

Mauao Steering Group Minutes

Wednesday 28 February 2007
Te Awanui Room – Tauranga City Council

Attendees:

s 7(2)(a) - Privacy

s 7(2)(f)(ii)

s 7(2)(f)(ii)

1. Pikowai opened with a karakia at 9.35am

2. Apologies:

- s 7(2)(f)(ii)
- s 7(2)(a) - Privacy

Late Agenda Items:

- s 7(2)(a) - Privacy Harrison Grierson)
- s 7(2)(f)(ii) Mauao Fireline)

Next meeting scheduled for 18th April 2007.

3. Update on the Mount Hot Pools and the Camp Ground Development

s 7(2)(f)(ii) spoke on the Camp Ground Development:

- Successful summer season at hot pools.
- After Easter the Ocean Amenity Block to be demolished and the Harbour Amenity block to be refurbished. Stormwater and power to be upgraded, and the office is to be moved to the current location of the house – this will include ranger facilities, improved entry and exit points.
- s 7(2)(a) - Privacy (Beca) are organising the consents for the cabins in the holiday park. There will be up to 22 cabins. They will be prefabricated offsite and put on piles – they will be lightweight and relocatable.
- s 7(2)(a) - Privacy showed a presentation on the Camp Ground Development. Beca are seeking to obtain resource consents for the cabins. They acknowledge the Reserve Management Plan for Mauao and also the RMA which holds considerable weight – also to consider are archaeological sites during excavation. s 7(2)(a) - Privacy showed concept designs of cabins and how they would look on Mauao. Pohutukawa and other native species would be in the planting.

Some issues:

- Permanence of structures
- Visual impact
- Car parking
- Cultural and archaeological interests

§ 7(2)(a) - Privacy put two questions to the group to think about:

- *What issues do you foresee?*
- *How would you like to be involved?*

He welcomed feedback from the group.

- § 7(2)(f)(ii) enquired about the level of service for the interior. Do we need all the fittings that are proposed? § 7(2)(f)(ii) replied that feedback from several holiday park managers they had talked to, had said this kind of fit-out is most popular.
- § 7(2)(f)(ii) questioned the sustainability of this kind of cabin. § 7(2)(f)(ii) advised funding is from the camping ground itself – no rate funding.
- § 7(2)(a) - Privacy said the most important factor is that the cabins blend into Mauao.
- § 7(2)(f)(ii) welcomed feedback on colour of cabins – timber / stain? He noted that the same number of cabins will replace the caravans currently there. § 7(2)(f)(ii) sees a lot of opportunity for the camp ground to be marketed well, for example selling the idea of weekend trips away from Auckland. § 7(2)(a) - Privacy suggests § 7(2)(f)(ii) meets with archaeologists when they get thinking about building the cabins. She said the cabins are a good initiative.

§ 7(2)(a) - Privacy introduced the Hot Pools Development discussion. He handed out the documents prepared for consultation. SGL consulting company were brought in 2004/2005 to refurbish/revitalise facility. During the late 90's 400,000 people per annum were recorded going to the hot pools. In 2005, 200,000 people per annum were recorded as going to the hot pools.

- § 7(2)(f)(ii) asked about the higher prices in the Annual Plan. Tania replied this is due to the higher standard of lifeguarding at the pools.
- § 7(2)(a) - Privacy asked about any impact Baywave has had on the pools. § 7(2)(f)(ii) said there hasn't been a huge decline. She shared ideas to win back user groups.
- To date the group haven't looked at what the building is going to look like – § 7(2)(f)(ii) would like to get the interested parties from the group and Council together to discuss the design brief with the architect, to get a concept plan for consultation. \$8.5million is the capital cost included in Council's Long Term Plan for Hot Pools Development. This will be 100% user fee funded – No Rates Funding. Any surpluses will go into maintaining the network of pools in the City, with the goal being that no pools are funded by rates.
- § 7(2)(f)(ii) questioned the loss of 37 camp sites with the new development at the hot pools and asked who makes the decision on whether this is right? § 7(2)(f)(ii) replied that a large part of the development will be the information centre/interpretation area and that Tourism BOP will be involved with this. § 7(2)(f)(ii) suggested Tourism BOP be involved in future meetings about this. He asked about the size of the centre/development and § 7(2)(f)(ii) said this is up for discussion – plans had been centred around a tourist bus sized theaterette with floor space for 40-50 people. § 7(2)(f)(ii) noted that frequency vs. quantity should be considered here. § 7(2)(f)(ii) noted that past meetings have been

