

**Kūaotunu Residents and Ratepayers' Association**  
**Minutes of Committee Meeting**  
held at the HappyHub, Irishtown Road, Kūaotunu  
10 June 2025

*Committee members: Steve Hart, Chair; Ian Preece, Deputy Chair, Steffi Hammann-Evans, Treasurer; Kevin Crawford, Minutes Secretary; Isabel Gilbert-Palmer, Chris Brock, Marguerite Muellers, Gael Coleman, Dani Elliston, Roimata Taimana*

**Meeting opened:** 6:40pm

**Present:** Steve, Steffi, Chris, Dani, Isabel, Roimata and Kevin (minutes)

Quorum met: 6 required.

**Apologies :** Ian Preece / Marguerite received, Gael was not present.

**Public:** no attendance – email submission by Nicola Creed to be addressed within the meeting – refer Item 5.1 Cemetery Road subdivisión.

**1. Minutes:**

Minutes of the previous Committee meeting 29 April 2025 confirmed as a true and accurate record. **Moved:** Roimata Taimana                      **Seconded:** Isabel Gilbert-Palmer                      **Passed**

**2. Matters arising from the 29 April minutes:**

Running through the Action Plan included in the 29 April minutes. Status of various other items were briefly discussed most are dealt with in Section 5 below:

**All**

Revamp of website /incremental improvements - Please look at the website and advise Chris Brock and Steve, Ian and Kevin on items so they can be actioned in due course.

**3. Correspondence:**

Correspondence is in Dropbox and covered by agenda items.

KRRA web email: [krra@kuaotunu.nz](mailto:krra@kuaotunu.nz) and when email sent cc this address.

Steve confirmed password to Committee members

Steve confirmed that Whatsapp now been setup and some addresses need yet to be added – Gaels not there at present.

No outstanding items in the in or out box.

Add on behalf of into any correspondence – Steve does not need to sign off material – author can but Steve / Executive Committee needs to have seen and agreed correspondence before it goes.

Capacity of webmail regularly exceeded - Steve has removed spam from the Spam folder and Cognito material for KSEG.

**Action:**

**Steve:** relook at deletion / distributing to folder of earlier material

**Kevin:** to remove double copies of correspondence created during the send process and also try to relocate items into relevant folders by drag operation.

#### **4. Financial Report since last report (31 March 2025) and as of 9 June 2025**

##### **4.1 Financial Report** (Steffi Hammann)

Account balances: Kiwibank NOW a/c \$803.29 and Kiwibank On call a/c \$11,168.21.

Income: Membership fees – \$243.49 received since last meeting, YTD from 1 April 2025: \$460

Interest for period from 1 April 2024 – 9 June 2025 \$ 73.49

Outgoing: No outstanding creditors. Expenditure – Nil 29 April – 9 June

##### **Financial report accepted.**

**Moved:** Chris Brock

**Seconded:** Dani Elliston

**Passed**

##### **4.2 Other Treasurer issues**

Steffi confirmed the IRD tax files (2017) and WHT Exemption Certificates (2017) were in Drop Box - Steffi confirmed that they were current and there was no need to renew as long as Financial Year reporting was kept up on schedule.

Steffi confirmed she was now Kiwibank signatory – now 3 signatories Steffi, Steve and Kevin

#### **5. Items for Discussion:**

##### **5.1 Subdivision 4 Cemetery Road**

###### **5.1.1 Discussion – Nicola Creed questions of KRRRA**

Dani had received a call from Nicola Creed about the subdivision flooding. Dani outlined where Nicola lived: off SH25 next to Luke's accommodation and she then outlined the conversation with Nicola that centred around allegations of the Chair not having any delegation to engage with iwi and other matters involving iwi. Nicola declined an invitation by Dani / Steve to present the issues publicly to the Committee meeting. Nicola Creed had instead taken up the invitation to email questions to Dani Elliston regarding KRRRA actions and process about the 4 Cemetery subdivision.

