programme Manager, Resource Consents planners and Community Manager can provide support and assistance to the Project in terms of guidance. Further information on the request for financial support is required to determine how Council can best support this project.

### **Recommendation**

Direct staff to engage further with the Colville Project to determine where Council support is required and what funding is required.

## **5. Footpaths and Streetlights**

Note: TCDC's footpath construction programme for the Coromandel-Colville Community Board (CCCB) area has been prepared based on the level of local investment (and therefore impact on local rates) and the local footpath priorities as reviewed annually by the CCCB.

The base rate (on a straight flat site with no kerb and channel or levelling need) for footpath construction (which includes all establishment and preliminary and general costs) is \$170/m<sup>2</sup> or \$255/lineal metre.

**Attachment B** *Coromandel-Colville Footpath Priorities List* demonstrates the community board's current list of prioritised footpaths for the area.

### **5.1. Driving Creek Road**

- Six submitters request Council prioritise the construction of a footpath along Driving Creek Road, Coromandel for the safety of children and pedestrians, particularly tourists which walking to the Driving Creek cafe and the Driving Creek Railway.

### **Analysis**

Driving Creek Road footpath is in the programme for completion in 16 years.

### **5.2. Victoria St Footpath**

- One submitter asked that consideration be given to extending the footpath on Victoria Street, Coromandel from its current end to Rings Road. Many elderly folk live in the new Greenhills subdivision and find it challenging to walk on the road to Rings Road where there is no pathway (footpath).

### **Analysis**

A contract to extend the footpath on Victoria Road St Coromandel has been awarded to BRS with construction starting shortly for completion in 2017/18.

### **Recommendation**

That the Coromandel Colville Community Board confirms the current level and cost of service associated with provision and maintenance of pedestrian facilities; or alternatively advises any changes it wishes to make to its current priority list.

## **6. DISTRICT PROPOSALS**

### **6.1. 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.

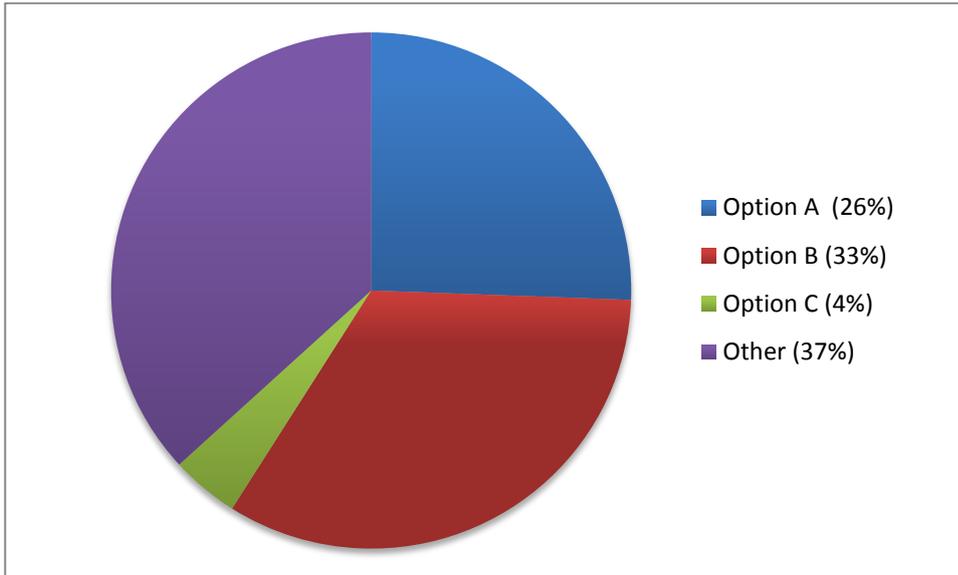
The 3 options presented for feedback were:

- 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.

