

Deliberations for 2018 Long Term Plan of the Tairua-Pauanui Community Board

Pauanui

Hikuai

Tairua

Date	8 May 2018
Time	09:00
Venue	Pauanui Community Hub 23 Centreway Pauanui

Members

Chairperson Members

RN Renton
HD Bartley
SH Campbell
TM Walker

WP Brooks
BA Turner

Garry Towler
Area Manager South

Members of Tairua-Pauanui Community Board



Bob Renton (Chairperson)
027 378 8213
bob.renton@extranet.tcdc.govt.nz



Jan Bartley (Councillor)
07 865 8832
jan.bartley@extranet.tcdc.govt.nz



Terry Walker (Councillor)
021 536 580
terry.walker@extranet.tcdc.govt.nz



Brent Turner
027 439 8798
brent.turner@extranet.tcdc.govt.nz



Sarah Campbell
021 707 060
sarah.campbell@extranet.tcdc.govt.nz



Warwick Brooks
07 864 8653
warwick.brooks@extranet.tcdc.govt.nz

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

Table of contents

Item	Business	Page No.
1	Meeting conduct	4
1.1	Apologies	4
1.2	Conflict of interest	4
2	Governance, Planning and Strategy	5
2.1	Long Term Plan 2018-28 Deliberations	5

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 Tairua-Pauanui 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

2.1 Long Term Plan 2018-28 Deliberations

TO	Tairua-Pauanui Community Board
FROM	Erin Bates - Principal Strategic Planner
DATE	8 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 Tairua-Pauanui 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.

38 submitters identified themselves as spending most of their time in Tairua-Pauanui Community Board.

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. Skatepark in Cory Park Domain

- Two submitters, including Preserve Cory Park Domain Inc oppose a skatepark being built at Cory Wright Domain. A key reason its proximity to a residential area - and the Preserve Cory Park Domain Inc notes that it has, in recent year spent significant money on legal and planning costs fighting this skate park issue.
- Three submitters support a skatepark/skatepath in Tairua.

Analysis

Submissions have been received in support and opposition of a skate facility in Tairua. Opposition is focussed on the use of Cory Wright Domain for the facility. While most submissions relate to a skate park the proposal as presented in the long term plan is for a skatepath. The two are obviously related, but are quite different concepts. A skatepark is a concentrated facility whereas a skatepath is a linear facility. It is also noted that a location for the facility has not yet been finally determined.

The timeline and the budget for the proposed Tairua Skate Path project is \$21k in 2019/20 for consultation, design, consents, tendering etc. and \$163k in 2020/21 for construction.

Recommendation

No change is suggested.

1.2. Pepe Road to Hinemoa Terrace reserve

- Coromandel Peninsula Coastal Walkway Society requests that approximately \$20K be allocated in 2022/23 to develop the Pepe Road to Hinemoa Terrace reserve, with an approach made to DOC to remove wilding pines in the forest park above the Reserve.

Analysis

Submission request for a budget of \$20k at Pepe Road Reserve (Between Pepe Rd and Hinemoa Tce) in 2022/23 to develop the reserve. While this project is not provided for in the long term plan, the current review of reserve management plans provides an ideal opportunity for the submitter to provide more detail about any potential development on this reserve and for council to liaise with DOC regarding wilding pines in this vicinity.

Recommendation

It is recommended that the submitter is advised of the current Reserve Management Plan review process and that they will be contacted seeking more information regarding the potential development once the review of the Tairua-Pauanui individual reserve management plans begins (approximately September 2018).

1.3. Submission points not requiring a recommendation

- Coromandel Peninsula Coastal Walkway Society supports the Pauanui Beach Access replacement project and asks that their group and Dune Care be consulted.

Analysis

The proposed Pauanui Beach Access 9 Replacement project is programmed in 2018/19 with a \$10k design, consenting and consultation budget and in 2019/20 with a \$63k budget for construction. Staff will work with the two interested groups and other parties on this project.

2. Community Facilities

2.1. Tairua Community Hub

- One submitter asked that the Tairua Manaia Road Information centre funding be brought forward to 2018/19 and is district funded.
- One submitter opposed the proposal on the basis that there is not enough parking, traffic assessment, or community consultation.
- One submitter queried the purpose of the hub and the funding when, it is stated that council will not fund the information and heritage centre.

Analysis

The Manaia Rd Hub is currently proposed for 2021/22 with a budget of \$223K. The Information centre has been given a lease next door to the Tairua Library whilst the a design concept for the rest of the hub is considered over the next two years. The matters raised by submitters will be considered through that process.

Recommendation

No change to the current timing and budgets for the Manaia Road Hub is suggested. Advise submitters that further community engagement be undertaken once there is a design concept.

2.2. Submission points not requiring a recommendation

- One submitter asked that the Pauanui Community hub hire rate not be increased

Analysis

The proposed increase in the Pauanui Community Hub hire rate reflects increases in maintenance and depreciation costs and therefore needs to reflect those costs.

3. HARBOUR FACILITIES

3.1. Submission points that do not require recommendation

- One submitter supports the increase in Royal Billy Point Boat Ramp dredging.

Analysis

We have an existing resource consent to implement maintenance dredging in the 'channels' of the estuary (and towards the waterways) which are adjacent to and close to Royal Billy Point Boat Ramp. The resource consent dredging work conditions allows and limits us to conduct this to a certain depth and quantity of material. The dredged material is being used (under the consent) for beach re-nourishment where required. Our maintenance budgets for Pauanui Harbour for the next three years are: \$45,532 (18/19), \$46,376 (19/20) and \$47,330 (20/21) which includes the dredging element.