The Committee considered the questions in detail and were all particularly concerned at the focus of the questions placed on the KRRRA process and actions and alleged actions of the Chair. Several of the questions were centred around KRRRA approaches to Ngāti Huarere and Ngāti Hei and were particular about KRRRA Chair's approach to Ngāti Huarere (Wanda Brljevič Vice Chair) on 18 May.

Nicola Creed questioned whether the Chair had any mandate from KRRRA members or residents to approach iwi.

The Chair's approach was only in the context of a general enquiry for clarity on behalf of KRRRA as to the area that Ngāti Huarere held mana whenua status over and the Chair stated why the enquiry was made. The enquiry was to confirm documents from Ngāti Huarere on the proposed District plan that is in the public domain that stated their area included Kūaotunu and this was confirmed by Wanda in a response on 22nd May where she also confirmed it is shared with Ngāti Hei. This email traffic to be released to Nicola.

The Chair contacted Ngāti Hei in an email to Joe Davis, Ngāti Hei trustee to have the content of their response to the applicant released. This approach was advised by the TCDC Planner processing the application. The conditions of Ngāti Hei approval in our view were aspects just as important for the Community and Cemetery Road residents as they are for the applicant and should be part of the public process. Nicola asked for the outcome - there has been no response from Ngāti Hei.

Roimata confirmed conversations he had with Wanda on the allegations and confirmed that Nicola cannot speak on behalf of either Ngāti Hei or Ngāti Huarere. Wanda had not spoken to Nicola on the subjects raised in her email and confirmed Nicola was not correct and discussions with Steve and content in his communications were correct. Roimata supported the Chair's actions and noted for KRRRA he is tangata whenua for both iwi and in any correspondence between Ngāti Hei and Ngāti Huarere he can speak and engage with both iwi.

WRC have staff nominated to deal with the subdivision and Nicola's suggestion of a contact person was not one of them – Committee decided to let due process TCDC / WRC continue with current WRC staff and not reply to Nicola on her nominee.

The Committee were not clear on the background of why the allegations were posed given that we understood Nicola, like the residents of Cemetery Road are opposed to the 4 Cemetery Road subdivision. KRRRA actions have all been to advance the interests of those affected including Nicola's concern about flooding of her property.

**Actions:**

Kevin to draft a response to Nicola addressing the questions.

Agreed to state the Committee unanimously took exception to the attempt to suggest Chair did not have a mandate from KRRRA members or residents to approach iwi.

Email documents on detail of the dialogue with Ngāti Huarere and request that Nicola cease any activity to suggest otherwise.

**5.1.2 Status of Cemetery Road Subdivision submissions – Update**

Meeting was held on 19 May at Dani Elliston's house with affected residents. Concerns noted at lack of responses from TCDC and no evidence of a definitive approach to WRC regarding flooding. Steve Hart chaired the meeting and minutes were taken by Kevin Crawford and distributed to attendees and affected residents by Dani.

Several updates have been added to TCDC Consent Tracker:

- Te Miro flooding assessment dated 21 March 2025
- NZTA response to the applicant dated 12 December 2024 released
- TCDC s92(2) RFI letter 14 April 2025

Concern voiced at the selective and delayed release of correspondence that should have been posted in public interest including that of residents. TCDC claiming protection of privacy was the reason. Residents have all written to TCDC asking for their correspondence to be uploaded into

Consent Tracker. Yvonne Franklin – Planner has also been very helpful on TCDC process and observations.

Steve noted that WRC / TCDC correspondence of late November was embedded in the briefing to the Peer Reviewer of the hydrology consultant – It demonstrated that WRC were against the subdivision on flooding effects grounds. Kevin noted that WRC have only reviewed Above Water report and not the later Te Miro report and have appeared to have missed the increase from 2000m<sup>3</sup> to 2800m<sup>3</sup> fill and the effect of displacement of floodwaters.

