

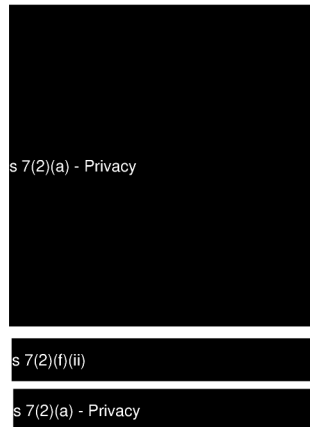
Minutes of Meeting

Mt Beachside Holiday Park Upgrade - Hui

Held 16 February 2010 at 9.30am

at Ngaiterangi Iwi offices

Present:



Representatives from Ngai Tukairangi and
Ngaiterangi

Tauranga City Council
Beca

Apologies:

Distribution: All

Item	Action
■ s 7(2)(a) - Privacy opened the hui with a karakia.	
1 Introductions ■ s 7(2)(a) - Privacy introduced members of the iwi/hapu and the purpose for the hui – being to provide an update on the upgrade plans for the Mt Maunganui Beachside Holiday Park.	
2 Memorandum of Understanding ■ s 7(2)(f)(ii) tabled the draft MOU which is based on the one prepared between the hapu and Tauranga City Aquatics Ltd (TCAL) for the Hot Pools project. ■ s 7(2)(f)(ii) noted that the MOU is updated to include the comments provided by s 7(2)(a) - Privacy in a letter dated March 2009.	
3 Update on proposal ■ s 7(2)(f)(ii) gave an outline of the work that has happened since the last hui (November 2008) and the subsequent changes to the proposal. ■ s 7(2)(f)(ii) noted that due to a number of issues (including cost) the upgrade works have been minimised to include planting, a revised entranceway, a smaller viewing platform and mobile cabins, rather than architecturally designed cabins. The mobile cabins will be between 6-8m long and 3m wide (1 room only) and will sleep 2-4 people. ■ Group queried the treatment of the puna on Mauao as had been discussed at a previous hui.	Suggestion of a sign/panel to identify location of the puna. Agreed to investigate with s 7(2)(f)(ii)
4 Cabins ■ s 7(2)(f)(ii) confirmed that there will be 8 cabins and that they are mobile (they arrive on wheels and will not have piles). ■ Group queried the profitability of having only 8 cabins. s 7(2)(f)(ii) noted that	

the cabins could be paid off within 3 years and that there is a need for this type of accommodation when people arrive without camping equipment and caravans had been available in the past but these cabins are more durable and would provide for people to stay over winter months. They will not result in more people using the park in the summer as there will be the same number of sites as there is now. ■ Query about stability of these 'mobile' units. § 7(2)(f)(ii) confirmed that they are generally stable but may be slight movement, and that there is a compromise between avoiding earthworks and the more permanent cabins, with these less permanent ones. ■ Query about cost of hiring these proposed cabins. § 7(2)(f)(ii) stated that this is not confirmed yet but could be in the order of \$65-\$100 per night depending on seasons. ■ Query about long-term occupiers of sites. § 7(2)(f)(ii) explained the Licence to Occupy and that there are 50 of these available each year at a cost of \$5,400. Included in that cost is 80 nights accommodation and any additional nights are charged at standard rates. § 7(2)(f)(ii) noted that the surplus from the Holiday Park goes directly into the maintenance of Mauao.	
5 Removal and upgrade of house/office ■ § 7(2)(f)(ii) explained the proposed removal of the existing house, the ranger's office, and existing camp office near the Hot Pools car park. These would be amalgamated into 1 building housing all three. ■ Group queried whether buildings would be demolished or removed and if the hapu could acquire the buildings. § 7(2)(f)(ii) responded that the ranger's office probably needs to be demolished because it is concrete floor / blocks but the house could be removed, however it may need recladding. § 7(2)(f)(ii) indicated that this was a conversation for the hapu to have with Council. ■ Queries about the roles and responsibilities of staff at the Holiday Park, including the manager (position currently being advertised, closing 24th Feb) and the ranger. § 7(2)(f)(ii) advised that there would be a manager living in the new building (just as there is now) and that § 7(2)(f)(ii) would continue to be § 7(2)(f)(ii). ■ Query about interpretation panels at the entrance to the office or the Holiday Park to provide the cultural information on Mauao. § 7(2)(f)(ii) noted that this is an issue across all of Mauao including the Hot Pools and Holiday Park and should be looked at in a combined way with the Mauao Steering Group. ■ Query as to whether it is possible to extend the existing Hot Pools car park to provide more parking for both the Holiday Park and Hot Pools. § 7(2)(f)(ii) noted that this would not be possible as the car park is next to a hill.	
6 Entranceway to Holiday Park ■ § 7(2)(f)(ii) described the revised layout of the entranceway, including a new access point north of the existing entrance to the office and Hot Pools car park. ■ Anthony noted that the new access way would require the removal of a Pohutukawa tree on the footpath and its replacement with other trees elsewhere. Query as to the age of this tree and whether it can be relocated. Concern was raised by the group about the loss of this tree, particularly if it happened to be an old tree, or a species that is older and slow growing. Group preference for the tree to stay where it is. ■ Post meeting note: A TCC arborist has confirmed that the tree is most likely a <i>Meterosideros excelsa</i>, Pohutukawa. The arborist estimates the tree is between 20-30 years old and that there would be a significant cost involved in relocating a tree of this size. It is his opinion that removal and replacement is	§ 7(2)(f)(ii) to discuss options with arborist and get back to group.