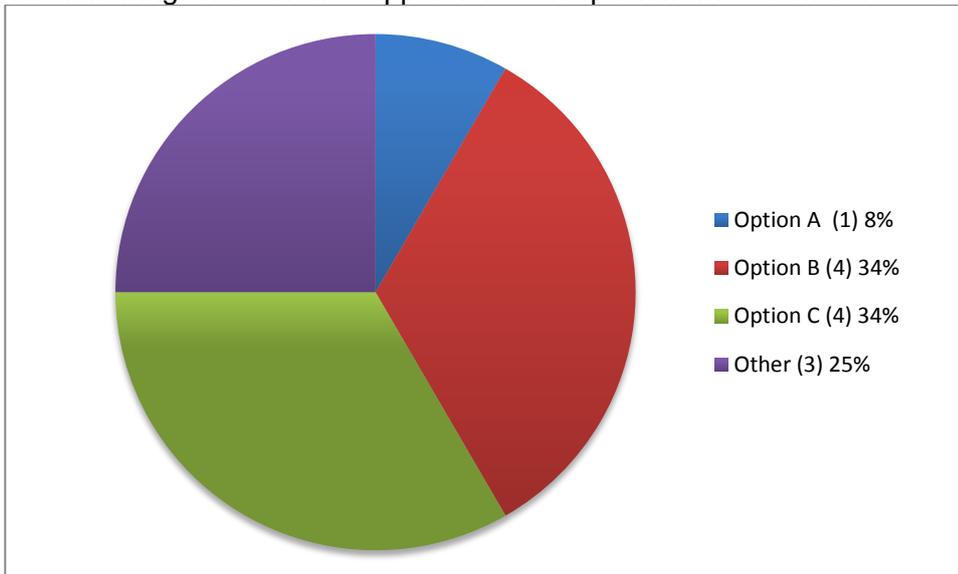
### **Overall support for options**

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 Coromandel-Colville 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](http://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 hydroslices 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

### **6.2. Harbour Facility Fees**

- Three submitters suggest there should only be a common charge when all harbour and boat ramps are improved to a standard that warrants it.
- Three submitters suggested that the administration costs of collecting the embarkment and disembarkment would outweigh any benefit and that a districtwide launching permit that can be purchased online would be preferable. Monitoring of this system would be simpler with someone to occasionally check at boat ramp that the registrations are on the database.
- One submitter suggests that we remove all boat ramp fees that those who are nonresident ratepayers receive very little value from their rates and then have to pay more to use the boat ramp.
- One submitter suggested that we do not charge commercial vessels for the use of our facilities given the important role they play in the economy of the area.
- One submitters suggest that we change the Coromandel Harbour passenger fees but that the rest of the fees remain the same until a District Harbour review is completed.

- The Mercury Bay Community Board requests a review of the fees and charges in relation to commercial activities undertaken using Council assets. That the current increase to fees and charges is only to keep up with inflation and should reflect the value of the asset and the return that should be received from commercial users.
- One submitter suggests we increase the annual boat launching permit to \$100 per year and have one day permits at least \$5 to cover the maintenance and staff costs associated with the assets.
- One submitter suggests that there should be a one of permit that enables the use of all facilities in the district.
- Two submitters suggested that harbour facilities should be entirely user pays and that the ratepayers should not be paying the balance of this cost.
- Ngāti Tamaterā Treaty Settlement Trust request that Council and Ngāti Tamaterā agree on a mix of public/private benefit in respect to Ngāti Tamaterā Treaty settlement land and facilities that have an encumbrance of public access and use.
- One submitter requested that harbour facilities fees and charges be set by community boards.
- The Thames Coromandel Charter Boat Association suggests that the passenger fee unfairly targets charters as the ferries continue to only pay one charge when they bring in passengers from Auckland and drop them to Coromandel then take passengers from Coromandel and drop them to Auckland, whereas the charters are charged twice for the same passengers.
- The Thames Coromandel Charter Boat Association suggests that the Coromandel Harbour Facilities should be district funded given an increasing amount of the passengers use the blue highway to access other parts of the district.

### **Analysis**

Council has proposed to align community facility fees, including harbour facility fees, across the district where the service is similar in order to simplify interaction with those facilities for the customer. The Revenue and Financing Policy identifies that up to 33% of the revenue for community facilities will come from user fees; this reflects both the principle that those residents and ratepayers who actually benefit from a facility should pay more for that benefit than those to whom the facility is available but do not use it, and the reality that the true user cost of operating community facilities is far higher than what residents and ratepayers would be willing to pay to use it. Not all users of the facilities are Thames-Coromandel district ratepayers, or ratepayers in the Community Board that funds the given facility. As such, all users of these facilities are expected to pay. Without user fees being charged the local rates required for these facilities would increase.

The proposed change to \$80 for an annual permit or \$10 for a daily permit for recreational boat launching was a middle ground between lower costs on the east coast and higher costs in Coromandel-Colville. Community Boards and Council are able to consider different costs for these permits if they wish, such as the \$100 annual permit and the \$5 daily permit recommended in submissions.

