

# 1 July 2018-30 June 2020 Commercial Activity on Reserves - Mercury Bay

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<b>TO</b>	Mercury Bay Community Board
<b>FROM</b>	Derek Thompson - Community Facilities Manager
<b>DATE</b>	30 April 2018
<b>SUBJECT</b>	<b>1 July 2018 - 30 June 2020 Commercial Activity on Reserves - Mercury Bay</b>

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## 1 Purpose of report

To consider licenses to concessionaries to operate commercial activities on or over Council reserves and beaches in the Mercury Bay area for a term of two years from 1 July 2018 to 30 June 2020.

## 2 Background

The currently approved concessions on reserves and beaches in the Mercury Bay area cease on 30 June 2018. Expressions of interest for a new term of two years were sought from the current concessionaires via direct correspondence and the public by advertising in local newspapers and on the Council website during March 2018.

The deadline for receiving expressions of interest was 4pm on 29 March 2018. Council received 26 expressions of interest to operate commercial activities on or over reserves and beaches in the Mercury Bay area.

## 3 Issue

For the Community Board to review concession applications to operate commercial activities on or over Council reserves and beaches in the Mercury Bay area and then recommend to Council which applications should be approved for the period 1 July 2018 to 30 June 2020.

## 4 Discussion

Details of the 27 applications to operate commercial activities in the Mercury Bay area are as follows (full copies provided as **Attachments A, B, C and D**):

Name	Business	Reserve	Activity	Staff Recommendation
D Bird	Dive Zone	<ul style="list-style-type: none"> <li>• Northern Reclamation</li> <li>• Robinson Road Boat Ramp</li> <li>• Kahuriwhenua Reserve, Wharekaho</li> <li>• Ohuka</li> </ul>	Dive School & Kayak Hire	<p>Do not approve concession. Not Council controlled land.</p> <p>Approve concession. Existing concessionaire with proven record.</p> <p>Approve concession. Existing concessionaire with proven record.</p> <p>Approve concession with conditions:</p>

		<p>(Brophys) Beach Reserve</p> <ul style="list-style-type: none"> <li>• Buffalo Beach Main Beach Reserve</li> <li>• Otama Beach Road Reserve</li> <li>• Hahei Beach Recreational Reserve</li> <li>• Front Beach - Whakapenui Point Reserve</li> <li>• Ferry landing &amp; Whitianga Wharf</li> <li>• Opito Beach - Stewart Stream Reserve</li> <li>• Kuaotunu - Black Jack Recreation Reserve</li> <li>• Kuaotunu Recreation Reserves</li> <li>• Matapaua Bay Road</li> <li>• Rings Beach West Reserve</li> </ul>		<p>Approval confirmed by NZTA.</p> <p>Approve concession. Existing concessionaire with proven record.</p> <p>Approve concession after discussion with Council's Roding staff.</p> <p>Approve concession ensuring location is within TCDC reserve.</p> <p>Approve concession after discussion with Council's Roding staff.</p> <p>Approve concession. Existing concessionaire with proven record.</p> <p>Do not approve concession. Not Council controlled land.</p> <p>Do not approve concession. Not Council controlled land.</p> <p>Approve concession. Existing concessionaire with proven record.</p> <p>Approve concession after discussion with Council's Roding staff.</p> <p>Approve concession after discussion with Council's Roding staff.</p>
W Helms	Cathedral Cove Dive	<ul style="list-style-type: none"> <li>• Hahei - Wigmore Stream Reserve</li> <li>• Hahei Village Entry Car park</li> <li>• Purangi Reserve</li> </ul>	Diving Tours	<p>Approve concession. Existing concessionaire with proven record.</p> <p>Do not approve concession. Requires resource consent.</p> <p>Approve concession (existing concessionaire with proven record) with conditions: Parking area to be specified.</p>