KRRA have carried out the following correspondence (included in webmail)

- Letter response to TCDC roading - over local effects on Cemetery Road
- Response to NZTA re their conditions of a pedestrian crossing on SH25 and a streetlight at the junction – copied to Mayor, Councillors and NZTA reply- further discussion within NZTA
- Letter to Ngāti Hei Joe Davis re release of their approval and its conditions – no reply
- Email to Ngāti Huarere re: area of mana whenua status and reply received – refer above

Steve and Dani to attend the MBCB meeting 18 June.

5mins each permitted. Steve to focus on the Council process of not uploading documents to Resource Consent tracker promptly and the WRC / TCDC flood assessment correspondence noting WRC was not in favour which if known would have reduced stress of affected residents. Dani to focus on the flood effects experienced by residents and demonstrate this with laminated pictures of flood events.

Decision to approach Lachlan McHaffie about concerns on Council process to be made after MBCB meeting. Hopefully MBCB resolve to approach Lachlan about the poor process by TCDC Contact is Sam Ammon – Planner Regulatory Group, rather than it being done by KRRA.

**Action:**

Steve and Dani to attend the MBCB meeting 18 June 9am

Dani to circulate WRC material Steve had identified in Hydrology Peer review briefing to residents.

Steve, Dani and Chris continue to monitor TCDC Consent Tracker.

**5.2 Infrastructure Updates**

**5.2.1 Blackjack Road**

Bank has fallen away compromising the road pavement edge and the Chorus fibre and power duct. RFS was submitted by Steve on behalf of KRRA on the day. Now one way road signed and the Contractor booked for remedial work. No detail on the full road closure duration and timeframe yet. Issues for Opito and Otama residents and Fire services, power and fibre duct. TCDC consultant is no longer Pinnacles Civil and is now WSP.

**Action:** Kevin to contact Len Whittaker Acting Roading Manager TCDC re timeframe and traffic management proposals.

### **5.2.2 SH25 Gabion Wall failure**

A letter sent to NZTA and cc to Len Salt regarding the failure of the eastern half that has no rock armouring at the base and significant cracking adjacent the eastbound lane. Requested reply received from NZTA stating that the funding application was underway and detail of the wall repair being in the Low-Cost Low Risk (LCLR) \$25m Waikato list of projects –if replacement (half the length) then possibly “alternative funding” needs to be found. No response on the footpath or the balance of the length to the boat ramp - only focus was to address the failed gabion wall.

Laser survey undertaken 6 June by Beca – Kevin assisted - report to NZTA on failure and form and extent of the replacement is underway.

Email sent to Len Salt prior to his 9 June meeting with NZTA Regional Land Transport Committee requesting he refresh the issue of the footpath and potential cost share TCDC/ NZTA for full length at the meeting.

**Action:** Kevin request from NZTA the status of the further extent to the boat ramp and contact Len Salt as to outcome of NZTA regional meeting.

### **5.2.3 SH25 Kūaotunu Hill**

The contractor, Downer, with sheet piling subcontractor ICB has commenced work on the site. Temporary traffic management is in the form of traffic signals to control one way traffic flow. Driven sheet piles need to be braced at the top by significant steel I beam walers and tied through under the road.

### **5.2.4 Bluff Road – 2 locations**

Rings Beach Road gabion wall at the crest on seaward side of the approach to Rings Beach has been completed. Wall opposite Seavill Park Road also a gabion wall was also scheduled in May but not started. A protection / stormwater diversion bund has been constructed.

**Action:** Kevin to contact Len Whittaker Acting TCDC Roding Manager on timing and notification proposals to Rings Beach and Seavill Park Rd residents.

### **5.2.5 Gray Ave / Bluff Road culvert and dune face erosion repair**

Bluff Road / Gray Ave culvert – Dune damage RFS – Draft letter to Len Whittaker done and is with Steve for review. Also cc Amon Martin – Climate Change Programme Manager as it is unclear who is leading the remedial works. Letter is a follow up to find status of TCDC undertaking that remedial works to be carried out by the end the Financial Year 24/25 – i.e 30 June 2025.