Currently the collecting of passenger fees is done through the checking of passenger

logs of the vessel to determine the cost required, therefore there is not additional administration required on what we are already doing. The proposed embarking/disembarking method of calculating passenger fees is intended to remove the current disparity between the ferry operator and charter boats where the ferry has been paying \$2 per passenger whereas the charter boat operators have paid only \$1 per passenger.

Staff are currently investigating whether district wide permits for harbour facilities are feasible within a locally funded model, and what harbour facilities should be to best reflect actual use, the impact of different types of user and the cost of different services provided. This will inform the setting of fees and charges for harbour facilities as part of the 2019/20 Annual Plan.

Council will undertake conversations with Ngāti Tamaterā and other Hauraki iwi regarding co-governance arrangements in respect Treaty settlement to determine fees and charges levels and how revenue from these facilities will be allocated.

### **Recommendation**

Council proceed with setting harbour facility fees as proposed.

That Council undertake conversations directly with Ngāti Tamaterā and other Hauraki iwi on fees and charges levels from Treaty settlement co-governed reserves and facilities, and how revenue from these facilities will be allocated.

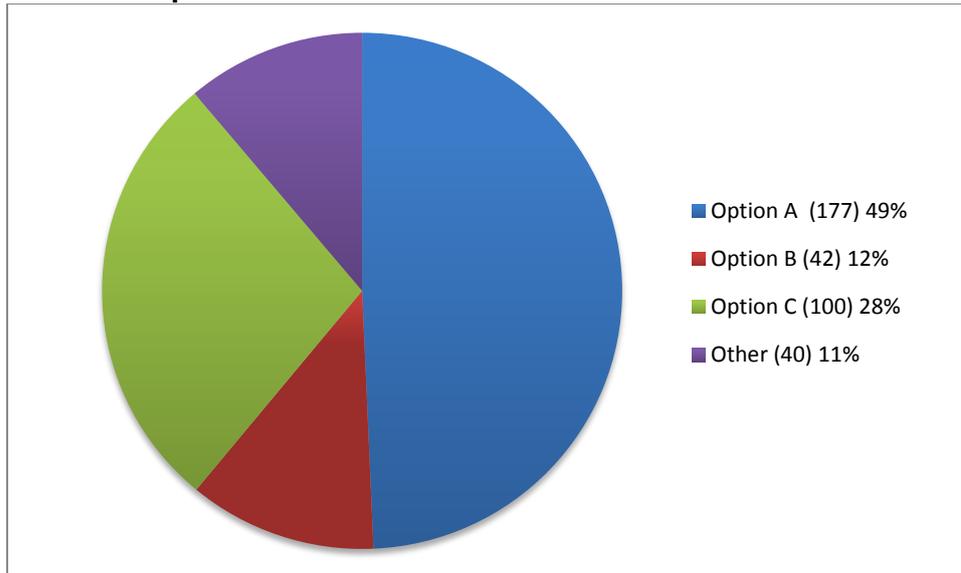
## **6.3. Road maintenance**

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.

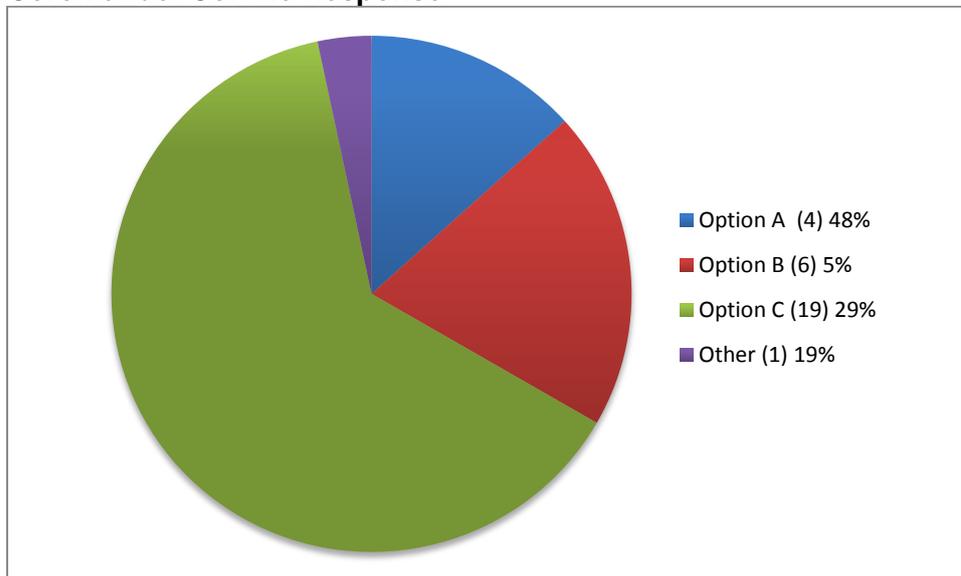
The options were:

- 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



### Coromandel-Colville Response



### Recommendation

Does the Community Board wish to make a recommendation to the Council on this matter?