The sedimentation built-up in the channels is closely monitored by TCDC and WRC under our consent conditions. At this moment in time there are no plans to increase the dredging.

4. PUBLIC CONVENIENCES

4.1. Pepe Reserve

- Tairua Residents and Ratepayers Association question the timeframe and cost for the Pepe Reserve Renewals and Extension and ask to be included in the consultation process.
- Two submitters requested that they be replaced in 2018/19 and one of these suggested they should be district funded.
- Another submitter supports the replacement of these facilities but considers the costs excessive.
- Tairua-Pauanui Community Board notes in their submission that if the application to round two of the Central Government Tourism Infrastructure fund is successful the Pepe Reserve Renewals and Extension Funding should be brought forward from 2020/21 to 2018/19 and if unsuccessful the budget remain in 2020/21.

Analysis

This project is proposed for 2020/21 with a budget of \$433k. This Public Convenience is a high usage convenience with possibly the 2nd highest loading on the Peninsula.

The Tairua- Pauanui Community Board requests that an application to the Tourism Infrastructure Fund be made for funding for the Pepe Park Public Conveniences, and if successful the budget be brought forward to 2018/19

Recommendation

Recommended that an application is made to the Tourism Infrastructure Fund and if successful that the Council contribution be brought forward to accommodate the project.

5. Local Grants

5.1. Community walking trail

- One submitter requested that maximum funding be allocated to the Pauanui Tairua Walking trail and another submitter supports funding for this project.

Analysis

Consideration needs to be given where grants are provided to groups to put walking tracks on Council land there is the chance that the Walking Access Commission will make the track Council's asset. Therefore a Council policy needs to be made to provide guidance on providing grants for walking tracks on Council reserve to manage any future requests.

There is \$125K budgeted in Year 1 of which \$100K has been earmarked for the Pauanui trail and \$25K for the Pepe walkway/cycleway. There is \$50K budgeted in both Year 2 and 3 as grants for the trail.

Recommendation

No change to current budgets for the Tairua/Pauanui walking track.

Direct staff to develop a policy for community walking trails on Council reserve to enable consistent and considered decision making when considering grant applications.

5.2. Submission points with no recommendation required

5.2.1. Hikuai Hall

- Further funding for the Hikuai Hall for a further 3 years is requested; with current funding having been \$2661 per annum.

Analysis

There is current funding for the Hall budgeted in the draft LTP with 2018/19 budgeted for \$2,736.

5.2.2. Pauanui Community Library

- Pauanui Community Library Inc seeks to retain local funding for the service contract between Pauanui Community Library and TCDC. As costs have increased, the submitter has requested that the service agreement grant be increased in line with inflation.
- One submitter noted that the plan included \$9-12K per annum for book purchases at Tairua Library but that no expenditure is budgeted at the Pauanui Library. They request that funding of the Pauanui Library be similar to the Tairua Library.

Analysis

Inflation is already applied to the funding provided to the Pauanui Community Library. Pauanui library buy their books through Council's contribution, membership fees and other income (from book sales and sponsorship predominantly). The Tairua Library is a district library (one of three, Thames and Whitianga being the others) which are funded differently than the community libraries run by volunteers.

6. Local roading/footpaths/streetlights

Note: TCDC's footpath construction programme for the Tairua-Pauanui Community Board (TPCB) 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 TPCB.

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/m² or \$255/lineal metre.

Attachment A *Tairua-Pauanui Footpath Priorities List* demonstrates the community board's current list of prioritised footpaths for the area.

6.1. Main Road Footpath

- Supports funding for a new footpath to connect the existing Main Road footpath at the north end of Tairua to the one-way bridge over Grahams Stream. The submitter understands that funding is being sought from NZTA to construct a

pedestrian/cycling bridge over Grahams Stream, to separate vehicles from pedestrians and cyclists, and that construction of the footpath is a pre-requisite to NZTA providing this funding.

Analysis

NZTA currently have a clip on pathway for pedestrians and cyclists for the bridge over Grahams Stream in their proposed programme of works. The extension to the footpath to connect it from the existing Main Road footpath at the north end of Tairua to the one-way bridge over Grahams Stream is not currently in the Community Boards construction programme. Should NZTA install the clip on to the bridge it would be worth considering the extension to the footpath.

A rough estimate for an extension would be \$105k, this is based on a base rate (on a straight site with no kerb and channel or levelling need) for footpath construction (which includes all establishment and preliminary and general costs) and an additional 20% has been included as a contingency given this would not be realistic at the base rate.

Recommendation

Consider an additional budget or a change in the footpath priorities for the extension of footpath to connect it from the existing Main Road footpath at the north end of Tairua to the one-way bridge over Grahams Stream subject to the NZTA clip on pathway being completed.

7. DISTRICT PROPOSALS

7.1. 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:

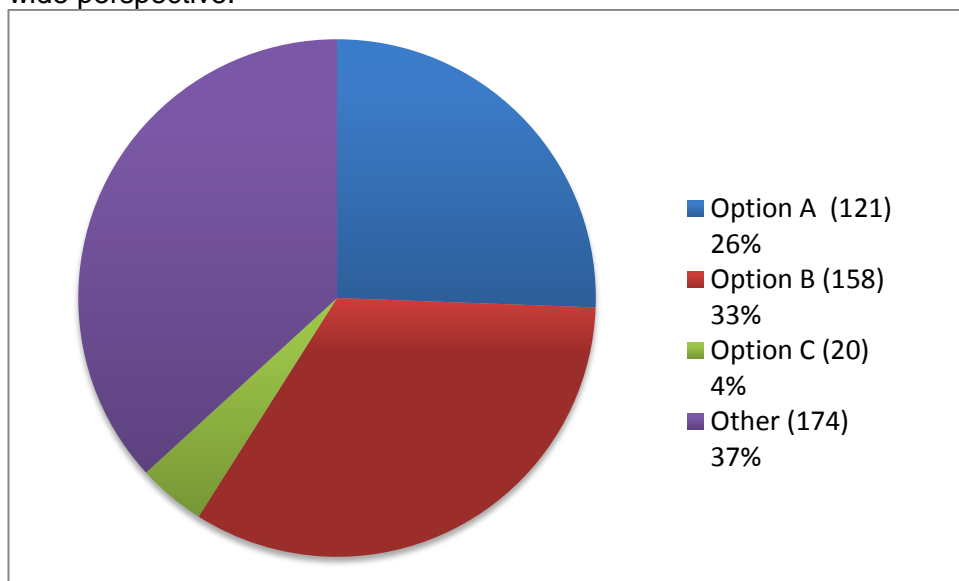
- A. \$21.1m to build a sub-regional aquatic centre in years 4-6 funded by the district, that includes; a 25m pool, a hydrotherapy pool, a permanent building and scope for hydro slides, spa pools, gym, sauna, cafe and spectator facilities, which with

\$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.

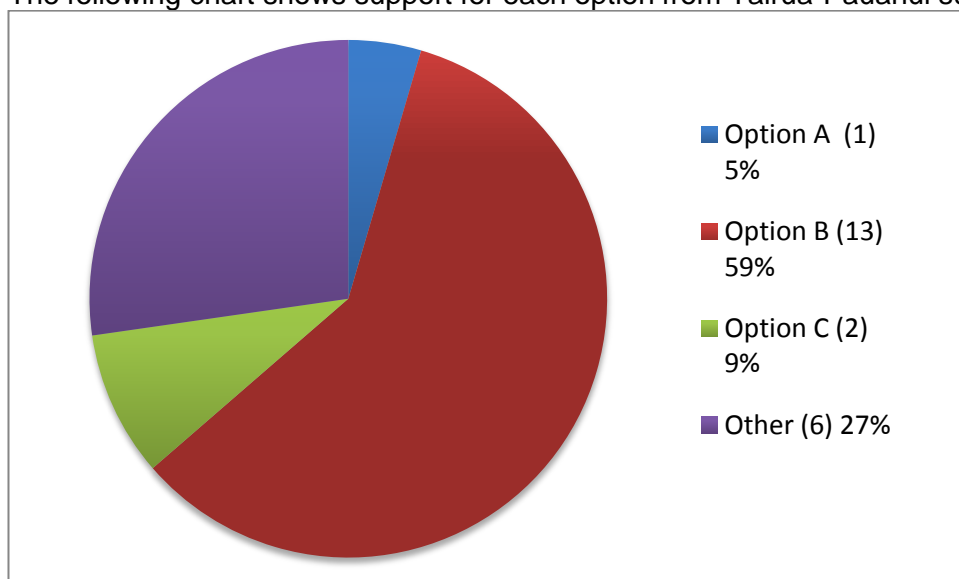
- B. \$11.7m to build a 25m pool within a permanent building in years 4-6 funded by Thames Community Board area ratepayers only. This would provide the same level of service that we currently have and would cost the Thames ratepayer \$477 per year following completion of the work.
- C. \$21.1m to build 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 Tairua-Pauanui 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, Hikuaui 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

7.2. Road maintenance

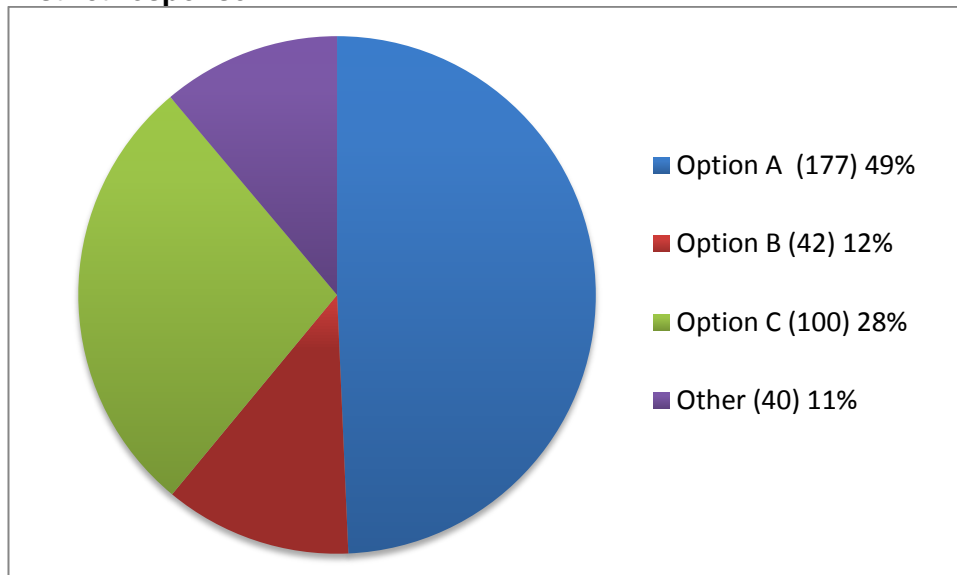
Council consulted on 24 Council owned roads in the district which, for either the whole road or a part, we do not currently maintain. This has put the responsibility for the

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.