- supportive of the information centre. § 7(2)(f)(iii) said the size of the theaterette needs research as there is space to consider. He also questioned the location of this and the iSite Visitor Information Centre – is the location right? § 7(2)(f)(ii) replied that as proven by the amount of people counted walking around the base track, the numbers are there already.
- § 7(2)(a) - Privacy showed a presentation on the Hot Pools Development – issues, concepts, timeline and feedback. He told the group they are working on energy efficiency options so that the expansion has minimal impact. Again he asked two questions of the group about the Hot Pool Development:
 - What issues do you foresee?
 - How would you like to be involved?
 And he welcomed feedback from the group.
 - § 7(2)(f)(ii) asked about the architect for the Hot Pools Development, and § 7(2)(f)(ii) confirmed it is the same architect as for the Camp Ground Development. He did this to ensure that the theme is kept the same and that Mauao is respected and viewed as the main feature.
 - § 7(2)(f)(ii) suggested complimenting the planting from Mauao through the Camp Ground area.
 - § 7(2)(f)(ii) asked about § 7(2)(f)(ii) and the public's view on the loss of the camp sites with the hot pools development. § 7(2)(f)(ii) replied that the development will balance the loss of the camp sites – there is concern, but the long term picture should be able to work through. § 7(2)(f)(ii) said the empty camp ground spaces during the year are a shame and he sees the development as a good balance; there is a lot of merit with the loss of the campsites.
 - § 7(2)(f)(ii) brought up the issue of carparking around the pools and saw this as a real issue. § 7(2)(f)(ii) replied that Beca and Traffic Design Group are working together to find better layout/design/access, perhaps linked with the Integrated Transport Strategy. § 7(2)(f)(ii) asked about the location of the carparks – are the boat/trailer carparks at Pilot Bay possible options? § 7(2)(f)(ii) said he is working to improve the level of service for boat users at Sulphur Point rather than Pilot Bay – also perhaps at Whareroa somewhere. There is not a lot of investment going into the development of the Pilot Bay boat ramp/area.
 - § 7(2)(a) - Privacy asked whether this development fits in with the Reserve Management Plan – § 7(2)(a) - Privacy replied that it does; will put in resource consent activities that need to align with the Reserve Management Plan.
 - § 7(2)(f)(ii) asked who would be interested in discussing the design of the hot pools development with the architect, and that they would rsvp their attendance to her by 23rd March – § 7(2)(f)(ii) and § 7(2)(f)(ii) said they would like to attend, § 7(2)(a) - Privacy and § 7(2)(a) - Privacy said they would get back to § 7(2)(f)(ii) if they would like to attend. § 7(2)(f)(ii) Urban Designer and § 7(2)(f)(ii), Landscape Architect, both from TCC, will also be attending.

The group had a break for morning tea at 10.35am and reconvened at 10.55am.

4. Park Ranger Update – § 7(2)(f)(ii)

- § 7(2)(f)(ii) gave an update on the numbers of people walking the tracks on Mauao: 108,000 were counted walking the base track in December, and 126,000 were counted in January – this is the highest figure counted.
- Good reports on the upgrade of Waikorire track.