#### 6.4. 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.

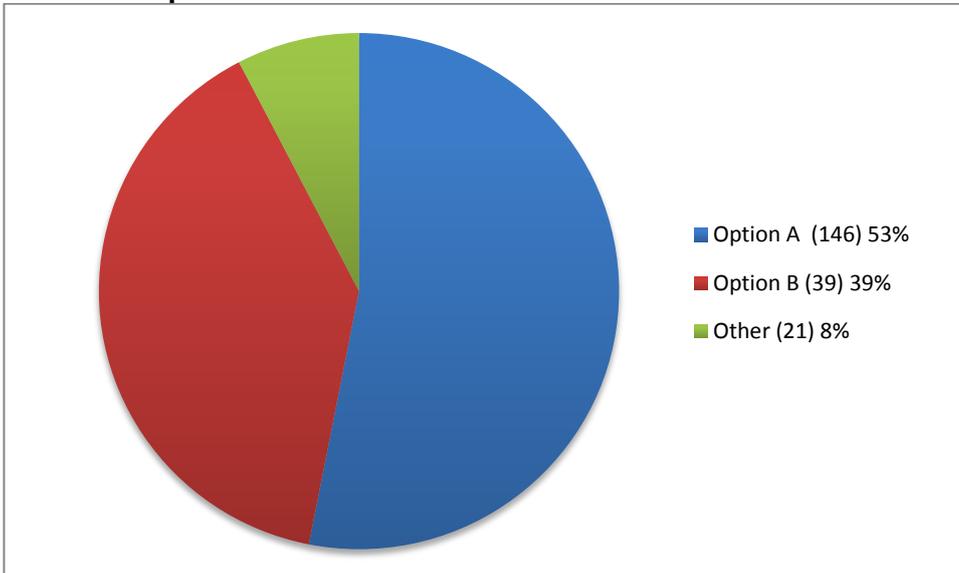
The options were:

- 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

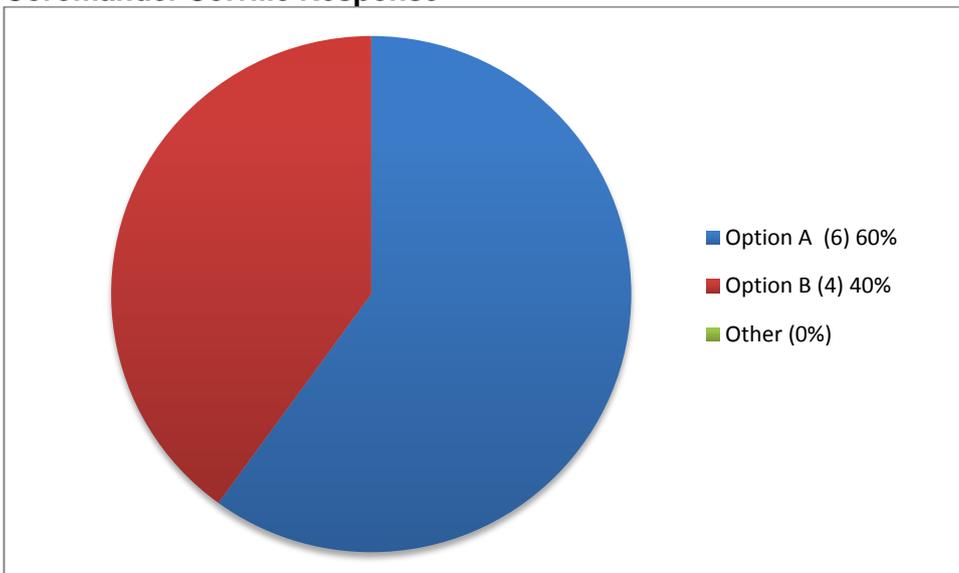
ratepayer across the life of the asset.

- B. Do not seal the remaining 3.2km. No change the road remains a gravel surface. No cost implication.

