

Kūaotunu Residents and Ratepayers' Association
Minutes of Committee Meeting
held at the HappyHub, Irishtown Road, Kūaotunu
26 August 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, Dani, Isabel, Roimata, Marguerite (c.10mins after start) and Kevin (minutes online via Whatsapp)

Quorum met: 6 required.

Apologies : Ian Preece and Chris Brock received, Gael was not present.

Public: no attendance

Karakia – Roimata

1. Minutes:

Minutes of the previous Committee meeting 10 June 2025 confirmed as a true and accurate record. **Moved:** Roimata Taimana **Seconded:** Dani Elliston **Passed**

2. Matters arising from the 10 June 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:

3. Correspondence:

Correspondence is in Dropbox and covered by agenda items.

KRRA web email: krra@kuaotunu.nz and when email sent cc this address.

No outstanding items in the in or out box.

4. Financial Report from last report (9 June 2025) and as of 25 August 2025

4.1 Financial Report (Steffi Hammann)

Account balances: Kiwibank NOW a/c \$1,356.37 and Kiwibank On call a/c \$11,210.47.

Total: \$ 12,566.85

Income: Membership fees – \$840.00 received since last meeting including a donation of \$100 (which resulted from a double 5 yr payment), YTD from 1 April 2025: \$1300

Interest for period from 1 April 2025 –25 August 2025 \$ 115.75

Outgoing: No outstanding creditors. Expenditure – 1 April – 25 August 2025 \$975.77

Donation - \$500, Matarangi Beach Paper \$90.85, Survey Monkey \$98 and Rockets Park (website) \$286.92

Financial report accepted.

Moved: Dani Elliston

Seconded: Roimata Taimana

Passed

4.2 Other Treasurer issues

Membership: 185 (stated in the Financial Report)

Clarification: post meeting the total members was 175 due to confusion over a \$100 payment which was a donation (see above) and not 10 members.

Addresses / emails are collated via webmail application for new constitution. Steffi advised that payments of \$ 50 for example, could be related to one person for a 5-year period
Proposed that an invoice system be set up. Receipts via the receipt book if requested.

Action: Chris with support from Steffi to assess options for an invoicing system and if feasible to be initiated.

5. Items for Discussion:

5.1 Subdivision 4 Cemetery Road

5.1.1 Discussion – Nicola Creed questions of KRRRA update

Refer 10 June minutes for background

Nicola Creed had contacted Dani Elliston and indicated correspondence explanation provided by Kevin satisfactory. No further action is required.

5.1.2 Status of Cemetery Road Subdivision submissions – Update

Refer 10 June minutes for background

Dani advised Cemetery Road Subdivision is on hold at the moment.

The applicant has been told by TCDC under latest correspondence s91 letter to apply to Waikato Regional Council regarding compliance of the subdivision with floodplain issues.

TCDC has requested the applicant pay \$10,000 for a Peer Review of the two hydrology reports. The peer review by Paddle Delamore Partners (PDP) identified in a preliminary response a number of omissions and sought to have answers to a number of issues detailed in a spreadsheet with significance (major to minor identified).

“Major” was aspects of the larger catchment’s definition and boundaries and tidal aspect – high tide combined with storm event. Kevin noted the reviewer had spotted several issues including for example the modelling of SH25 crossing as culvert rather than a bridge with a much larger cross-section.

Peer review spreadsheet is on Resource Consent Tracker. Some applicants’ consultant responses and replies from the peer review asking for further information are evident. Assume all the responses are in progress from the applicant’s consultants and at the moment are not closed out.

WRC have been on site and met the applicant. Phil Pullin and comments made.

Letter to Ngāti Hei Joe Davis re: release of their approval and its conditions – no reply.

Steve, Dani and Kevin and several Cemetery Road residents attended the MCB meeting 18 June and Steve focused 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.

MBCB gave KRRRA and residents empathetic hearing but noted the TCDC planners were the process decision makers. They accepted the submission and would forward it to Council officers.

Council Officer Sam Ammon has left TCDC – contact person is now Katy Dimmendaal. Dani has written to her to request regular updates of progress and the outcome of the Peer Review.

Action:

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

5.2 Infrastructure Updates

5.2.1 Blackjack Road – 0.477km Retaining Wall

TCDC have tendered a timber retaining wall 23 m long – 9.5m poles. Kevin spotted the tender documents – They state award late September expected completion end November, See Kūaotunu Ketchup posting. Post meeting – TCDC have stated it is their expectation one lane is to be open at all times.