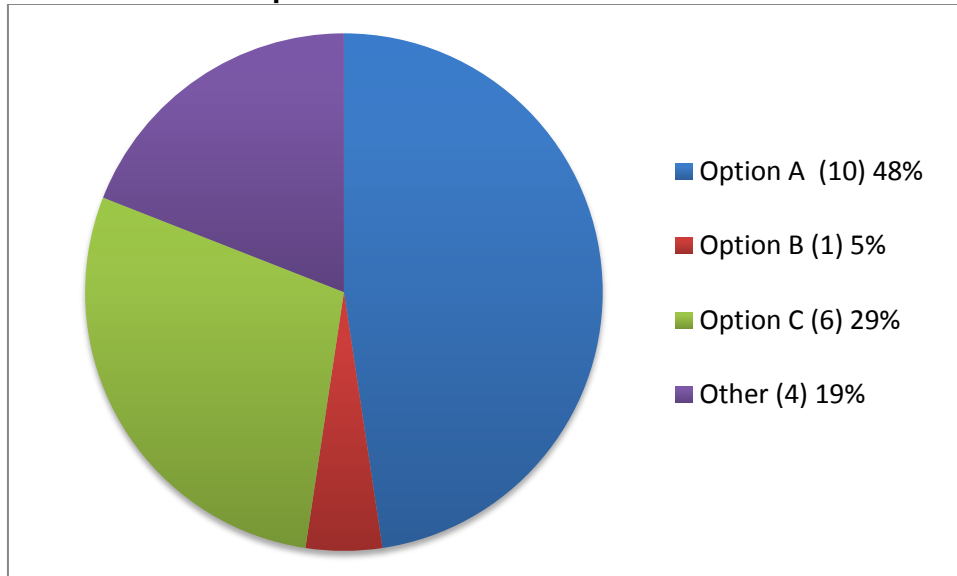
The options were:

- 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



Tairua-Pauanui response



Recommendation

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

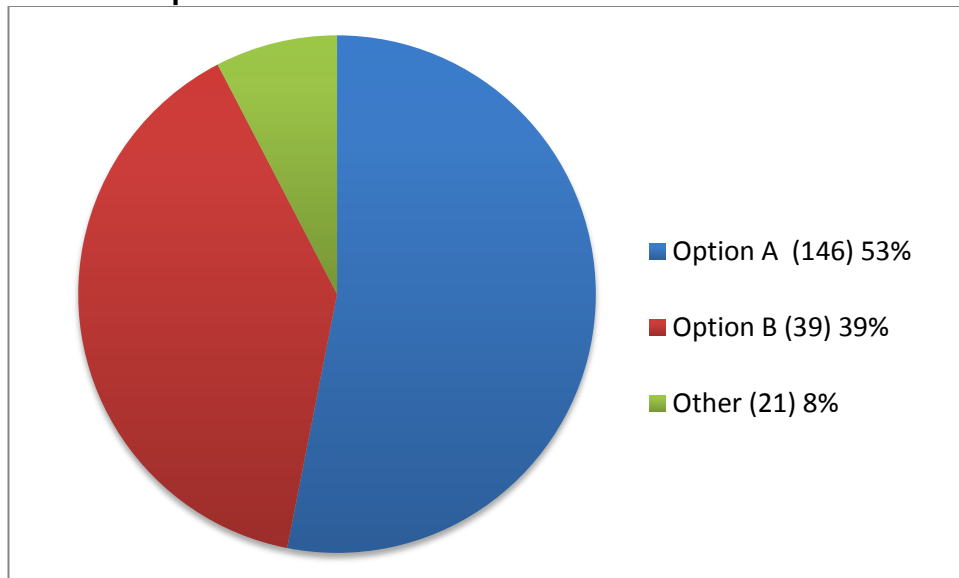
7.3. Wentworth Valley Road

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.

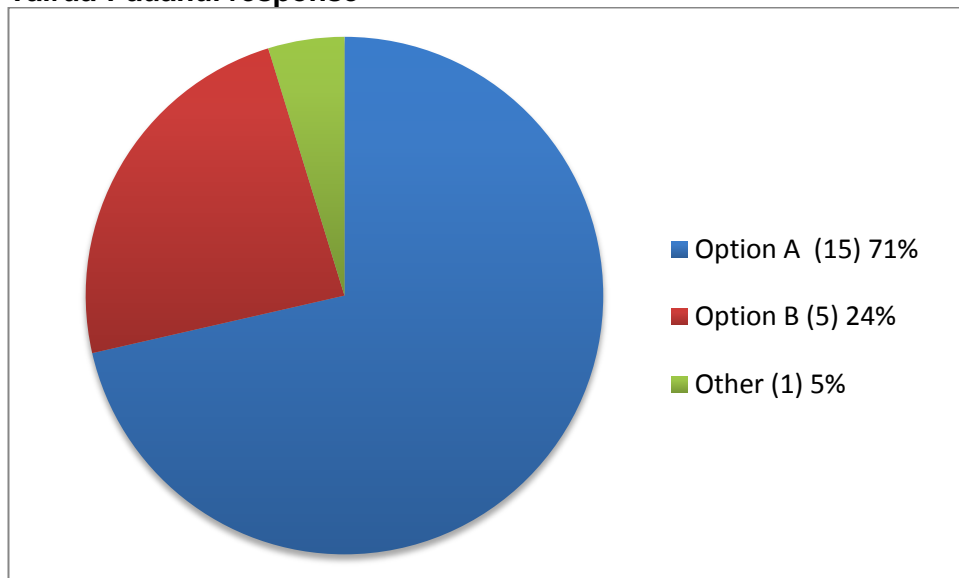
The options were:

- 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



Tairua-Pauanui response



Recommendation

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

7.4. 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.

