



# Minutes

## Coromandel Great Walks Governance Meeting

Date: 10:00am: 23 April 2015

Venue: TCDC - Thames Offices

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### Present:

Glenn Leach (TCDC - Mayor) - Arrival 10:25am  
Peter French (TCDC - Deputy Mayor & Councillor) - Arrival 10:33am  
David Hammond (TCDC - Chief Executive) - Arrival 10:23am  
Peter Johnson Jnr (Ngati Hei) - Iwi  
Paul Kelly (TCDC - MB CB Chair)  
Garry Towler (TCDC)  
Sam Marshall (TCDC) - Arrival 1:13pm  
Len Whitaker (TCDC)  
John Gaukrodger (DOC)  
John Rich (DOC)  
Laurna White (TCDC)  
Sophie Hayward (TCDC)

### Apologies:

Tony Fox

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Welcome and introduction by Garry Towler.

Peter Johnson Jnr provided a welcome & blessing.

Garry tabled an updated report on the walks and spoke to the key issues:

- The project has reached the end of phase one.
- Discussion required on what may or may not happen now.
- Bill Stead has now become the Chair of the Rate Payers Association, over the weekend. This will now marry the Rate Payers Association & the Stakeholders Group and therefore hopefully create one voice for the Hahei community.
- Over-view on the budget, taken from the hand-out.
- Outlined risks - Main one budget - taken from the hand-out.
- John North & another member of the Hahei community took some issues (mainly regarding the Miles Media Report and the fact that the Hot Water Beach to Hahei section will not be constructed in the first stage) to Lotteries.

- DOC has agreed to retain the services of John Gaukrodger until 30 June and then Council will contract John as a contractor through DOC. It will be an open ended contract.
- Len Whitaker will be involved in the Hahei Pa Road carpark construction.
- Council's risks, as well as others outlined in the hand-out, are issues around sorting out Pa Road, Grange Road and Lees Road carparks.
- Council now have secured a memorandum of understanding with the Carter's, which was put with the lotteries application. A final contract is still sometime away and is dependent on funding.
- DOC has been working on contracts.
- Trust Waikato:
  - Significant Fund has opened up this year for the first time (June).
  - Hot Water Beach Surf Life Saving Building has been signalled for the Trust Waikato funding.
  - \* The Surf Lifesaving Building needs to be dovetailed in with the Great Walks project.
  - \* Garry agreed to discuss the Hot Water Beach Surf Club clubrooms location with Bev Gatenby at his May meeting with Trust Waikato.

### **The purpose of today's meeting**

Workshop on if the Lotteries funding is successful or unsuccessful where the project will go from either position.

- Key - 'Blowhole' through to Hot Water Beach needs to remain a priority the programme.
- The memorandum of understanding with the Carter's outlines and defines the tracks. (Talks will resume with Carter's once the Lotteries funding is announced).
- Ross Ashby will be working with the community on the Hahei Community Plan.
- Lee's Road upgrade has occurred and has improved the road. This needs publicity to communicate that Council is doing a whole body of work on parking issues.

### **Glenn**

- We all need to have one voice and communicate the same thing.
- Summary on Hahei in general.
- Summary about the success of the park 'n' ride over the summer period.
- Key points:
  - The Lee's Road carpark - Believes most of the group understands the reasoning for the carpark.
  - Hahei to Purangi should be the first stage not Pa Road to the 'Blowhole'.
  - It's how we programme everything involved from the construction to the park 'n' rides that is important.

Governance Group Conversation:

- Pa Road will help solve the Grange Road and 'Blowhole' problems.
- When the park 'n' ride closed after the summer period the issues and problems of congested parking returned.
- Still a lot of support for the Pa Road to 'Blowhole' section and then through to Hot Water Beach.
- There are safety issues with the Pa Road to 'Blowhole' track at the moment - DOC cannot just close the track to the public, as the public have the right to walk it.
- The importance of the Pa Road to 'Blowhole' track is significant because in the future it will go through to Hot Water Beach.

## Glenn

- The first stage should be; to go to Whitianga.

Governance Group Conversation:

- Whether we should go back to the property owners and try to discuss other options to Hot Water Beach.

Glenn:

- Should start somewhere else rather than Pa Road to gain more support on what we are doing.