- Rabbit control to commence again after it had been stopped over December/January/February – this will not be advertised as it will be night shoots.
- 5000 plants will be planted by the Oruahine track.
- Good comments on the stiles removed from the base track – better access for wheelchairs and prams.
- Starting up working group for public volunteers to do ‘little’ jobs around Mauao. These are jobs that contractors could do, but the public would be more than happy to do, for a feeling of ownership of Mauao. It would be a two and a half hour working bee in the morning, ending in a sausage sizzle. s 7(2)(f)(ii) thought this would be good every five weeks or so, but it will be trialled first. s 7(2)(f)(ii) from TCC will help the promotion of this.
- s 7(2)(a) - Privacy said he would like to be involved and would like s 7(2)(f)(ii) to give him the dates of when this is happening – he said it is important for iwi to be part of the action as well. s 7(2)(a) - Privacy were named as possible advertising options to reach a wide audience.
- s 7(2)(a) - Privacy requested a new stile on the base track fence for when he shows groups around eg. TCC’s Cultural Connections. HPT are happy for the stile to be put there – s 7(2)(f)(ii) will be meeting with s 7(2)(a) - Privacy to get this done before the next meeting.
- s 7(2)(a) - Privacy will be doing storytelling on Mauao during the school holidays.

s 7(2)(f)(ii) sought feedback and questions from the group.

- s 7(2)(f)(ii) requested one more rubbish bin above or around Sandy Bay area. s 7(2)(f)(ii) said he is trying to encourage the “pack in – pack out” philosophy with Mauao and noted there are already 3 bins there already. He doesn’t see a huge rubbish issue. s 7(2)(f)(ii) suggested signage to support pack in-pack out. She also asked whether one more rubbish bin is going to change anything, as it seems the people who drop litter will do it whether there is a rubbish bin there or not. s 7(2)(f)(ii) asked s 7(2)(a) - Privacy for DOC’s perspective on this kind of matter s 7(2)(a) - Privacy replied that DOC generally supports pack in-pack out. s 7(2)(f)(ii) agreed to put this issue to park users to get feedback before the next meeting.
- s 7(2)(f)(ii) asked about putting a barrier at the top of the hairpin, so people travelling down the track in vehicles are not too frightened when the vehicles slip on the gravel. s 7(2)(f)(ii) replied that a roading contractor is coming back to him with options on different materials/costs. He confirmed there will be a barrier built. s 7(2)(f)(ii) pointed out that this barrier will be visible from Matakana and the harbour entrance so it needs to blend in to Mauao very well.
- s 7(2)(f)(ii) asked about progress on the base track surface. s 7(2)(f)(ii) replied that ICE construction are looking at different surfaces to use with shell. Shell and whenua mixes are at Opus labs currently trying different percentages for the best results in durability etc. Next week he will have reports back from this. They are also exploring timber edges to separate middens from the track. s 7(2)(a) - Privacy asked HPT/archaeological thoughts at this stage. s 7(2)(a) - Privacy said this sounds good so far, HPT are keen to see the options from s 7(2)(f)(ii)

5. Update from s 7(2)(f)(ii)

- Further to a request from the group to investigate, ICE Geo and Civil has done a geotechnical investigation of the base track of Mauao ie. culverts not working, fall

of track, waves underscoring, pohutukawas about to fall off. They have identified issues and possible solutions, priorities and costings.

See the attached “Mauao Base Track Stability Assessment”

- s 7(2)(f)(ii) said this is preventative maintenance. s 7(2)(a) - Privacy liked the idea of moving rocks against the side of the base track, at parts which are badly eroding already, so this protects from further erosion.
- Oruahine track not in a great state – getting more and more eroded. It needs to be upgraded for safety and protection of archaeological and cultural sites. s 7(2)(f)(ii) got quotes through on getting the track renewed - \$85K (half of the amount to upgrade the Waikorire track). An annual plan submission needs to be done for this.

s 7(2)(f)(ii) asked for feedback or questions on the report to be given at the next meeting the group have read the Base Track Stability Assessment report.

- s 7(2)(f)(ii) feels a lot of people see walking on Mauao as a coastal walk and perhaps not taking it seriously. s 7(2)(f)(ii) said of the 126,000 people recorded walking the base track in January, there were only two reported falls.
- s 7(2)(f)(ii) asked whether it is possible to clean the fountain at the base of Mauao. s 7(2)(f)(ii) said he will look into cleaning it.
- s 7(2)(f)(ii) asked about possibilities of places to fill up water bottles – at the moment the only place is the ablution blocks at the base of Mauao. s 7(2)(f)(ii) reported that s 7(2)(f)(ii) is exploring costs of fountains/water and their possible locations.
- s 7(2)(f)(ii) brought up the wearing of the grass on Pilot Bay and suggested a boardwalk/ hard wearing grass or similar be put in. s 7(2)(f)(ii) advised that he had suggested a boardwalk in that area and it was not well received. The Parks team are looking at options for this.