### **5.3 Membership reconciliation**

Membership is listed in the Financial Report over various years from 1 April 2025. The number of financial members at the AGM 20 April 2025 as 138. There were 73 members that were financial up to 31 March 2025. Some, however, had voted and were not financial at the AGM.

Seeking Manual Membership forms but not at all clear where they are. Receipt book only has limited 2018 and 2019.

New members should apply online. Some AGM forms were given to Ian Preece. Cognito forms found in webmail. Cemetery Road residents – many are not KRRA members.

**Action:**

Steve –

- Confirm the interim assessment and Steve and Gay to do a final reconciliation.
- Encourage Cemetery Road residents to become members

**5.4 KRRA Constitution change**

A concerted drive via Mailchimp letter and Facebook to get votes with focused targeting of members who have not voted had been reasonably successful. Survey form within Mailchimp remains open online. Target is to achieve 65% of financial members by voting responses and if not progressing well then forms and door knocking – target done in 2 months. Possibly 19 votes left to get.  $65\% * (138 + 73) = 138$  and 119 Votes yes 1 No.

We believe we will need a Special General Meeting (SGM) to approve the change in the Constitution and thoughts were that KRRA attract attendees by combining with an invitation for Mayoral candidates to speak. If it is at Labour weekend then elections would have already passed. 14 days public notice needs to be given – advertising required as per AGM. The quorum for the SGM needs to be checked. (it is a simple majority of attendees to confirm the resolution that has already achieved 65%.)

**Actions:**

Chris to find those that were not financial and had voted and delete. Also check for duplicate voting. With reminder letters for membership fees also target non-financial members who had voted and request them to re-vote.

**5.5 Kūaotunu-Matarangi Bluff Road connectivity Project Update**

Background: refer 29 April minutes

**Recent events:**

Tender for Geotechnical Investigations 2 RFSs has been issued 10 June by TCDC – drafted by TCDC and revised by Consultant and Kevin.

Scope covers assessment of slips for the track as walking and cycling access and the bridge geotechnical investigation (two different expertises).

Consultant and Drilling contractor on site possibly during late July.

TCDC agreed to appoint Planning services providing overview of planning issues suitable for the Feasibility Study input – TCDC to award by Purchase Order – invoiceable from 1 July 2025.

Meeting with Ngāti Hei was held on June 6 to explain the reasons for the re-connection and then discuss the design development. This resulted in a 75-minute meeting. Interactive discussion – Ngāti Hei accept that we continue with the Feasibility Study and that Consultant

has responded to the issues discussed at the 27 Nov 2024 meeting. Noted that this does not give any guarantee that Ngāti Hei will accept the bridge after the feasibility study is complete.

Ngāti Huarere had a more positive reaction. Feasibility study draft is available early July now.

## **5.6 Community Project Proposals Updates**

### **5.6.1 Coromandel – Auckland ferry**

Refer Background Minutes 29 April - Dani noted no further development and no meeting time defined. **Dani and Marguerite** to progress but Maguerite is away until the end of August.

### **5.6.2 Bus Shelter at Blackjack Reserve**

Steve provided a proposal using an AT South Auckland open side bus shelter at the Blackjack Reserve on the eastern side of the road. Opportunity for artwork to be added. The proposed site was on the eastern side of the road within the flaxes just north of Lukes Kitchen sewage treatment field and plant on the sloped vehicle parking area.

Roimata noted the earlier proposal some years ago agreed it was not to have a concrete floor to reduce loitering. Isabel noted that Te Rerenga and Matarangi parents need to be consulted as their children use the shelter.

Kevin noted that Ngāti Hei Treaty settlement potentially included the proposed site. Isabel added Ngāti Hei needed to be consulted regardless. Kevin had discussed the idea briefly with Shelley Balsom.

The issue of sealing the road needs to be revisited with TCDC.