5.2.2 Blackjack Road – Village Entrance

Bank has fallen away compromising the road pavement edge and the Chorus fibre and power duct. RFS was submitted by Steve on behalf of KRRRA on the day. Kevin met Len Whittaker late in July. Len noted that TCDC had applied to NZTA to have the remedial works funding as part of the far – Funding Assistance Rate (FAR) – 51% contribution from NZTA because the weather event with 5 others early Mat (Cyclone Tam) triggered this funding. Still waiting formal approval before tendering.

One way road signed - 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 continue to keep in contact with Len Whittaker Acting Roading Manager TCDC re timeframe and traffic management proposals on both 5.2.1 & 5.2.2.

5.2.3 Gray Ave / Bluff Road culvert and dune face erosion repair

(Refer 10 June minutes for background)

Bluff Road / Gray Ave culvert – Dune damage RFS – Letter to Len Whittaker sent - also cc Amon Martin – Climate Change Programme Manager. 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.

Kevin met Len Whittaker Acting Roading Manager on site mid-July. Len Confirmed as it was stormwater it was Roading issue - agreed a temporary link between each broken pipe would solve further dune face erosion and, in his view, didn't need a Resource Consent (restoring an existing water path).

Len to research exact status within TCDC – noted it was not on pinnacles Civil outstanding works and he would have it added to WSP list and advise priority.

5.2.4 Bluff Road Retaining Structures – 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 has been built as a rock faced retention slope from compacted brown rock. This is because of significant extra excavation necessary to get down to competent material and springs encountered – making the gabion wall unsuitable. The existing culvert has been unblocked by Ventia and rock rip rap laid in a channel lining to direct stormwater into the bush below. Kevin met Len Whittaker on TCDC Roading Manager on site and noted the western face had not been suitably underlain with geofabric or drainage installed to prevent scouring from stormwater off the steep road slope to the west.

5.2.5 Kuaotunu - Waitaia Stream Village Footbridge and Lukes Stream Bridge (Blackjack Reserve)

River footbridge has components renewal (bolts and handrails) that have reached end of life proposed by TCDC and Lukes Stream Bridge replacement under their Critical Structures programme. Not clear on Resource Consent statement in MBCB notes.

Community involvement in any aspect of change of superstructure. Kevin to follow-up with Tanya Patrick for detail.

5.2.6 Grays Beach Access Stair

Replacement scheduled for September 2025 as part of the Critical Structures Programme – again at end of life.

5.3 NZTA Speed Limit Consultation progress

NZTA are going out to public consultation 22 Aug – 3 October. Most of text changes were agreed by NZTA with additional comments suggested by KRRRA added to “Others” text area – re footpaths, speed cameras, boat ramp swale parking and pedestrian crossings – all Stage 2 and subject to future funding.

Jane Thompson NZTA to supply Posters with QR codes to scan and Reply-paid envelopes – and propose to have in Kua Kawhe, Store, Matarangi and both community noticeboards. Steve posted material on Katchup, Matarangi community Group and sent it to Otama and Opito RRAs.

TCDC posted on Friday update links and NZTA also on their social Media channels. Mailchimp distribution also proposed on Ian Preece return.

Steve noted re SH25 road safety – the rear-ending collision at Pumpkin Flat Road when doing a right-hand turn and NZTA safety proposals – pedestrian crossing and 50km/hr will assist.

Action: Kevin to distribute posters etc on his return early September
All to submit by 3 October and encourage others to do so.

5.4 Membership reconciliation

Membership is near close to reconciliation at 185 (Financial Report) v. 183) as of 26 August 2025 with members who have prepaid over various periods up to 5 years from 1 April 2025 listed in the Financial Report.

Clarification: post meeting the actual total members was 175 due to confusion over a \$100 payment which was a donation.

Final reconciliation to be made prior to 7 October meeting.

Action: Steve – Confirm the interim assessment and Steve and Gay to do a final reconciliation and encourage Cemetery Road residents to become members.

5.5 KRRRA Constitution change

Steve reviewed the latest constitutional voting numbers against financial members. Currently 126 but some were not financial (9) – 12 voted twice and 5 were not registered with KRRRA. Total 100. $65\% * (175) = 113.75$ - we are 8% short – need 14 Members more to vote.

A concerted drive via personal email and Mailchimp letter and Facebook to get votes with focused targeting of members who have not voted, asking those that did to become financial and targeting couples who may have one email address. 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.