## Update from John G regarding the Stella Everard Reserve:

- There are some opportunities for Great Walks Project:
  - John has produced a structure plan for Stella Everard Reserve and & has helped with their track designs.
  - Stella Everard Trust has therefore picked up the costs of fencing and the removal of unsafe pines, as well other works; this is work that we will know longer need to pay for. It adds up to around \$80,000.

## Glenn

- Questions about the involvement of the Memorial Forest project:

John - The Memorial Forest provides the trees & then Wintec will do the planting, fencing, tracks and maintenance.

Garry - Cathedral Cove to the Carter's carpark: Carter's comfortable with a laneway of natives.

John & Garry - Urged a need for on-going discussion on the memorial forest project with the Carter's as they feel they already have one big project happening without another big project being lumped on them.

- John has talked about landscaping with the Carter's.

## Update from John Rich regarding land Council will be managing but doesn't own:

- John ran through the two letters already sent to Council.

1) Cathedral Coast Walkway Project

2) Cathedral Coast Walkway Project - further clarification re DOC's support

- DOC is already going to upgrade the main Cathedral Cove track and the new track.

• Business case will be put to the main DOC office for approval but John is very hopeful it will get through easily.

• Since Cathedral Cove is an iconic New Zealand site for DOC money is given to it a lot easier than other sites.

• The upgrade of the existing Cathedral Cove track is happening and will be completed by summer.

• There will be some old pines removed due to the upgrade of the track and the new track.

• The current Cathedral Cove track visitor use increases by 10% per year.

• DOC would like the top car park to be closed to cars parking and just have it as a pick up and drop off area. Therefore essentially just have the Pa Road and Lees Road car parks.

- Council do need to have bylaws authority at the top car park - DOC to give TCDC an agreement to control and manage - besides from some concessions. For example Buses and Coaches. (Continues below)

#### Governance Group Conversation:

Glenn - Big and small operators need to be on the same page, as in they need to both have the same chance to hook into the benefits.

- The protocols around this need to be looked into.
- Concessions need to have Iwi, DOC and TCDC involvement.

Peter - Iwi heard through the grape vine about TCDC managing the carpark and want Iwi to be involved in this process at Grange Rd.

Key points:

- Pa Road carpark will take care of some of the stakeholder's issues short term
- Focus needs to be put on getting to Hot Water Beach and onto Hot Water Beach itself.
- Iwi's overall view is to take coastal areas back from carparks and make these areas something more equitable.
- Talks need to be about the overall walkway - "The Whole walkway".
- "We need to sequence carparks alongside the walkway construction."

Glenn - There will be series of different loop walks created throughout the walkway construction process.

- Carparks are and need to be strategically thought about.

Peter - "There is a history of people with great ideas just coming in and doing half of the job and then leaving problems behind. This can't keep happening and or happen with this project."

- "Things need to be done right the first time. Uniformity is the key and this involves the carparks."
- "It's not always about the destination but about the journey to get there and this is what we need to start thinking about. As overseas some of the most iconic sites around the world don't have access for public cars, they still remain iconic and hugely popular sites."

John Rich Continues:

- DOC will be tidying up a few loose ends:
  - The control and managing of Hahei marginal strips.
  - The reserve running from the pa site down needs to have a control and manage plan and there needs to be a joint entity of TCDC, Iwi and potentially DOC. A single identity has to be formed.

Garry - The trust needs to be established correctly.

Glenn - Timeframes and the legalities needed to be thought of round this.

#### Governance Group Conversation:

Paul - The DOC integration plan has been a great process and some great things are to come out of it.

- Can see that a single identity could work but it can't be fractionated.

Glenn - The park 'n' ride has the ability to fund itself.

- People have got confused about the Great Walks project and the Hahei Township. The Walks is much bigger picture and will go further north to Whitianga, Kuaotunu onwards and south to Pauanui, Tairua and Whangamata.
- Carparks could have staged pricing, for example the closer you are to the destination the more expensive parking would get.
- Areas need to have really good signage.

Laurna -

- There can be ways to provide the community better service. Possible scenario could be people proving they are ratepayers to get certain parks/discounts. This will therefore create good will within the community.

(Iwi are very interested in bring these ideas around parking to Council - Creating ratepayer cards or something for the whole district).

- The key should be how do we take care of our people and then does it make profit. Not the other way around.

Garry - The control and manage plan will require a resolution and a simply survey plan of the carpark area. Iwi need to be involved in this process.

Peter - More talks about the freedom camping between Iwi, DOC and TCDC needs to occur. How can we make this work? Not just for self-contained campers.