**District Response**



**Coromandel-Colville Response**



**Recommendation**

Does the Community Board wish to make a recommendation to the Council on this matter?

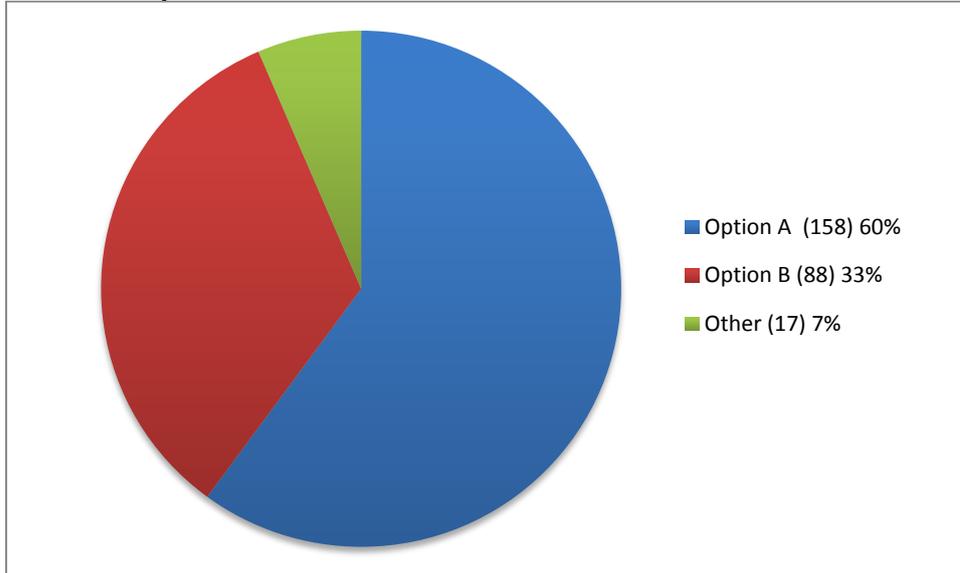
**6.5. Pottery Lane Extension**

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.

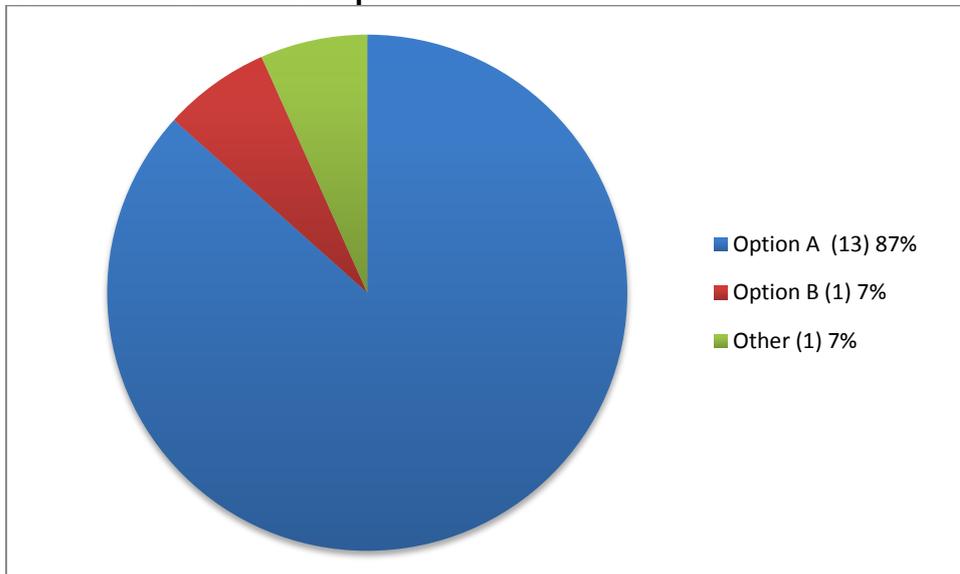
The options were:

- 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**



**Coromandel-Colville Response**



**Recommendation**

Does the Community Board wish to make a recommendation to the Council on this matter?