We believe we will need a Special General Meeting (SGM) to approve the change in the Constitution. 14 days public notice needs to be given – advertising required as per AGM. The SGM needs to be a simple majority of attendees to confirm the resolution that has already achieved 65%.

Actions:

Chris and Ian to check for duplicate voting and focus nonfinancial members who had not voted with reminder letters for membership fees also target non-financial members who had voted and request them to re-vote.

5.6 Kūaotunu-Matarangi Bluff Road Connectivity Project Update

Background: refer 29 April and 10 June minutes

Recent events:

Feasibility Study is in KRRRA dropbox. It has been shared with TCDC (Dean Allen) and Ngāti Hei and Ngāti Huarere and the funders MRRAI and MCT and KRRRA in confidence. TCDC approved

and their limited comments were included in Rev D dated 25 August. MCT confirmed they are satisfied with the feasibility study. KRRRA Chair, Deputy and committee positive feedback.

Tender for Geotechnical Investigations 2 RFSs issued 10 June by TCDC – drafted by TCDC and revised by Consultant and Kevin – with time extensions has now closed.

Scope covers assessment of slips for the track as walking and cycling access for the 50year whole of life and the bridge geotechnical investigation (two different expertises).

Tenders have been assessed and currently queries underway for RFS 1 – the Whole of Life cost and Track condition Assessment. RFS 2 Consultant and Drilling contractor award awaited so on-site presence of the rig is not likely until late October now. This drilling work will establish the location and rock integrity of the anchorage locations. Onsite karakia required prior to drilling – Ngāti Hei and Ngāti Haurere approached to jointly carry out.

TCDC have appointed Planning services providing overview of planning issues suitable for the Feasibility Study input and this work has been input into the Feasibility Report issue. Balance of the Resource Consent process awaits formal agreement on Feasibility Study.

Awaiting Ngāti Hei comment on the feasibility report (sent to them 18 August). Ngāti Huarere had a positive reaction. Need to show we have consulted and TCDC believe we have shown this successfully.

Discussions with TCDC on next steps underway.

Funding discussions commenced – the project is community funded - next is funding geotechnical investigation observation (small cost TBA) and detail design \$175k. Mark Bedford suggested KRRRA contributed two people to a Funding Committee. Bulk of contribution from MRRAI / MCT.

Suggestion that Brent Page former KRRRA Chair was interested in being part of the process.

Action - **Kevin** to continue to input on behalf of KRRRA with MRRAI in discussions with TCDC and iwi and discuss with Brent Page as to his interest and availability and share the Feasibility Report if he is.

5.7 Community Project Proposals Updates

5.7.1 Coromandel – Auckland ferry

Refer Background Minutes 29 April - Dani noted Jenny Ashton Coromandel-Colville Business Association had advised next meeting pm 27 August. Both Dani and Marguerite were away unfortunately.

Petrol vouchers for Marguerite for attending meetings at Coromandel agreed,

Action: **Dani** to catchup with Jenny on the outcome of the meeting.

5.7.2 Bus Shelter at Blackjack Reserve

Refer 10 June minutes for background

Limited progress made on subject to date

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

Subcommittee to progress the proposal – Chris, Roimata, Isabel

Action carried forward:

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 KRRRA.

Kevin – yet to explore sealing access road in discussion with Len Whittaker

5.7.3 Telecoms - Copper Network / Fibre Connection Waitaia / Pumpkin Flat / Cemetery Road area

Refer 10 June minutes for background - Limited progress made on subject to date

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 KRRRA would support. Newsletter article suggested.

Kūaotunu West Bluff Road, Grays Ave / Cuvier Cres / Seavill Park Road connected for fibre. 100Mbps upload and download achieved from Gray Ave experience.

Action: **Chris** to develop up the proposal and do Newsletter article for a future issue.

5.8 Use of the Kūaotunu Hall - letter update

Refer April 29 and 10 June Minutes for background.

Isabel advised that she and Gael had decided to step back from the issue and not progress 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.

5.9 Newsletter

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

6. AOB

6.1 Boat ramp at Blackjack Reserve

The feasibility of the upgrade of the existing small boat ramp was discussed. This was addressed at KRRRA meetings in previous years. The current situation is that TCDC are not keen on adding and maintaining another asset and it would require parking on the Reserve which they didn't want to have. Steve advised the Coastguard would not use it and stated they would use the main boat ramp. Agreed that KRRRA would not pursue this aspect further.