Decision to form a subcommittee to progress the proposal – Chris, Roimata, Isabel

#### **Action:**

**Chris** to coordinate subcommittee – Consult with school user groups - draw up the proposed location, use TCDC GIS and develop the proposal with a view to taking it to Ngāti Hei and MBCB on behalf of KRRA.

**Kevin** to explore sealing access road in discussion with Len Whittaker

### **5.6.3 Telecoms - Copper Network / Fibre Connection Waitaia / Pumpkin Flat area**

Chris noted the copper network is proposed to be decommissioned by 2030. Waitaia / Pumpkin Flat, Blue Fridge Valley and Cemetery Road area do not have fibre and without copper the only options are satellite wireless and Starlink at individual cost. Options are that if there are enough people to self-fund fibre. Noted there were 27 houses in the Pumpkin Flat area alone.

Committee agreed KRRA would support. Newsletter article suggested.

Kūaotunu West Bluff Road, Grays Ave/ Cuvier Cres / Seavill Cres currently being connected for fibre.

**Action:** **Chris** to develop up the proposal and do Newsletter article.

### **5.7 Use of the Kūaotunu Hall letter update**

Refer April 29 Minutes for background. Isabel had assembled information from the Hall webpage. Letter in progress with focus on a request for a Newsletter article on Hall operations and use of funding and the context of the operations of all other Community organisations in the village as part of transparency.

Also, gather information on Committee formation of various other groups in the Community.

**Action:** Isabel and Gael to finalise the draft letter regarding operations and funding for the Community asset – making it positive re recent works etc and suggesting a Newsletter article be the way for information. Committee Executive approval before sending.

### **5.8 Newsletter**

Next Newsletter proposed for August after Ian returns. Articles to be gathered and written by Committee members and forwarded to Steve cc all members.

## **6. AOB**

### **6.1 KESG Scenario Exercise**

Steve outlined a 2-hr. scenario for emergency management groups around the Coromandel that had a significant rainstorm, road failures that trapped tourists and the power and phone network including mobile was down. Communications with Civil Defence was not possible as a result. The resilience kit with a generator and power pack was used. The issue was no alternative means of communication. Steve noted a list of people in the community that have Starlink / satellite phones needs to be collated. Resilience kit location confidential as if not, it was then likely vulnerable to theft.

KESG team – Steve, Carol, Jose, Carolyn Cook (nee Gibb) and Helly Mobberley (FENZ liaison)

### **6.2 Matariki Events - Art Exhibition & Stargazing**

Roimata noted the exhibition at the Richardson Room at Happyhub over Matariki – Launch Thursday 7pm – Three Fried Bread and a Doughnut  
Alastair Brickell having a Matariki event at the Domain – posted on Katchup

## **7. Upcoming Meetings / KRRRA attendance**

next MBCB meeting 18 June 2025, 20 July 2025

TCDC Full Council meetings – 24 June 2025, 5 August 2025.

Mercury Bay North Community Chairs – TBC - Whitianga MBCB room

### **8. Watching briefs:**

- Road Safety – SH25 Speed Management submission to NZTA
- KESG Preparation for next emergency event / Civil Defence equipment supplied.
- Traffic Calming Village - next steps - gateway graphic and other improvements.
- Infrastructure works – Kūaotunu Hill wall reconstruction/ Bluff Road/ Blackjack Rd
- Fast Track projects affecting Kūaotunu – Waitaia Road forestry and OceanaGold Resource consent Owera Road
- Website update