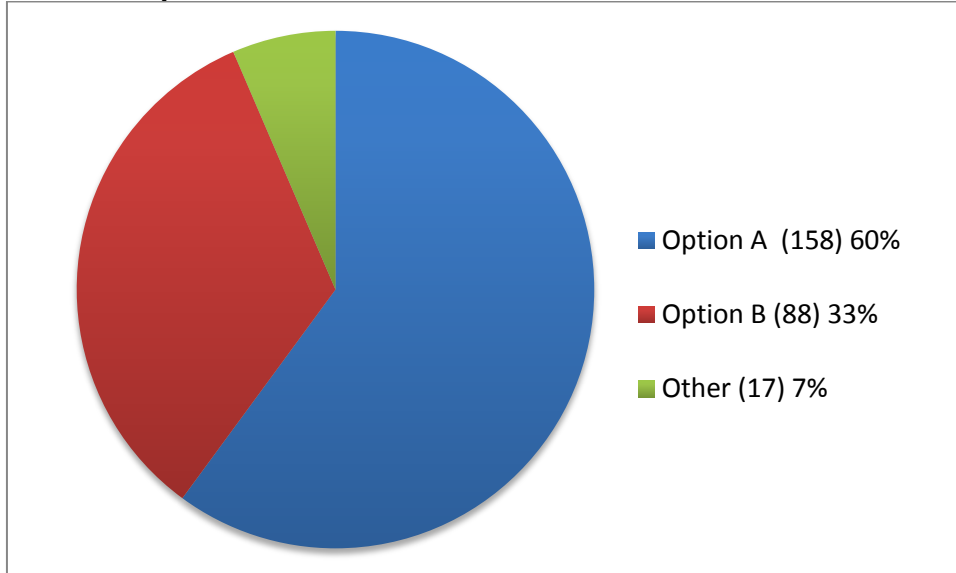
The options were:

- A. Complete Pottery Lane Extension in Coromandel Town over three years. Residents,

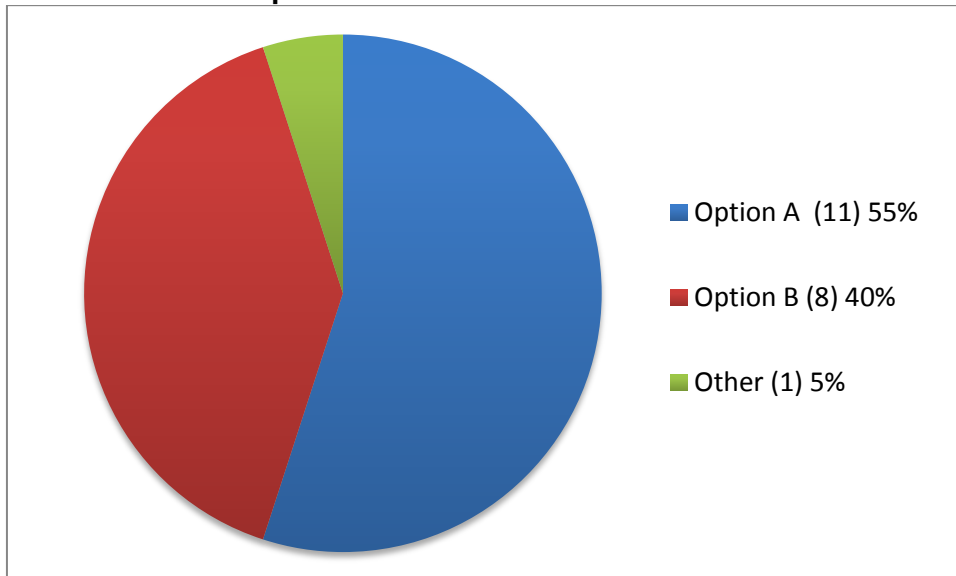
ratepayers and visitors will see the benefit of reduced congestion in Kapanga Road. Costs \$2.2 million, requires \$7 each year per ratepayer across the life of the asset.

- B.** Do not undertake the extension project. No change in traffic flow which will remain congested over peak times. No cost implications.

