



Minutes

of the

Thames-Coromandel District Council 2018-2028 draft Long Term Plan Hearing

Date	3 May 2018
Venue	Council Chambers 515 Mackay Street Thames

Present

HD Bartley, PA Brljevich (Chair), LA Fox, MK McLean JP, S Peters, GR Simpson, TM Walker

In attendance

Community Board Chairs

P Pritchard JP, B Renton, K Coulam

Staff

Scott Summerfield, Lisa Madgwick and Bruce Baker

Meeting commenced 09:00am

Adjournment	Start	Finish	Reason
Chairperson	10:15	10:30	Morning Tea
Chairperson	12:45	13:15	Lunch

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1 Meeting conduct

1.1 Apologies

Resolved

That the Thames-Coromandel District Council receives the apologies from Mayor Goudie, Councillor Christie and Councillor Peters.

Moved/seconded by: Walker/Simpson

2 Long Term Plan and associated policies hearing submissions

2.1 Sarah Steinemann on behalf of Pauanui Community Office

Ms Steinemann (LTP18_464) spoke to the submission on behalf of the Pauanui Community Office.

Ms Steinemann provided information regarding flooding in Holland Close, Pauanui on the weekend of 28-29 April 2018. Staff had previously advised that the Council had stormwater models of the towns around the district and based on this, major capital works would be developed.

2.2 Heather Moore on behalf Thames Business Association

Heather Moore (LTP18_629) spoke to the submission on behalf of the Thames Business Association.

Ms Moore advised that a survey had been sent out to over 700 business owners in the Thames district with 87 responses received. The responses from the survey showed that most of the respondents would be comfortable with paying between \$150 - \$200 per year for a business association.

2.3 Ms Louise Deane

Ms Deane (LTP18_431) spoke to her submission specifically on wanting to ensure decisions were transparent and checked against a value based purpose rather than a legal based purpose. Ms Deane noted her concern that decisions seem to be based on laws that were not flexible enough to respond to a changing situation. Ms Deane commented that homelessness was becoming an issue in the area and that Council should be able to respond to it. Ms Deane advised that there was nothing about carbon mitigation in the LTP and that Thames could lead the way in this matter.

2.4 Lindsay Lyons

Mr Lyons spoke to his submission (LTP18_448) specifically regarding Wyuna Bay.

Wyuna Bay reserve was affected by the 5 January 2018 storm event. Mr Lyons noted that the southern end of the reserve had a structure with concrete and wooden poles which assisted with stopping erosion. The northern end had no such structure and had significant erosion.

Mr Lyons advised he had investigated a solution of concrete buttresses called quinfos that lock together to provide stability. To provide protection to the northern end of Wyuna beach Mr Lyons estimated that 130 blocks of the concrete buttress would be required at a cost of approximately \$19,000.

2.5 Mr Bruce Efford

Mr Efford reiterated his submission (LTP18_440) regarding the ramps at Ruamahunga Bay.

Mr Efford raised concern that there were freedom camping areas designated across from commercial operators and that it was not appropriate.

2.6 Shannon Paki

Mr Paki reiterated his submission (LTP18_253) regarding the tennis courts at Te Puru.

Mr Paki advised that Te Puru school was bussing their children in to Thames for tennis lessons, and the school had advised that if there were new courts at Te Puru they would use them instead.

2.7 Mary Hamilton - Thames Sport and Education Trust

Ms Hamilton spoke to her submission (LTP18_239) specifically on the sub-regional aquatic facility and Rhodes Park grandstand and clubrooms.

Ms Hamilton wanted to acknowledge the contribution from Council for completing two of the three projects that the community had fundraised for: Thames Skate Park and the Jack McLean Community Recreation Centre.

The third identified project was the re-development of the Rhodes Park grandstand and clubrooms. Ms Hamilton reiterated that of the funding raised by the community, \$100,000 of that funding was ring-fenced specifically for Rhodes Park. The Trust, on behalf of the community requested Council proceeds with the original proposal and get on with it.

2.8 Warren Sly on behalf of Hauraki Aero Club

Mr Sly spoke to the submission on behalf of the Hauraki Aero Club (LTP18_233) specifically on the Thames aero club and the development of a hanger area. The Aero Club requested that Council approve a hanger development zone with water, wastewater and power that could be sectionalised and costed as a pre-planned development rather than ad-hoc development by individuals.