		<ul style="list-style-type: none"> <li>• Kuaotunu - Quarry Point Ramp</li> </ul>		Approve concession (existing concessionaire with proven record) with conditions: Approval confirmed by NZTA.
S Harnett	Hahei Explorer	<ul style="list-style-type: none"> <li>• Hahei - Wigmore Stream Reserve</li> <li>• Purangi Reserve</li> <li>• Cooks Beach Central Reserve</li> </ul>	Scenic Boating Tours	Approve concession. Existing concessionaire with proven record.  Approve concession (existing concessionaire with proven record) with conditions: Parking area to be specified  Approve concession. Existing concessionaire with proven record.
M Grogan	Cathedral Cove Kayak Tours	<ul style="list-style-type: none"> <li>• Hahei Beach Recreation Reserve</li> <li>• Purangi Reserve Recreation Reserve</li> <li>• Cooks Beach Central Reserve</li> <li>• Flaxmill Bay Historic Reserve</li> </ul>	Guided Kayaking	Approve concession. Existing concessionaire with proven record.  Approve concession (existing concessionaire with proven record) with conditions: Parking area to be specified  Approve concession (existing concessionaire with proven record) with conditions: Parking area to be specified  Approve concession. Existing concessionaire with proven record.
H Smith & K Lingard	Cathedral Cove Water Taxi	<ul style="list-style-type: none"> <li>• Hahei Beach Recreation Reserve</li> </ul>	Water Taxi - Hahei to Cathedral Cove	Approve concession. Existing concessionaire with proven record.
S Butler	Te Puia Surf Co.	<ul style="list-style-type: none"> <li>• Hot Water Beach - Te Puia</li> </ul>	Surf School & Equipment rental	Approve concession. Existing concessionaire with proven record.
G & A Pepper	Whiti Water Sports	<ul style="list-style-type: none"> <li>• Ohuka (Brophys) Beach Reserve</li> <li>• Joan Gaskell Drive Beach</li> </ul>	Water Sports Business - Kayaks & paddle Boards	Request for concession withdrawn.
S & K Young	Banana Boat	<ul style="list-style-type: none"> <li>• Buffalo Beach - Esplanade Reserves</li> </ul>	Boating Thrill Tours	Approve concession. Existing concessionaire with proven record.

S Laird	SCENZ Ltd	<ul style="list-style-type: none"> <li>Flaxmill Bay Historic Reserve</li> <li>Purangi Reserve</li> </ul>	Paddle Board/Kayak Hire & lessons	<p>Approve concession. Existing concessionaire with proven record.</p> <p>Approve concession (existing concessionaire with proven record) with conditions: Area of operation to be specified.</p>
M Collicott	Boom Charters Ltd	<ul style="list-style-type: none"> <li>Buffalo Beach - Esplanade Reserves</li> </ul>	Sailing Charters	<p>Approve concession. Existing concessionaire with proven record.</p>
D & K Kurth	Serial Griller	<ul style="list-style-type: none"> <li>Cooks Beach Central Reserve</li> <li>Hahei Beach Recreational Reserve</li> </ul>	Food Truck - Burgers	<p>Approve concession. Existing concessionaire with proven record.</p> <p>Do not approve concession. Reserve is at capacity for commercial activity.</p>
C Richards-Baldwin	K-Town Paddle Boards	<ul style="list-style-type: none"> <li>Kuaotunu - Black Jack Recreation Reserve</li> <li>Mangakahia Reserve - Whangapoua</li> <li>Matarangi - Omaro (Boat Ramp) Reserve</li> </ul>	Paddle Boards & Kayaks	<p>Do not approve concession. Not Council controlled land.</p> <p>Approve concession with conditions: Confirm that District Plan designations allow for the activity.</p> <p>Approve concession with conditions: Area of operation to be specified.</p>
M & T Gillett	The Ice Cream Team	<ul style="list-style-type: none"> <li>Hot Water Beach - Te Puia</li> <li>Cooks Beach - Purangi Reserve</li> </ul>	Food Truck	<p>Approve concession. Existing concessionaire with proven record.</p> <p>Do not approve concession on this reserve. Discuss other options with applicant.</p>
S & Y Forsyth	Little Bali	<ul style="list-style-type: none"> <li>Matarangi Village Green</li> </ul>	Food Caravan	<p>Approve concession. Existing concessionaire with proven record.</p>
M Ting	The Good Time Kai Club	<ul style="list-style-type: none"> <li>Kuaotunu - Black Jack Recreation Reserve</li> </ul>	Food Caravan	<p>Do not approve concession. Not Council controlled land.</p>
M Williams	Oh Boy Tacos	<ul style="list-style-type: none"> <li>Hot Water Beach - Te Puia</li> <li>Purangi Reserve</li> </ul>	Mobile Food Truck	<p>Do not approve concession. Existing concessionaire applying to use this reserve.</p> <p>Do not approve concession Existing concessionaire applying to use this reserve.</p> <p>Approve concession.</p>