District response



Tairua-Pauanui response



Recommendation

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

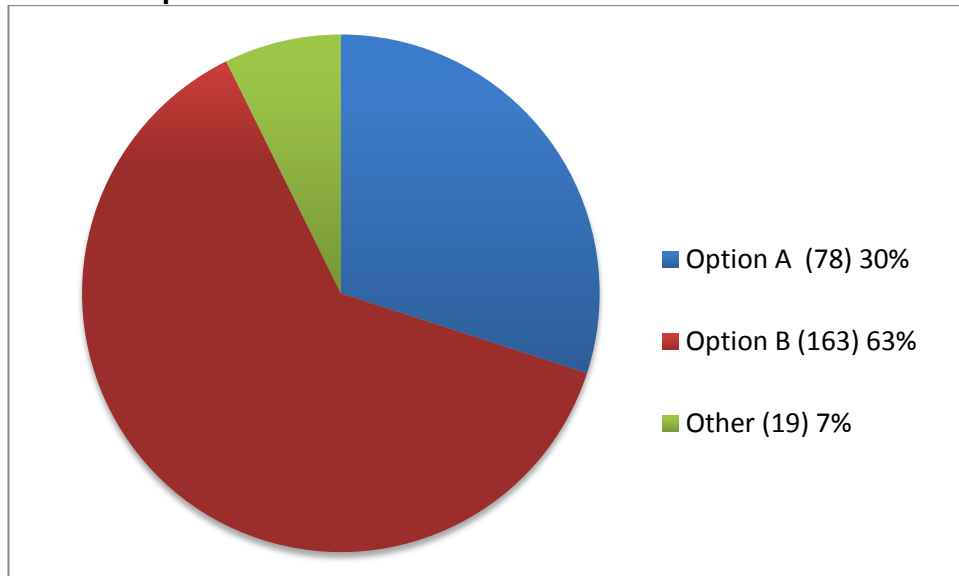
7.5. Totara Valley

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

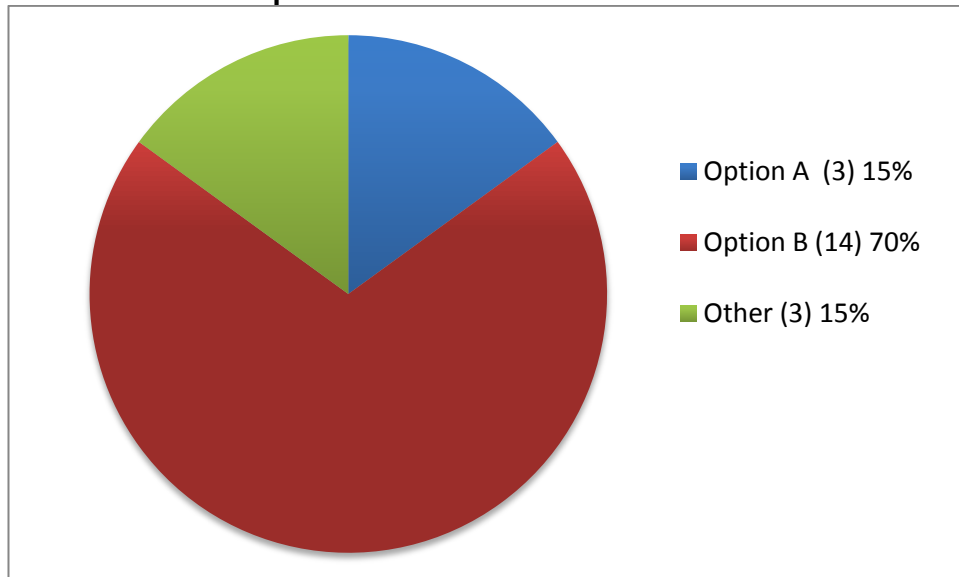
development in desirable locations by ensuring services are available for developers.

- 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



Tairua-Pauanui response



Recommendation

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

7.6. 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		Tairua-Pauanui	
	Number	Percentage	Number	Percentage
Option A	109	40%	7	33%
Option B	151	55%	12	57%
Other	15	5%	2	10%

Recommendation

The Tairua-Pauanui Community Board in their submission support option B, in light of the overall submission feedback does the Community Board wish to change their stance?

7.7. 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		Tairua-Pauanui	
	Number	Percentage	Number	Percentage
Option A	132	47%	14	70%
Option B	133	47%	5	25%
Other	18	6%	1	5%

Recommendation

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

7.8. 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		Tairua-Paunui	
	Number	Percentage	Number	Percentage
Option A	186	59%	12	55%
Option B	115	37%	10	45%
Other	14	4%	0	0%

Recommendation

The Tairua-Paunui Community Board in their submission support option B, in light of the overall submission feedback does the Community Board wish to change their stance?

7.9. 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		Tairua-Paunui	
	Number	Percentage	Number	Percentage
Option A	151	53%	10	53%
Option B	117	41%	9	47%
Other	16	6%	0	0%

Recommendation

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

7.10. 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		Taiura-Pauanui	
	Number	Percentage	Number	Percentage
Support	156	63%	9	52%
Oppose	72	29%	4	24%
Other	18	7%	4	24%

Recommendation

The Tairua-Pauanui 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?

7.11. 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%	14	78%
Oppose	36	14%	1	6%
Other	17	7%	3	16%

Recommendation

The Tairua-Pauanui 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 'Tairua-Pauanui Community Board Long Term Plan 20182-28 Deliberations' report.
2. Approves the staff recommendations contained in this report to be the Tairua-Pauanui Community Board recommendations to Council.

Attachment A *Tairua-Pauanui Footpath Priorities List*

Designed=	Being designed=									
road_name	Footpath on 1 side already?	start_name	end_name	Path length (m)	Total Cost (\$)	Priority	Possible cost to TCDC (\$)	Possible NZTA Subsidy (53%) (\$)	Comments	Eligible for subsidy as Minor Safety project?
MAIN ROAD (SH25)	Yes	EXISTING FOOTPATH BY SHOPS	DAPHNE	120					Added 2/11/2017	
OCEAN BEACH RD RESERVE	No	EXISTING CARPARK FOOTPATH	OCEAN BEACH RD	77	34,650	high	16,286	18,365		Yes
OCEAN BEACH ROAD	No	OCEAN BEACH ACCESS RD	No. 114 OCEAN BEACH RD	160	72,000	high	33,840	38,160		Yes
OCEAN BEACH ROAD	No	No.114 OCEAN BEACH RD	PAKU DRIVE	525	236,250	high	111,038	125,213		Yes
OCEAN BEACH ROAD	No	No. 40 OCEAN BEACH RD	OCEAN BEACH ACCESS RD	350	157,500	high	74,025	83,475		yes
OCEAN BEACH ROAD	No	SH 25	No.40 OCEAN BEACH RD	350	157,500	high	74,025	83,475		yes
THE ESPLANADE	No	PAKU DRIVE	ROAD WIDENS	100	45,000	very high	21,150	23,850	to toilets	Yes
PAKU DRIVE	No	HEMI PLACE	MARINA VALE	263	118,350	very high	55,625	62,726	mobility scooters and walkers conflict with traffic	Yes
PAKU DRIVE	No	PACIFIC DRIVE (end of existing path)	TIRINUI CRESCENT	135	65,000	very high	30,550	34,450		Yes
PAKU DRIVE	No	TIRINUI CRESCENT	END	211	94,950	very high	44,627	50,324	tourists to top of hill walk	Yes
MOTUHOA ROAD	No	PAKU DRIVE	WIEMU ROAD	333	149,850	high	70,430	79,421		Yes
MOTUHOA ROAD	No	WIEMU ROAD	DAVID MASON AVENUE	90	40,500	high	19,035	21,465		Yes
MOTUHOA ROAD	No	DAVID MASON AVENUE	MARGARET WELLS AVENUE	302	135,900	high	63,873	72,027		Yes
TIRINUI CRESCENT	No	PAKU DRIVE	END	166	75,000	medium	35,250	39,750		Yes