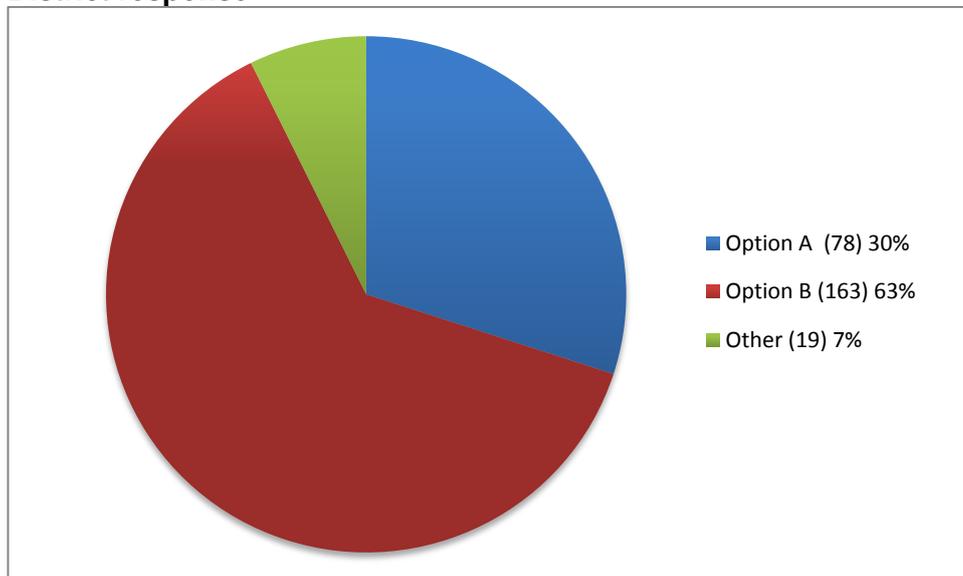
**6.6. Totara Valley**

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

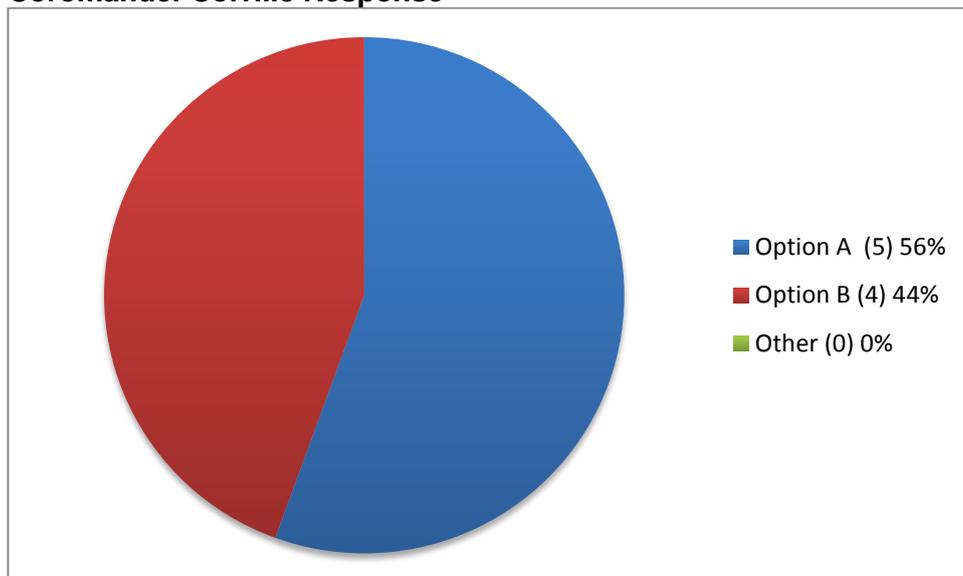
supply and stormwater infrastructure. This reflects our direction to support likely development in desirable locations by ensuring services are available for developers.

- 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**



**Coromandel-Colville Response**



**Recommendation**

Does the Community Board wish to make a recommendation to the Council on this matter?

**6.7. 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		Coromandel-Colville	
	Number	Percentage	Number	Percentage
<b>Option A</b>	109	40%	6	60%
<b>Option B</b>	151	55%	2	20%
<b>Other</b>	15	5%	2	20%

**Recommendation**

Does the Community Board wish to make a recommendation to the Council on this matter?

**6.8. 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		Coromandel-Colville	
	Number	Percentage	Number	Percentage
<b>Option A</b>	132	47%	8	62%
<b>Option B</b>	133	47%	4	31%
<b>Other</b>	18	6%	1	7%

**Recommendation**

Does the Community Board wish to make a recommendation to the Council on this matter?

**6.9. 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		Coromandel-Colville	
	Number	Percentage	Number	Percentage
<b>Option A</b>	186	59%	11	85%
<b>Option B</b>	115	37%	2	15%
<b>Other</b>	14	4%	0	0%

**Recommendation**

Does the Community Board wish to make a recommendation to the Council on this matter?