2.9 Ben Woolf

Mr Woolf spoke to his submission (LTP18_510) specifically on the road maintenance service extension policy for Thornton Bay. Mr Woolf advised that he had maintained the culverts on Adams Road otherwise they were prone to blocking. Mr Woolf expressed his support that the Council were intending to have the road maintained.

2.10 Tony Cartwright on behalf of Ute Master

Mr Cartwright spoke to his submission (LTP18_570) specifically on the Kauaeranga Valley. Mr Cartwright commented that there was potential for self-contained lifestyle blocks to be created in the Valley as long as some flood mitigation was developed for the fords and roads.

2.11 Ben Bunting and Dal Minogue on behalf of Waikato Regional Council

Mr Bunting and Councillor Minogue spoke on behalf of Waikato Regional Council (LTP18_571).

Councillor Minogue commented that at some point a conversation was needed regarding coastal protection rather than coastal retreat. That conversation would assist in clarification of the issue for the public. Mr Bunting urged the Council to ensure the level of investment for coastal management was suitable for the task at hand.

Mr Bunting acknowledged the partnership between WRC and TCDC through the statement of intent regarding the strategy for mangrove management on the Coromandel Peninsula.

2.12 Chris Judd

Mr Judd spoke to his submission (LTP18_70) specifically seeking support for reticulated water and wastewater for Wharekaho/Simpson Beach. Mr Judd advised that all residents in Wharekaho have septic tanks and commented that with the topography a noticeable unpleasant smell comes from the beach with unsatisfactory levels of contamination.

The drinking water for the north half of the subdivision comes from rainwater with the rest of the subdivision having bore or spring water. Several residents would not drink the bore water.

2.13 Shane Dineen on behalf of Thames Tennis Club

Mr Dineen spoke on behalf of the Thames Tennis Club (LTP18_593) specifically on the flooding issues from the 5 January 2018 storm event. Both the squash and tennis club sustained damage.

Councillor Simpson asked if the insurance companies would be more inclined to provide insurance if they were appraised of Council's position for flood mitigation. Mr Dineen noted that if the insurance companies could see a strategy was in place and that better protection was provided, that it would assist with the coastal picture for insurance.

2.14 Seth Popich

Mr Popich spoke to his submission (LTP18_612) specifically on the road maintenance service extension. In the April 2017 flood, the ford at Rangihau Road was washed out and a boulder the size of a house showed up in the river about ½ kilometre from the ford. Water was now being redirected and washing the road out due to the location of the boulder. Mr Popich advised that their contractor had to walk their stock out as can only get 4x4 vehicles into the property.

2.15 Belinda Popich

Ms Popich spoke to her submission (LTP18_627) specifically on the road maintenance service extension. Additional to the submission made by Mr Popich, Ms Popich commented that the road was used by many tourists. Department of Conservation use it for goat hunting and Search and Rescue had used their hut for training. Ms Popich commented that she would like to see a walking track connected up to the Pinnacles from their property to provide a round trip from the Pinnacles to their site for tourism on the whole peninsula.

2.16 Russell Bartlett and Leigh Hopper on behalf of Whitianga Waterways

Mr Bartlett and Mr Hopper spoke on behalf of the Whitianga Waterways' submission (LTP18_592) specifically on development contributions.

Mr Hopper urged Council make the necessary changes to its development contributions policy in achieving its overriding policy objectives of sustainability, equity and fairness.

2.17 Gilbert James on behalf of Coromandel Marine Farmers

Mr James spoke on behalf of Coromandel Marine Farmers (LTP18_278) specifically in support of the proposed project for the improvement of the State Highway intersection with Te Kouma Road.

2.18 Lynda Dacey

Ms Dacey spoke to her submission (LTP18_623) specifically on the boardwalk extensions project through the Whangamata Beach reserves and requested that the Council vote against the Boardwalk extensions and reinstate the 2014 Whangamata Reserve Management Plan.

2.19 Matthew Cooper and Casey Redman on behalf of Sport Waikato

Mr Cooper and Ms Redman spoke on behalf of Sport Waikato (LTP18_759) specifically on social and health wellbeing outcomes.