Designed=	Being designed=									
road_name	Footpath on 1 side already?	start_name	end_name	Path length (m)	Total Cost (\$)	Priority	Possible cost to TCDC (\$)	Possible NZTA Subsidy (53%) (\$)	Comments	Eligible for subsidy as Minor Safety project?
BAY VIEW TERRACE	No	SH 25	TURNING AREA	85	38,250	high	17,978	20,273		Yes
BAY VIEW TERRACE	No	TURNING AREA	END SEAL	35	15,750	medium	7,403	8,348		Yes
HIKUIA SETTLEMENT ROAD		GUM DIGGERS STREAM	TANGITARO RI LANE	856	385,200	very low	181,044	204,156		Yes
GREY AVENUE (TAI)	No	SH 25	PETLEY PARADE	108	48,600	very low	22,842	25,758		Yes
REWA REWA VALLEY	No	SH 25	UNNAMED ON RIGHT	129	58,050	low	27,284	30,767		Yes
REWA REWA VALLEY	No	UNNAMED ON RIGHT	END	74	33,300	very low	15,651	17,649		Yes
DAPHNE ROAD	No	SH 25	END	162	72,900	medium	34,263	38,637		Yes
HORNSEA ROAD	No	HAPENUI ROAD	CORY WRIGHT DRIVE	43	19,350	medium	9,095	10,256		Yes
HORNSEA ROAD	No	TOKOROA ROAD	HAPENUI ROAD	458	206,100	medium	96,867	109,233		Yes
TANGITARORI LANE	No	HIKUIA SETTLEMENT ROAD	GOOSEBERRY ROAD	259	#VALUE!	low	#VALUE!	#VALUE!		Yes
THE ESPLANADE	No	ROAD WIDENS	END	100	45,000	very low	21,150	23,850		Yes
DAVID MASON AVENUE	No	MOTUHOA ROAD	END	219	98,550	low	46,319	52,232		Yes
HAPENUI ROAD	No	MANAIA ROAD	HORNSEA ROAD	96	43,200	low	20,304	22,896		Yes
WIEMU ROAD	No	MOTUHOA ROAD	END	158	71,100	high	33,417	37,683		Yes
HILLSIDE LANE	No	TAIRUA HEIGHTS	END	127	57,150	low	26,861	30,290		Yes
OCEAN BEACH LOW LEVEL ACCESS RD	No	OCEAN BEACH RD HSE 62	END SEAL	176	79,200	high	37,224	41,976		Yes

Designed=	Being designed=									
road_name	Footpath on 1 side already?	start_name	end_name	Path length (m)	Total Cost (\$)	Priority	Possible cost to TCDC (\$)	Possible NZTA Subsidy (53%) (\$)	Comments	Eligible for subsidy as Minor Safety project?
MARGARET WELLS AVENUE	No	MOTUHOA ROAD	END	189	85,050	low	39,974	45,077		Yes
MOTUHOA ROAD	No	MARGARET WELLS AVENUE	END	68	30,600	low	14,382	16,218		Yes
RIDGE ROAD	No	ROAD DIVERGES	END	62	27,900	medium	13,113	14,787		Yes
VISTA PAKU RIGHT *	Yes - LHS	DUNLOP DRIVE	COURTNEY PLACE	112	50,400	very high	50,400	0		No
RIGHT *	Yes - LHS	COURTNEY PLACE	END	192	86,400	very high	86,400	0		No
PAUANUI BLVD RIGHT *	No	PAUANUI BEACH ROAD	BEAUMONT GREEN	175	78,750	high	37,013	41,738	walking circuit	no
VISTA PAKU LEFT *	Yes - LHS	THE DIVIDEND	LAKE COURT	56	25,200	high	25,200	0		no
VISTA PAKU RIGHT *	Yes - LHS	No.201	BLUCHER REEF	190	85,500	high	85,500	0		No
OCEAN BEACH ROAD	No	OCEAN BEACH ACCESS RD	OCEAN BEACH RD LEFT	155	89,900	high	42,253	47,647		no
KENNEDY PARK DRIVE	Yes - RHS	NO.26	NO.14	123	55,350	high	55,350	0		no
PAUANUI BLVD RIGHT *	No	BEAUMONT GREEN	GALLAGHER PARK LANE	125	56,250	high	26,438	29,813	walking circuit	no
PACIFIC VIEW DRIVE	Yes	PAKU DRIVE	END	230	133,400	high	133,400	0		no
PAUANUI BLVD RIGHT *	No	GALLAGHER PARK LANE	BEAUMONT GREEN	94	42,300	high	19,881	22,419	walking circuit	no
PAUANUI BLVD RIGHT *	No	MOUNTAIN VISTA	BONANZA PLACE	82	36,900	high	17,343	19,557	walking circuit	no
PAUANUI BLVD RIGHT *	No	MONARCH GROVE	JUBILEE DRIVE	127	57,150	high	26,861	30,290	walking circuit	no
PAUANUI BLVD RIGHT *	No	JUBILEE DRIVE	ROAD JOINS	39	17,550	high	8,249	9,302		no
PAUANUI BLVD RIGHT *	No	BRADDOCK GROVE	ROAD JOINS	73	32,850	high	15,440	17,411		no
PAUANUI BLVD RIGHT *	No	KENNEDY PARK DRIVE	MCCORMICK PLACE	103	46,350	high	21,785	24,566		no