6. Late Agenda Items – s 7(2)(f)(ii)

s 7(2)(f)(ii) Update – s 7(2)(f)(ii)

s 7(2)(f)(ii) has been in contact with s 7(2)(a) - Privacy (lwi representative) and is working with s 7(2)(f)(ii) of TCC's Transportation department, who is doing the slip repair on Pilot Quay, to ensure that areas are not being dug up twice.

s 7(2)(a) - Privacy Update – Existing Rights Usage – s 7(2)(f)(ii)

- HPT is happy with the existing rights usage proposal put forward. s 7(2)(f)(ii) is going to be working closely with HPT when putting through applications.

7. s 7(2)(f)(ii)

s 7(2)(f)(ii) asked for any feedback or comments from the group, about how they thought Waitangi Day celebrations went.

- s 7(2)(f)(ii) said it was outstanding. s 7(2)(f)(ii) said it was moving and significant. s 7(2)(f)(ii) thought it went well, however perhaps some work to be done on the sound system as a lot of people couldn't hear well at the dawn service.
- s 7(2)(f)(ii) asked about the speeches at the dawn service – is this allowed to be a political free speech time? Are there restrictions on the topics people are allowed to talk about there? s 7(2)(a) - Privacy said that there are no restrictions on what can/can't be said; the forum is open to everyone. s 7(2)(f)(ii) said that the Kaumatua are always good at responding to “different” comments in their own

- way on the day. She discussed the progress of the dawn services from the 70's to today. s 7(2)(f)(ii) advised to be careful about the service – ie. do things bit by bit and Kaumatua will be inclusive, for example some of the Kaumatua spoke in English at this service which is not normal, but they wanted to include people.
- s 7(2)(f)(ii) acknowledged s 7(2)(a) - Privacy involvement and organisation on the day.
 - s 7(2)(a) - Privacy met with s 7(2)(f)(ii) and the Mayor at Whareroa. Until talking with them he wasn't aware the group was a governance body.

Future management of Mauao:

- s 7(2)(a) - Privacy noted that iwi want the ability for full governance and management in the future. They don't want the option closed. The handback of Mauao to the three iwi of Tauranga is progressing.
- s 7(2)(a) - Privacy said he is not too involved in the handover, but said iwi would like Mauao to remain "status quo" ie. no drastic changes, so there is no need for the community to fear. s 7(2)(a) - Privacy said this will be entered into the legislation anyway. s 7(2)(f)(ii) has been involved with meetings with the Mayor regarding this and said it will be status quo for some time.
- s 7(2)(f)(ii) thought that "ownership" isn't the best word to describe this – he thinks it is more of a "trust" – so as not to generate concern. This would describe Tauranga Moana Iwi as "trustees", and the beneficiaries are the community. s 7(2)(a) - Privacy agreed "very much so" and that it's a good analogy. He thought the community could relate to that much better. s 7(2)(f)(ii) agreed that "ownership" has bad connotations and also suggested "guardianship" or "kaitiakitanga".

s 7(2)(a) - Privacy *left at 11.55am)*

- s 7(2)(f)(ii) noted that there is concern from the community about Mauao being "taken over" by iwi. s 7(2)(a) - Privacy said this needs to be shown in the legislation to assure them. s 7(2)(f)(ii) said dialogue needs to be maintained about this.
 - s 7(2)(f)(ii) said to contact him with any agenda items for the next meeting.
 - s 7(2)(a) - Privacy said DOC are holding a SeaWeek 5th – 11th March, which will have sea themes, activities, guided walks, fish filleting, stories etc. There is a Sea Festival at the Mount Main Beach on 9th March – all welcome.
 - s 7(2)(f)(ii) asked if there was any issues on the existing rights use – there were no objections from the group. s 7(2)(f)(ii) will get underway with this.
8. s 7(2)(a) - Privacy closed the meeting with a karakia at 12noon.