Mr Cooper commented that the discussion regarding the sub-regional aquatic facility had opened up discussions with Hauraki District Council. There was discussion noting that various submissions had indicated Mercury Bay could be a destination for the facility. Mr Cooper advised that there would need to be a business case developed for Mercury Bay if this was the case. Mr Cooper commented that Thames had been identified as the best location for the complex.

Ms Redman noted that the Jack McLean Community Recreation Centre was amazing and fitted the community well and that she looked forward to working on Rhodes Park and the aquatic centre.

2.20 Ian Gordon Wright

Mr Wright spoke to his submission (LTP18_786) specifically regarding road maintenance service extension.

Mr Wright advised that after the April 2017 storm event, he had spoken with TCDC staff and queried if the residents could do the work themselves. TCDC Staff had advised that it was not feasible.

2.21 Bryce Shuker

Mr Shuker spoke to his submission (LTP18_281) specifically on the rates remission scheme for his property at 189 Cook Drive requesting that the rate remission scheme remains.

2.22 Chris Stark

Ms Stark spoke to her submission (LTP18_637) with a tabled document specifically regarding the Bike Park at Hauraki Road; Creative Coromandel - Coromandel Arts and Creative industries Strategy; and Glover Street alterations.

Ms Stark requested that the Bike Park in Hauraki Road be appropriately funded to allow its completion.

Ms Start requested that the arts strategy continue to be recognised and financially supported by Council.

Ms Stark requested that the Glover Street proposal be reconsidered.

2.23 Anthony Jacobs on behalf of Tairua Residents and Ratepayers Association

Mr Jacobs spoke on behalf of the Tairua Residents and Ratepayers Association (LTP18_678) specifically on the proposal for the Royal Billy Point ramp and wharf upgrades, one lane bridges in Tairua, Creative Coromandel, the Tairua Water supply and the Red Bridge Road proposal. Mr Jacobs commented that much of the long term plan reflects short term needs for the district.

2.24 Anthony Jacobs

Mr Jacobs spoke to his submission (LTP18_696) specifically that the supply of water to Tairua was dependent on the height of the Pepe stream and that there needs to be a long term solution for the water for Tairua.

Mr Jacobs noted his concern that the Tairua kerb and channel should come under district funding, not local funding.

2.25 Michael and Pamela Simpson

Mr and Ms Simpson spoke to their submission (LTP18_425) specifically on the safety and maintenance of Waiomu Valley Road and requested the road be maintained.

2.26 John & Beverley Sanford

Mr Sanford spoke to his submission (LTP18_698) specifically on safety and maintenance of Waiomu Valley Road and requested the road be maintained.

Mr Sanford requested that each road on the list be prioritised rather than carte blanche.

2.27 Andrea McCartney

Ms McCartney spoke to her submission (LTP18_398) and reiterated her support for the sub-regional aquatic facility and the Rhodes Park facility.

Ms McCartney spoke of being strongly opposed to having freedom camping sites near commercial ventures and where there were no ablution facilities.

2.28 Rose Ward

Ms Ward spoke to her submission (LTP18_246) specifically on the sub-regional aquatic pool facility.

Ms Ward submitted that there was another option for the pool using a sprung building option and had included a video with her submission and urged the Councillors to view it.

2.29 Alan Sciascia - Hospitality New Zealand

Mr Sciascia spoke to his submission (LTP18_704) specifically to a tabled document regarding Air bnb accommodation providers. Air bnb had achieved revenue in excess of \$13 million for the year ended February 2018.

Councillor McLean sought clarification regarding compliance monitoring. Mr Sciascia advised that Hospitality New Zealand had purchased Air bnb data covering eight months showing how many nights properties were rented. The information was provided in a spreadsheet, that could then be used to determine what fees should be paid.

2.30 Rhonda Merrie on behalf of The Treasury

Ms Merrie spoke on behalf of The Treasury (LTP18_585 and 537) specifically on heritage.

It was noted that Ms Merrie had been employed on a one year contract as the Manager/Archivist and that she wanted to protect the family and cultural history of the district and increase the visitors to the centre. Ms Merrie advised that The Treasury was working with Craig Jones from Visitor Solutions to produce a business plan.

Meeting closed: 15:20

The foregoing minutes were certified as being a true and correct record of the meeting of the Thames-Coromandel District Council Long Term Plan hearings and special meeting on 3 May 2018.

Chairperson _____ Date _____