**6.10. 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		Coromandel-Colville	
	Number	Percentage	Number	Percentage
<b>Option A</b>	151	53%	11	92%
<b>Option B</b>	117	41%	1	8%
<b>Other</b>	16	6%	0	0%

**Recommendation**

Does the Community Board wish to make a recommendation to the Council on this matter?

**6.11. 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		Coromandel-Colville	
	Number	Percentage	Number	Percentage
<b>Support</b>	156	63%	9	64%
<b>Oppose</b>	72	29%	5	36%
<b>Other</b>	18	7%	0	0%

**Recommendation**

Does the Community Board wish to make a recommendation to the Council on this matter?

**5 Suggested Resolution(s)**

That the Coromandel-Colville Community Board:

1. Receives the Coromandel-Colville Community Board Long Term Plan 2018-28 Deliberations' report.
2. Approves the staff recommendations contained in this report to be the Coromandel-Colville Community Board recommendations to Council.

road_name	Footpath on 1 side already?	start_name	end_name	Path Length (m)	Total Estimated Cost (\$)	Priority	Possible Cost to TCDC (\$)	Possible NZTA Subsidy (53%) (\$)	Comments	Eligible for subsidy as Minor Safety project?
VICTORIA STREET SOUTH (COR)	No	RINGS RD	PAGITT STREET	76	28,500	low	13,395	15,105	End of existing footpath to Rings Rd	Yes
KAPANGA ROAD		KAPANGA ROAD BRIDGE	KAPANGA ROAD CARPARK NORTH END	60					Footpath in front of carpark	
WHARF ROAD/LONG BAY ROAD	No	JACKS POINT	EXISTING FOOTPATH (BY OYSTER FACTORY)	430	161,250	very high	75,788	85,463	To oyster factory dual use with cycle way	Yes
LONG BAY ROAD	No	END OF EXISTING FOOTPATH	WYUNA BAY ROAD	1225	459,375	very high	215,906	243,469	To oyster factory dual use with cycle way	Yes
LONG BAY ROAD	No	WYUNA BAY ROAD	END (CORNER BEFORE LONG BAY CAMP)	220	215,940	medium	101,492	114,448	from oyster factory dual use with cycle way	Yes
Whangapoua Road SH25	No	Tiki Rd (SH25)	"Quail End"	950	73,000		34,310	38,690	Required for school children	Yes
DRIVING CREEK ROAD	No	RINGS ROAD	RAILWAY	500	43,000	2007/08	20,210	22,790		Yes
HAURAKI ROAD	No	SEAL JOIN	END OF ROAD	686	257,250	very low	120,908	136,343		Yes
BUFFALO ROAD	No	RINGS ROAD	start footpath	184	46,920	high	22,052	24,868	section of footpath already constructed between these	Yes
BUFFALO ROAD	Yes - RHS	start footpath	END	79	20,145	high	20,145	0		no
KOWHAI DRIVE	No	TE KOUMA ROAD	END	942	240,210	high	112,899	127,311		Yes
PURIRI ROAD	No	TE KOUMA ROAD	END	487	124,185	high	58,367	65,818		Yes
COLVILLE RD	No	COLVILLE SCHOOL	END	1000	255,000	medium	119,850	135,150	Existing footpath serving school unsealed	Yes
EDWARD STREET (COR)	No	ALBERT STREET	PAGITT STREET	144	54,000	low	25,380	28,620		Yes
ALBERT STREET SOUTH (COR)	No	PAGITT STREET	SEAL ENDS	47	17,625	very low	8,284	9,341		Yes
ALBERT STREET SOUTH (COR)	No	RINGS ROAD	PAGITT STREET	84	31,500	very low	14,805	16,695		Yes