Designed=	Being designed=									
road_name	Footpath on 1 side already?	start_name	end_name	Path length (m)	Total Cost (\$)	Priority	Possible cost to TCDC (\$)	Possible NZTA Subsidy (53%) (\$)	Comments	Eligible for subsidy as Minor Safety project?
PAUANUI BLVD RIGHT *	No	JUST IN TIME	BAGNALL PLACE	35	15,750	high	7,403	8,348		no
PAUANUI BLVD RIGHT *	Yes - LHS	BAGNALL PLACE	CLAXTON AVENUE	55	24,750	high	24,750	0		no
MOUNTAIN VISTA PLACE	Yes - LHS	PAUANUI BOULEVARD	MCLIVER PLACE	60	27,000	Medium	27,000	0		no
MOUNTAIN VISTA PLACE	Yes - LHS	MCLIVER PLACE	BROKEN HILLS LANE	73	32,850	Medium	32,850	0	access to beach	no
MOUNTAIN VISTA PLACE	Yes - LHS	BROKEN HILLS LANE	MOUNTAIN VISTA SOUTH	89	40,050	Medium	40,050	0	access to beach	no
MOUNTAIN VISTA PLACE	Yes - LHS	MOUNTAIN VISTA SOUTH	END	99	44,550	Medium	44,550	0	access to beach	no
THE MARINA	Yes - LHS	PAKU DRIVE	END	50	22,500	medium	22,500	0		no
TOKOROA ROAD	Yes	HORNSEA ROAD	END	80	36,000	medium	16,920	19,080	sports traffic	No
BAGNALL PLACE RIGHT *	Yes - LHS	PAUANUI BOULEVARD	END	168	75,600	low	75,600	0		no
BEAUMONT GREEN RIGHT *	Yes - LHS	PAUANUI BOULEVARD	ROAD JOINS	59	26,550	low	26,550	0		no
FANTAIL TERRACE	Yes - LHS	OCEANA HEIGHTS	CUL DE SAC	175	78,750	low	78,750	0		no
BEAUMONT GREEN RIGHT *	Yes - LHS	ROAD DIVERGES	ROAD JOINS	68	30,600	low	30,600	0		no
BLUCHER REEF	Yes	VISTA PAKU	BLUCHER REEF RIGHT	25	25,550	low	12,009	13,542		no
BONANZA PLACE	Yes - LHS	PAUANUI BOULEVARD	END	193	86,850	low	86,850	0		no
CENTREWAY RIGHT *	Yes - LHS	VISTA PAKU RD	ROAD RE-JOINS	143	64,350	low	64,350	0		no
CHAMPION PLACE RIGHT *	Yes - LHS	PAUANUI BOULEVARD	END	176	79,200	low	79,200	0		no

Designed=	Being designed=									
road_name	Footpath on 1 side already?	start_name	end_name	Path length (m)	Total Cost (\$)	Priority	Possible cost to TCDC (\$)	Possible NZTA Subsidy (53%) (\$)	Comments	Eligible for subsidy as Minor Safety project?
CHELMSFORD COURT	Yes - LHS	JUBILEE DRIVE	JUBILEE DRIVE	219	98,550	low	98,550	0		no
RIDGE ROAD RIGHT	No	ROADS DIVERGES	END	62	27,900	low	13,113	14,787		no
CLAXTON AVENUE RIGHT *	Yes - LHS	ROAD DIVERGES	ROAD REJOINS	90	40,500	low	40,500	0		no
CORONATION ROW RIGHT *	Yes - LHS	JUBILEE DRIVE	END	138	62,100	low	62,100	0		no
COURTNEY PLACE	Yes	COURNEY CLOSE	END	113	50,850	low	23,900	26,951		no
COUTTS ROAD RIGHT *	Yes - LHS	VISTA PAKU	END	83	37,350	low	37,350	0		no
EL DORADO LEADER	Yes - LHS	VISTA PAKU	END	404	181,800	low	181,800	0		no
GLEN NEAVES RIGHT *	Yes - LHS	JUBILEE DRIVE	END	127	57,150	low	57,150	0		no
GLEN VENUS	Yes	JUBILEE DRIVE	END	158	71,100	low	33,417	37,683		no
GOLDEN HILLS DRIVE RIGHT *	Yes - LHS	THE ADIT	ROAD NARROWS	69	31,050	low	31,050	0		no
GOOSEBERRY GROVE	No	TANGITARORI LANE	END	321	186,180	low	87,505	98,675		no
JACKSONS CLAIM	Yes - RHS	PAUANUI BOULEVARD	ROAD JOINS	36	16,200	low	16,200	0		no
JACKSONS CLAIM	Yes - LHS	ROAD DIVERGES	ROAD JOINS	89	40,050	low	40,050	0		no
MCLIVER PLACE RIGHT *	Yes - LHS	ROAD DIVERGES	END	62	27,900	low	27,900	0		no
MOUNT AVENUE RIGHT *	No	ROAD DIVERGES	END	38	22,040	low	10,359	11,681		no

Designed=	Being designed=									
road_name	Footpath on 1 side already?	start_name	end_name	Path length (m)	Total Cost (\$)	Priority	Possible cost to TCDC (\$)	Possible NZTA Subsidy (53%) (\$)	Comments	Eligible for subsidy as Minor Safety project?
Bayview Terrace	No	END SEAL	MAIN RD by Pepe Bridge	370	55,500		26,085	29,415	Route to school & shops	
					115,500		86,085	29,415		