**Next meeting:** Tuesday 5 August – 6.30pm Richardson Room at Happyhub Irishtown Road

**Meeting closed: 8:24 pm approx.**

**ACTION SUMMARY 10 June 2025 (carried over from current & previous minutes)**

who	What	done?
Steve	<ul style="list-style-type: none"> <li>• Complete Membership reconciliation (refer 5.3)</li> <li>• Attend MBCB meeting 18 June re 4 Cemetery Road</li> <li>• KRRR webmail relook at deletion / distributing to folder of earlier material</li> <li>• Continue to monitor TCDC Consent Tracker re Cemetery Road.</li> </ul>	<p>Done Pending</p> <p>Done</p> <p>Ongoing</p>
Steffi	<ul style="list-style-type: none"> <li>• Link with Gay on simplifying Treasurer manual</li> </ul>	<p>Pending</p>
Kevin	<ul style="list-style-type: none"> <li>• KRRR Webmail - remove double copies of correspondence created during the send process and also try to relocate items into relevant folders by drag operation.</li> <li>• List of outstanding issues requested of TCDC (Ed Varley – since left TCDC) to be put to Len Whittaker his replacement cc Brian Taylor</li> <li>• Contact Andrew Corkill NZTA re Speed limit Consultation Process SH25</li> <li>• Follow-up with Len Salt re Stakeholders RRA meeting with NZTA on speed limit reduction</li> <li>• Follow up Mark Bedford on the next steps / timeline for Suspension Bridge project.</li> <li>• Follow-up Dean Allen / Luke Archbold TCDC on progress / timeframes Geotech / Planning offers and TCDC funding being brought forward for Suspension Bridge project.</li> <li>• Bluff Road / Gray Ave culvert – Dune damage – followup TCDC refreshing KRRR Request and noting their undertaking for action before FYE 24 (30 June 2025)</li> <li>• Follow-up Tanya for detail of the Bridge over Waitaia Stream and Lukes Stream and KRRR input into designs proposed</li> <li>• Explore sealing Blackjack Reserve access road in discussion with Len Whittaker</li> <li>• Contact Len Whittaker TCDC Roding Manager on timing and notification proposals to Rings Beach and Seavill Park Rd residents.</li> </ul>	<p>Pending</p> <p>Pending</p> <p>Pending</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Pending</p> <p>Pending</p> <p>Pending</p>

Chris	<ul style="list-style-type: none"> <li>• KRRRA Constitution Change - letter to non-financial members as part of request to become financial to those who had voted and others that hadn't voted (Refer 5.4)</li> <li>• Blackjack Reserve Bus shelter – Consult with schools / users Draw up the location and develop the proposal with a view to taking it to MBCB on behalf of KRRRA. (refer 5.6.2)</li> <li>• Newsletter article for Copper termination / Fibre - Waitaia / Pumpkin Flat / Valley to seek interest of groups and possibly apply for connection (refer 5.6.3)</li> <li>• Dani and Chris continue to monitor TCDC Consent Tracker re Cemetery Road.</li> </ul>	<p>Pending</p> <p>Pending</p> <p>Pending</p> <p>Ongoing</p>
Isabel and Gael	<ul style="list-style-type: none"> <li>• Isabel and Gael to complete draft letter regarding hall as the Community asset - for Committee Executive approval before sending (refer 5.7)</li> </ul>	Pending
Dani	<ul style="list-style-type: none"> <li>• 4 Cemetery Road – attend MBCB meeting and circulate WRC material in the Hydrology Peer Review briefing letter from TCDC (refer 5.1.2)</li> <li>• Coromandel – Auckland ferry – advance the issue and report back to KRRRA as an update (refer 5.6.1)</li> <li>• Dani and Chris continue to monitor TCDC Consent Tracker re Cemetery Road.</li> <li>• Encourage Cemetery Road residents to become members</li> </ul>	<p>Pending</p> <p>Pending</p> <p>Ongoing</p> <p>Ongoing</p>
All	<ul style="list-style-type: none"> <li>• Regular check of correspondence in webmail - to acknowledge back to Ian that they have been successful in gaining access with login code sent by Ian.</li> <li>• Source Newsletter articles (Item 6.8) and circulate Steve and Committee finished articles to Ian by mid-month- next issue is August so mid-July</li> <li>• Revamp of website /incremental improvements to Steve and Chris, Ian and Kevin – see Item 3</li> </ul>	<p>Action all items for AGM meeting</p> <p>Ongoing</p>