6.2 Upcoming Local Election meetings

Discussion that KRRA members should attend and ask candidates their views on footpath construction adjacent SH25 being added into the next TCDC Annual Plan.

Isabel noted that Len Salt is holding a series of community meetings at Hula café Wednesday 10 Sept 11am and in Kūaotunu at Kua Kawhe Wednesday 17 Sept 11-1230pm.

6.3 SH25 Gabion Wall

Kevin advised 3 design options had gone to NZTA with costings for specifically that extent. Letter received from NZTA Andrew Oakley that further work footpaths etc beyond not on funding programme.

Len Whittaker TCDC Roding Manager had noted that there was a better likelihood of SH25 footpath when speeds are reduced to 50km/hr.

7. Upcoming Meetings / KRRA attendance

next MBCB meeting 3 September 2025

TCDC Full Council meetings – 16 September 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 7 October – 6.30pm Richardson Room at Happyhub Irishtown Road

Roimata provided a karakia to close the meeting

Meeting closed: 7.45 pm approx.

ACTION SUMMARY 26 August 2025 (carried over from current & previous minutes)

who	What	done?
Steve	<ul style="list-style-type: none"> • Complete Membership reconciliation with Gay (refer 5.4) • KRRR webmail - continue to relook at deletion / distributing to folder of earlier material • Continue to monitor TCDC Consent Tracker re Cemetery Road. 	Pending Ongoing Pending
Steffi	<ul style="list-style-type: none"> • Link with Gay on simplifying Treasurer manual • Coordinate with Chris re Invoicing of memberships (Item 4.2) 	Pending Pending
Kevin	<ul style="list-style-type: none"> • Contact Andrew Corkill and Jane Thompson NZTA re Speed limit Consultation Process SH25 • Follow-up with Len Salt re Stakeholders RRA meeting with NZTA on speed limit reduction • Follow up Mark Bedford on the next steps / timeline for Suspension Bridge project. • Follow-up Dean Allen / Luke Archbold TCDC on progress / timeframes Geotech / Planning offers and awards of TCDC funding being brought forward for Suspension Bridge project. • Bluff Road / Gray Ave culvert – Dune damage – followup TCDC refreshing KRRR Request and noting their undertaking for action before FYE 24 (30 June 2025) (Item 5.2.3) • Follow-up Tanya for detail of the Bridge over Waitaia Stream and Blackjack Reserve Stream and KRRR input into designs proposed (Item 5.2.5) • Explore sealing Blackjack Reserve access road in discussion with Len Whittaker (Item 5.7.2) • Blackjack Road – Village entrance and 0.477km Retaining Walls – followup with Len Whittaker on status and article for Newsletter / Katchup when clearer (Item 5.2.1 & 5.2.2) 	Ongoing Pending Ongoing Ongoing Ongoing Ongoing Pending
Chris	<ul style="list-style-type: none"> • KRRR 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) 	Pending

	<ul style="list-style-type: none"> • 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 5.7.2) • Newsletter article for Copper termination / Fibre - Waitaia / Pumpkin Flat / Valley to seek interest of groups and possibly apply for connection (refer 5.7.3) • Dani and Chris continue to monitor TCDC Consent Tracker re Cemetery Road. (Item 5.1.2) • Coordinate with Steffi re assessing and if feasible developing an Invoice system for Membership fees (Item 4.2) 	Ongoing
		Pending
		Pending
		Pending
Ian	<ul style="list-style-type: none"> • Newsletter for early October on return 	Pending
Dani	<ul style="list-style-type: none"> • 4 Cemetery Road – attend MBCB meeting and circulate WRC material in the Hydrology Peer Review briefing letter from TCDC (refer 5.1.2) • Dani and Chris continue to monitor TCDC Consent Tracker re Cemetery Road. (Item 5.1.2) • Encourage Cemetery Road residents to become members 	Pending
		Pending
		Ongoing
Marguerite	<ul style="list-style-type: none"> • Coromandel – Auckland ferry – advance with Dani the issue and report back to KRRRA as an update (refer 5.7.1) 	Pending
All	<ul style="list-style-type: none"> • 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. • Source Newsletter articles (Item 5.9) and circulate Ian and Committee finished articles to Ian by mid-month prior to issue - next issue to be early October • Revamp of website /incremental improvements to Steve and Chris, Ian and Kevin 	Ongoing
		Pending
		Ongoing