road_name	Footpath on 1 side already?	start_name	end_name	Path Length (m)	Total Estimated Cost (\$)	Priority	Possible Cost to TCDC (\$)	Possible NZTA Subsidy (53%) (\$)	Comments	Eligible for subsidy as Minor Safety project?
EDWARD STREET (COR)	No	PAGITT STREET	END	303	113,625	low	53,404	60,221		Yes
TE TIKI STREET	No	KAPANGA ROAD	WATT STREET	78	29,250	low	13,748	15,503		Yes
PAGITT STREET	No	EDWARD STREET	END	106	39,750	very low	18,683	21,068		Yes
PAGITT STREET	No	VICTORIA STREET	ALBERT STREET	188	70,500	very low	33,135	37,365		Yes
ALFRED STREET (COR)	No	RINGS ROAD	END	67	25,125	very low	11,809	13,316		Yes
MAIN STREET	No	RINGS ROAD	END	86	32,250	low	15,158	17,093		Yes
WATT STREET (COR)	No	TE TIKI STREET	VICTORIA STREET	148	55,500	low	26,085	29,415		Yes
WATT STREET (COR)	No	VICTORIA STREET	ALBERT STREET	192	72,000	low	33,840	38,160		Yes
PAGITT STREET	No	ALBERT STREET	EDWARD STREET	110	41,250	very low	19,388	21,863		Yes
TE TIKI STREET	No	WATT STREET	END	69	25,875	low	12,161	13,714		Yes
JAMES STREET	No	MAIN STREET	END	97	24,735	low	11,625	13,110		Yes
KELSO LANE	No	RINGS ROAD	END OF SEAL	101	37,875	very low	17,801	20,074		Yes
ALBERT STREET (COR)	No	BRIDGE ENDS	END OF SEAL	222	83,250	very low	39,128	44,123		Yes
KAURI GROVE	No	ALBERT ST NORTH	END OF ROAD	79	20,145	very low	9,468	10,677		Yes
MANNION ROAD	No	SEAL STARTS	END	51	19,125	very low	8,989	10,136		Yes
VICTORIA STREET (COR)	No	RINGS ROAD	WATT STREET	70	26,250	low	12,338	13,913		Yes
HUAROA STREET	No	SH25	END	150	56,250	very low	26,438	29,813		Yes
WYUNA BAY ROAD	No	LONG BAY ROAD	WOODROFFE ROAD	2625	957,375	low	449,966	507,409		Yes
Colville Road (Coromandel)	No			8					Construct footbridge next to Driving creek bridge	
BUFFALO ROAD (COR)	Yes - RHS	start footpath	END	79	20,145	high	20,145	0		no
	Yes	RINGS ROAD	WATT STREET	80	30,000	very low	14,100	15,900		No

road_name	Footpath on 1 side already?	start_name	end_name	Path Length (m)	Total Estimated Cost (\$)	Priority	Possible Cost to TCDC (\$)	Possible NZTA Subsidy (53%) (\$)	Comments	Eligible for subsidy as Minor Safety project?
ALBERT STREET (COR)	Yes	WATT STREET	SEAL ENDS	62	23,250	very low	10,928	12,323		No
FREDERICK STREET	No	RINGS ROAD	END	42	15,750	very low	7,403	8,348		No
OXFORD TERRACE	No	ALFRED STREET	END	73	27,375	very low	12,866	14,509		No
					<b>462,255</b>		<b>217,260</b>	<b>244,995</b>		

8 May 2018

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**OTHER PEDESTRIAN WORKS (Yet to be prioritised)**

Colville Road (Coromandel)	No	Driving Creek Rd	Reserve entrance	280	71,400		33,558	37,842	Requires footpath added to bridge	
Colville Rd (Coromandel): Add footpath to 7m bridge				0	0		0	0		
Tiki Rd (SH25): Just north of Tiki Rd/Whangapoua Rd Junction: Formal crossing point for pedestrians	N.A.			0	0		0	0		
Tiki Rd (SH25)	No	Preeces Point Rd	Huaroa Rd	813	207,315		97,438	109,877	Required for school children	
SH25	No	MARAE RD	GOLDFIELDS RD	383	155,125		72,909	82,216	Requires footpath added to Manaia River Bridge. \$11,500 allowed for fill and	
RINGS ROAD		FREDERICK STREET	WALKING TRAKING	35	8,925		4194.75	4,730	Footbridge maybe required	
RINGS ROAD		CARPARK	VICTORIA STREET	365	93,075		43745.25	49,330		

road_name	is path on 1 side already?	start_name	end_name	Path Length (m)	Total Estimated Cost (\$)	Priority	Possible Cost to TCDC (\$)	Possible NZTA Subsidy (53%) (\$)	Comments	Eligible for subsidy as Minor Safety project?
TIKI ROAD		POUND STREET	WOOLLAMS SERVICE LANE	150	38,250		17977.5	20,273		
KENNEDY BAY ROAD		POTAES BRIDGE			200,000		94000	106,000	Footbridge required	

<b>433,840</b>		<b>203,905</b>	<b>229,935</b>
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