		<p>Beach Reserve</p> <ul style="list-style-type: none"> <li>• Black Jack Recreation Reserve</li> <li>• Kuaotunu Hall Reserve</li> <li>• Kotare Reserve</li> <li>• Stella Evered Memorial Park</li> </ul>		<p>Do not approve concession.</p> <p>Do not approve concession. Not Council controlled land.</p> <p>Do not approve concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession. Not Council controlled land.</p>
J Rich	Kiwi Dundee	<ul style="list-style-type: none"> <li>• Bull Paddock/Surf Beach and Main Beach Carparks - Hot Water Beach</li> <li>• Hahei Beach Recreation Reserve</li> </ul>	Guided Walks	<p>Approve concession with conditions: Type of vehicle and parking conditions to be agreed.</p> <p>Approve concession with conditions: Vehicle to be limited to 12 seats.</p> <p>*Note - application received late - 4 April 2018</p>
R Morgan & T Fletcher	Marina Cafe	<ul style="list-style-type: none"> <li>• Sleeman's Park</li> </ul>	Swan Pedal Boats	<p>Do not approve concession.</p> <p>*Note - application received late - 11 April 2018.</p>
J Walsh	Isalei	<ul style="list-style-type: none"> <li>• Whangapoua Reserve</li> <li>• Matarangi Reserve</li> <li>• Kuaotunu Reserve</li> </ul>	Food Caravan	<p>Received 9 May 2018. Understands the application is very late but requested that it be presented.</p> <p>Due to lateness there is no staff recommendation at the time of writing this report.</p>
F Blackie & K Duncan	Surf Coromandel	<ul style="list-style-type: none"> <li>• Bluff Road Reserve, Matarangi</li> <li>• Matarangi Village Green</li> <li>• The Pines and Matarangi Spit</li> </ul>	Surf School	<p>Received mid May 2018 - resent last years application. Understands the application is very late but requested that it be presented.</p> <p>Due to lateness there is no staff recommendation at the time of writing this report.</p>

Reserve maps will be provided as **Attachment E** under separate cover.

The fees proposed in the Fees and Charges in the 2018/2028 Ten Year Plan are:

Commercial Operator - Christmas to Easter (Summer) in one location:	\$360.00 pa
Commercial Operator - Year round in one location:	\$520.00 pa
Commercial Operator - Year round in 2-4 locations	\$775.00 pa
Commercial Operator - Year round in 5-10 locations:	\$1000.00 pa

### Suggested resolution(s)

That the Mercury Bay Community Board:

1. Receives the '1 July 2018- 30 June 2020 Commercial Concessions - Mercury Bay' report dated 30 April 2018.
2. Recommends to Council that the following licences be issued for the concessionaires to operate commercial activities on or over Council beaches and reserves in the Mercury Bay ward for a term of two years from 1 July 2018 to 30 June 2020 as listed below:

Name	Business	Reserve	Activity	Recommendation
D Bird	Dive Zone	• Northern Reclamation	Dive School & Kayak Hire	Do not approve concession.
		• Robinson Road Boat Ramp		Approve concession.
		• Kahuriwhenua Reserve, Wharekaho		Approve concession.
		• Ohuka (Brophys) Beach Reserve		Approve concession with conditions: Approval confirmed by NZTA.
		• Buffalo Beach Main Beach Reserve		Approve concession.
		• Otama Beach Road Reserve		Approve concession after discussion with Council's Roding staff.
		• Hahei Beach Recreational Reserve		Approve concession ensuring location is within TCDC reserve.
		• Front Beach - Whakapenui Point Reserve		Approve concession after discussion with Council's Roding staff.
		• Ferry landing & Whitianga Wharf		Approve concession.
				Do not approve

		<ul style="list-style-type: none"> <li>• Opito Beach - Stewart Stream Reserve</li> <li>• Kuaotunu - Black Jack Recreation Reserve</li> <li>• Kuaotunu Recreation Reserves</li> <li>• Matapaua Bay Road</li> <li>• Rings Beach West Reserve</li> </ul>		<p>concession.</p> <p>Do not approve concession.</p> <p>Approve concession.</p> <p>Approve concession after discussion with Council's Roading staff.</p> <p>Approve concession after discussion with Council's Roading staff.</p>
W Helms	Cathedral Cove Dive	<ul style="list-style-type: none"> <li>• Hahei - Wigmore Stream Reserve</li> <li>• Hahei Village Entry Car park</li> <li>• Purangi Reserve</li> <li>• Kuaotunu - Quarry Point Ramp</li> </ul>	Diving Tours	<p>Approve concession.</p> <p>Do not approve concession.</p> <p>Approve concession with conditions: Parking area to be specified.</p> <p>Approve concession with conditions: Approval confirmed by NZTA.</p>
S Harnett	Hahei Explorer	<ul style="list-style-type: none"> <li>• Hahei - Wigmore Stream Reserve</li> <li>• Purangi Reserve</li> <li>• Cooks Beach Central</li> </ul>	Scenic Boating Tours	<p>Approve concession.</p> <p>Approve concession with conditions: Parking area to be specified</p> <p>Approve concession.</p>