a more realistic and feasible option. ■ It was noted that Telecom has previously put a line in at the phone box near to the proposed entranceway and Pohutukawa tree to be removed, and found koiwi at this location. ■ s 7(2)(a) - P noted that the Historic Places Trust authority will have conditions on it relating to archaeological finds and that a cultural monitor be present during any earthworks. Query about the impact on the internal access within the Holiday Park as a result of the extension to the Hot Pools. s 7(2)(f)(ii) noted that there is still more design to be done in this area. ■ Concern about potential traffic impact of additional Holiday Park exit near Pilot Bay boat ramp and what traffic management measures will be put in place. s 7(2)(f)(ii) noted that TCC are currently reviewing the traffic management and parking availability near Mauao and this is a separate process.	
7 Other Matters ■ Query about previous discussions about the provision of a place where waka ama can be stored. ■ Query about parking availability outside the Holiday Park near Pilot Bay for Tangata Whenua for collection of kaimoana and customary diving. Anthony suggested writing to s 7(2)(f)(ii) and requesting a set of keys to the gate at the south side of Mauao to allow access. ■ Query as to whether Ngai Tukairangi has access to Holiday Park throughout the year. s 7(2)(f)(ii) noted that everyone has access, including the public and that the Holiday Park applications close in April for bookings for the following summer.	
8 Summary of Feedback ■ s 7(2)(a) confirmed that the draft MOU would be reviewed, and in particular noted the group appreciate the efforts by Council to tidy up the MOU, and the proposed changes are now framed in a way that is not as intrusive as earlier discussions had indicated. ■ Group noted that there is outstanding concern about the marrying up of the design of the Hot Pools and the Holiday Park and re-iterated their desire to be involved in interpretive signage panels at the viewing platform and any at the entrance to the Holiday Park. s 7(2)(f)(ii) confirmed the appropriate process for this discussion is between the Mauao Steering Group and s 7(2)(f)(ii) the hapu and the Cultural Heritage Centre. ■ Request made to alter the MOU to provide for alternative meeting venues between TCC and Ngaiterangi. ■ Concern raised about the potential for others to erect semi-permanent structures at the Holiday Park once they see Council doing it. s 7(2)(f)(ii) confirmed that this would not be allowed to happen and is against Holiday Park policy.	s 7(2)(a) to make changes to MOU
9 Next steps ■ s 7(2)(a) - P to liaise with s 7(2)(a) - Private regarding the provision of comments on the cultural matters discussed for inclusion in the consent application. ■ s 7(2)(a) - Private is the appropriate contact person for consenting s 7(2)(a) is the appropriate contact person around the MOU. ■ Group agreed that there is no need for further hui on this matter, but that information sharing should be ongoing.	

Hui closed with a karakia at 10.45am	
--------------------------------------	--

Minuted by: s 7(2)(a) - Privacy