Peter - We also need to think about where they can park and where campers actually want to park, as quite often they will be different.

- Within the great walks carparks, freedom camping within these carparks need to be thought about.

John - There needs to be one trust for all facets of the Great Walks project.

Peter - The trust needs to be formed and then things dropped into it.

Garry - A lot of work needs to be done to get this Trust right.

Len - The traffic specialist from MWH is about five weeks away from proving Council with a report.

- From the meeting today Len will be going back and discussing other key points for the specialist to consider, as well getting him to talk to Iwi and Chris Adams. The scope can be expanded as needed.

Peter - Hot Water Beach needs to be looked into regarding the parking situation and the chance the 'potential' new surf lifesaving building would give to educated people on the way to the beach.

- The land fill at Purangi may have use for the walks, as well as the subdivision that is occurring in Purangi.

- We need to start thinking future now.

Peter French - What is the relationship between the stakeholders group and the ratepayers group?

Paul - They are now one, It is better now that Bill Stead is chair of both groups. It is important that their issues are solved now but for both groups to understand the wider picture.

### **Garry**

- Two key things to work on today:
  - 1) If the funding is successful, where does the project go from there?
  - 2) If the funding isn't successful, where does the project go from there?

Key - What are the trigger points?

1) Successful:

1. Will we need to go to tender?

Glenn - A lot of people will need and want to get involved and we will need to think about how they will all get used.

- Council will need to make a decision as well.

Glenn - So if we get the whole lot? (this could be commercially sensitive if we are going out to tender so we have redacted comments

2. Logistics of timing once we have the full funding:

- Realistic time frames - Where do we begin?

David - We have to be clear on about what we agree on today.

Len - Pa Road carpark - Council funding will be available July 2015 and so that carpark could be done by December 2015 if accepted.

### Successful Resolution - July 2015

TCDC

Pa Road - December 2015 TBC

1) Ferry Landing to Hahei

- Carters track

2) Hahei to the Blowhole: Hold - Hot Water Beach (Get these negotiations going)

Governance Group Conversation:

John - Some tracks/loop don't need construction as they are already there.

Glenn - The Long term goal is to get to Hot Water Beach not the short term goal.

Peter - We need to investigate serious options now.

Key - Vision is to Hot Water Beach.

Garry - Have to go to Caters with legal easement.

\*.

Key points - Ngati Hei - It is very imperative that the track goes through to Hot Water Beach, as if it doesn't the benefit decreases for Ngati Hei. Therefore options to get through to Hot Water Beach need to be of importance now.

Glenn - Can we get around to Hot Water Beach without the Millen's and Roby's land?

John - The issue for us is we could build the track but we will still need support of the property owners, as structures would need support from their land and the cost would also be exhorbitant for some of those structures to be built off the land.

John & Peter - Different options can be thought of and proceeded with, as it wouldn't stop us in the future going along the coastal way. Coastal isn't the only views people are interested in, there can be just as unique views in land.

Glenn - We need to know what is involved in going the coastal way from Pa Road to Hot Water Beach.

## Unsuccessful Resolution - July 2015

\$3.38 Million

\$1.25 TCDC  
\$ .250 DOC  
\$ 1.0 TCDC Lee's Road  
\$ .450 Pa's Road

\$1.25 Million

Doc \$250k + Pa Road \$300K = \$550k 'Resolution'  
Pa CP

\$220k -  
DOC Capital

Lotteries  
Trust Waikato  
TPK

1. What is the trigger?
2. What is the bottom line?

### Key Points:

- We don't want a second rate facility.
- Carparks are a must.

### Governance Group Conversation:

Peter - Carparks need freedom camping and designated concession areas in them.

\*Key Note: Unsuccessful or Successful for Ngati Hei investigations need to keep going towards getting from the Blow Hole to Hot Water Beach.

- This can't be a too longer term thing for Ngati Hei.

Garry - In terms of the Iwi settlement are there any fish hooks for this area?

Peter - Not if we are kept in the loop and these talks are regular.

Peter - We need to treat Hot Water Beach the same as Hahei, as Hot Water Beach needs the same consideration in terms of traffic management and so forth.

- The future for parking could be for the whole area, to have different coloured tickets for different parking areas around the whole district.

David - Resourcing for this whole projects needs to be looked into internally.

Meeting concluded at 2.00pm