		Reserve		
M Grogan	Cathedral Cove Kayak Tours	<ul style="list-style-type: none"> <li>• Hahei Beach Recreation Reserve</li> <li>• Purangi Reserve Recreation Reserve</li> <li>• Cooks Beach Central Reserve</li> <li>• Flaxmill Bay Historic Reserve</li> </ul>	Guided Kayaking	<p>Approve concession.</p> <p>Approve concession with conditions: Parking area to be specified</p> <p>Approve concession with conditions: Parking area to be specified</p> <p>Approve concession.</p>
H Smith & K Lingard	Cathedral Cove Water Taxi	<ul style="list-style-type: none"> <li>• Hahei Beach Recreation Reserve</li> </ul>	Water Taxi - Hahei to Cathedral Cove	Approve concession.
S Butler	Te Puia Surf Co.	<ul style="list-style-type: none"> <li>• Hot Water Beach - Te Puia</li> </ul>	Surf School & Equipment rental	Approve concession.
S & K Young	Banana Boat	<ul style="list-style-type: none"> <li>• Buffalo Beach - Esplanade Reserves</li> </ul>	Boating Thrill Tours	Approve concession.
S Laird	SCENZ Ltd	<ul style="list-style-type: none"> <li>• Flaxmill Bay Historic Reserve</li> <li>• Purangi Reserve</li> </ul>	Paddle Board/Kayak Hire & lessons	<p>Approve concession.</p> <p>Approve concession with conditions: Area of operation to be specified.</p>
M Collicott	Boom Charters Ltd	<ul style="list-style-type: none"> <li>• Buffalo Beach - Esplanade Reserves</li> </ul>	Sailing Charters	Approve concession.
D & K Kurth	Serial Griller	<ul style="list-style-type: none"> <li>• Cooks Beach Central Reserve</li> <li>• Hahei Beach Recreational Reserve</li> </ul>	Food Truck - Burgers	<p>Approve concession.</p> <p>Do not approve concession.</p>
C Richards-Baldwin	K-Town Paddle Boards	<ul style="list-style-type: none"> <li>• Kuaotunu - Black Jack Recreation Reserve</li> <li>• Mangakahia Reserve -</li> </ul>	Paddle Boards & Kayaks	<p>Do not approve concession.</p> <p>Approve concession with</p>

		Whangapoua		conditions: Confirm that District Plan designations allow for the activity.  Approve concession with conditions: Area of operation to be specified.
		<ul style="list-style-type: none"> <li>Matarangi - Omaro (Boat Ramp) Reserve</li> </ul>		
M & T Gillett	The Ice Cream Team	<ul style="list-style-type: none"> <li>Hot Water Beach - Te Puia</li> <li>Cooks Beach - Purangi Reserve</li> </ul>	Food Truck	Approve concession.  Do not approve concession on this reserve.
S & Y Forsyth	Little Bali	<ul style="list-style-type: none"> <li>Matarangi Village Green</li> </ul>	Food Caravan	Approve concession.
M Ting	The Good Time Kai Club	<ul style="list-style-type: none"> <li>Kuaotunu - Black Jack Recreation Reserve</li> </ul>	Food Caravan	Do not approve concession.
M Williams	Oh Boy Tacos	<ul style="list-style-type: none"> <li>Hot Water Beach - Te Puia</li> <li>Purangi Reserve</li> <li>Buffalo Beach Main Reserve</li> <li>Optio Bay (reserves not specified)</li> <li>Matarangi (reserves not specified)</li> <li>William Mangakahia Reserve, Whangapoua</li> </ul>	Mobile Food Truck	Do not approve concession.  Do not approve concession  Approve concession.  Do not approve concession.  Approve concession for Oceans Close.  Approve concession with conditions: Confirm that District Plan designations allow for the activity.
E Coates & B Rolls	The Office	<ul style="list-style-type: none"> <li>Ohuka (Brophys) Beach Reserve</li> </ul>	Mobile Caravan	Approve concession with conditions: Approval

		<ul style="list-style-type: none"> <li>Mercury Bay Sports Park</li> </ul>		<p>confirmed by NZTA</p> <p>Approve concession.</p>
D White	SeaKiwi Ltd	<ul style="list-style-type: none"> <li>Buffalo Beach Esplanade Reserve</li> <li>Ohuka (Brophys) Beach Reserve</li> <li>Ferry Landing Cemetery Reserve</li> <li>Flaxmill Bay Shakespeare Reserve</li> <li>Cooks Beach Central Reserve</li> <li>Cooks Beach Purangi Reserve</li> <li>Hahei Beach Reaserve</li> <li>Whitianga Wharf Reserve</li> <li>Matarangi Village Green Reserve</li> </ul>	Jetski Tours & Hire	<p>Approve concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession on this reserve.</p>
T Ellis	The Cube Espresso	<ul style="list-style-type: none"> <li>Purangi Reserve</li> <li>Mercury Bay Sports Park</li> </ul>	Coffee Cart	<p>Approve concession.</p> <p>Do not approve concession.</p>
C Scott & D Parkinson	Kombi Cafe	<ul style="list-style-type: none"> <li>Opito Bay - Stewart Stream Reserve</li> <li>Kuaotunu Recreation Reserve</li> </ul>	Mobile Van	<p>Do not approve concession.</p> <p>Approve concession.</p>
M Wilson	Lime Juice Bar	<ul style="list-style-type: none"> <li>Cooks Beach Central Reserve</li> </ul>	Juice Van	<p>Approve concession with conditions: Area of operation to be specified. Do not approve</p>

		<ul style="list-style-type: none"> <li>• Purangi Reserve</li> <li>• Flaxmill Bay Historic Reserve</li> <li>• Hot Water Beach Te Puia</li> <li>• Buffalo Beach Main Reserves</li> </ul>		<p>concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession.</p> <p>Approve concession.</p>
R Pagey	Pagey Holdings	<ul style="list-style-type: none"> <li>• Hahei Village Car Park - 20 Pa Road Hahei</li> </ul>	Cold Bottled Drinks & Pre-packaged Snack Food	Do not approve concession.
J Cochrane	The Scenic Cinema	<ul style="list-style-type: none"> <li>• Purangi Reserve</li> <li>• Shakespeare Cliff Reserve</li> <li>• Hahei Beach Recreation Reserve</li> <li>• Hahei Village Green Reserve</li> <li>• Margaret Place</li> <li>• Tutaritari Reserve</li> <li>• Hot Water Beach Reserve</li> <li>• Black Jack Recreation Reserve</li> <li>• Kuaotunu Hall Reserve</li> <li>• Kotare Reserve</li> <li>• Stella Evered Memorial Park</li> </ul>	Outdoor Cinema	<p>Do not approve concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession.</p> <p>Do not approve concession.</p>
J Rich	Kiwi Dundee	<ul style="list-style-type: none"> <li>• Bull Paddock/Surf Beach and Main Beach Carparks - Hot Water Beach</li> </ul>	Guided Walks	Approve concession with conditions: Type of vehicle and parking conditions to be

		<ul style="list-style-type: none"> <li>• Hahei Beach Recreation Reserve</li> </ul>		<p>agreed.</p> <p>Approve concession with conditions: Vehicle to be limited to 12 seats.</p>
R Morgan & T Fletcher	Marina Cafe	<ul style="list-style-type: none"> <li>• Sleeman's Park</li> </ul>	Swan Pedal Boats	Do not approve concession.
J Walsh	Isalei	<ul style="list-style-type: none"> <li>• Whangapoua Reserve</li> <li>• Matarangi Reserve</li> <li>• Kuaotunu Reserve</li> </ul>	Food Caravan	Do not approve concessions
F Blackie & K Duncan	Surf Coromandel	<ul style="list-style-type: none"> <li>• Bluff Road Reserve, Matarangi</li> <li>• Matarangi Village Green</li> <li>• The Pines and Matarangi Spit</li> </ul>	Surf School	Do not approve concessions

### References-Tabled/Agenda Attachments

**Attachment A** *Commercial concession applications*

**Attachment B** *Reserve Maps - to be provided under separate cover*

*Attachment A*  
Attachment A - Expressions of Interest - Volume One

Attachment B - Expressions of Interest - Volume Two

[Attachment C - Expressions of Interest - Volume Three](#)

Attachment D - Expression of Interest - Surf Coromandel