

Minutes of the Annual General Meeting of the Lake Rotoiti Community Association

Held on January 2nd 2013, 10 a.m., at the Pikiaro Rugby League Club

Present

Mary Stanton, Jim Stanton, Lindsay Brighthouse (Life Members)

The Right Hon Paul East

Kevin Winters (Mayor of Rotorua)

Dave Donaldson, Charles Sturt, Glenys Searancke (RDC Councillors)

Tai Eru Morehu, Neil Oppatt (BOPRC Councillors)

Andy Bruere (BOPRC Officer)

Hilary Prior (Chair), Nick Miller, Gerald Plested, Fraser Wilson, David Wilson, Phill Thomass, Guy Nelson (LRCA Committee Members)

Total of 93 attendees.

Apologies

Warren and Jude Webber, Faye and Brian Stamp, Geoff Rice, Maggie Bentley, Karen Hunt, Merepeka Raukawa-Tait, Lyall Thurston, Buzz Rathbone, Philip Sherry, Michael and Hilma Gill.

Welcome

Hilary Prior opened the meeting and welcomed everyone.

Mary Stanton provided a Karakia for the meeting.

Minutes of 2012 Annual General Meeting

John Green proposed that the Minutes be accepted, seconded by Bob Armstrong. Accepted.

Matters Arising

No matters arising.

Chairperson's Report

Hilary's report was printed in the December newsletter. There are three issues that the committee perceive that the Association will need to be involved with: RDC's proposed changes to the rates differential; the sewerage situation at the eastern end of Lake Rotoiti and Rotoma; and the RDC proposal to reduce the number of jetties on the lakes.

Hilary proposed that the report be accepted, and Bob Armstrong seconded. Approved .

Financial Report

Gerald Plested presented the accounts for the financial year to September 2012. Expenditure and income are both down, due to a fairly quiet year for the Association. The surplus for the present year will be around \$1000. Graham Prior has kindly donated his services to audit the accounts and has offered to do so again for the current year.

Gerald moved that the meeting appoint Graham Prior as auditor for the present year. John Green seconded this motion and the meeting approved.

Gerald moved that the accounts be accepted. Brentleigh Bond seconded. Approved by the meeting.

Election of Officers

Election of Chair

Hilary stood down as Chair for the election of the Chair and Jim Stanton took over in her place. Hilary was nominated as Chair by Jim Stanton, and seconded by Elizabeth Miller. Nominations closed. Hilary was voted in with acclamation.

Hilary resumed the Chair.

Election of Committee

Gerald Plested, Nick Miller, Jim Stanton, Keith Smith, Phill Thomass, Dave Wilson, Fraser Wilson, and Warren Webber are the current Committee Members. Keith Smith and Warren Webber are both standing down this year, and the rest are willing to stand again. Thanks to Keith for all his work over the years, and Warren may be willing to be co-opted for some things but has other commitments.

Stu Luke has indicated willingness to stand for the committee this year.

Hilary read out names of the persons prepared to stand and suggested that they be elected *en bloc*. Proposed by Malcolm Macdonald, seconded by Jan Wilkins. Meeting agreed.

Presentations

Craig Stephenson, Project Manager, Contact Energy – Development of a geothermal power station on the Taheke geothermal field.

Contact Energy and Taheke 8C formed a Joint Venture in 2010 to investigate the Taheke geothermal field. In 2012 they were joined by Whangamoia Trust, whose land is also now included in the project. They have drilled three exploratory geothermal wells and are now designing a 35 megawatt power station. They plan to lodge an application for consent in 2013. They are also drilling a deep appraisal well, as initial indications show Taheke is quite a gassy field. Production wells are expected to be on Whangamoia Trust land. Two power station sites north of SH 33 are being investigated, of which one will be chosen. One site is near the the Kaituna River and the other nearer SH 33. The hot geothermal fluid will heat a secondary fluid which turns turbines to generate electricity, and the air-cooled geothermal fluid will be re-injected deep into the ground.

Benefits of developing geothermal energy in comparison with other energy sources include that it is cheaper to develop; emissions generated are less undesirable than those produced by other methods; production of energy is reliable and sustainable; environmental effects are more easily managed; it is available in New Zealand rather than needing to be imported; and NZ is good at such development.

Higher than usual hydrogen sulphide levels may be a factor at Taheke but can be managed. Geothermal subsidence seems unlikely to occur at Taheke as initial investigations have indicated that a very deep layer of ignimbrite, a very hard rock formation, is present. In other areas such as Ohaaki where subsidence has occurred compressible mudstone layers are present. Contact is responsible for costs of any property damage that may occur, so would not proceed if subsidence was expected.

John Green asked whether changes to the field would have any effect on Lake Rotoiti, which is tilting anyway. Craig answered that the Taheke and Tikitere fields are linked, but the link is about 5 km down, so what happens at the surface is unlikely to have an effect deep down and vice versa. Contact have engaged with GNS about the shallow effects of Taheke on Tikitere and under the lake. They undertook a survey of the lakebed early in 2012. Taheke (and Tikitere as far as they can tell) does not have liquid-fed features. No link has been found between the Taheke/Tikitere fields and the hot springs that enter Lake Rotoiti so there does not appear to be a likelihood that they will be affected. Andy Bruere asked whether there may also be impacts on water quality of Lake Rotoiti and would be interested in working with Contact about this. He asked whether geothermal fluid would enter the lake and what effects it would have. Professor David Hamilton might be helpful in modelling any such effects.

Landscape mitigation work will be carried out by ISTHMUS of Tauranga. The power station will be behind the hills away from the highway. Pipelines will be necessary near and under SH 33 and on Whangamoia land, and efforts will be made to blend pipelines into the landscape.

No discharge of geothermal water will be made to surface waters, and any discharge to land will be restricted to testing. Fresh water will be taken from the Kaituna River but not often once the plant is running. Ongoing work is taking place to identify any cultural sites at the project site.

It will be a binary plant, with modern technology, which is fairly quiet to run. The loudest part is the drilling operation and also the well testing. Steam vents may occasionally operate as well and are very loud but can be muffled. As this is a geothermal field fracking will not be used – the rock is naturally porous and water flows through it.

Contact is planning to apply for consents in 2013, start construction late 2015, and have the plant running late 2017. Contact will be calling for a public meeting in February/March 2013 and mailing out an informational brochure as well.

Presentation by Dave Donaldson, Councillor, Rotorua District Council

The current roles and responsibilities undertaken by the RDC Councillors were outlined. Changes will occur from the Local Government Reform Bill and the new purpose and mandates of local government was summarised. Mayors will have powers to appoint committee chairs and reorganise councillors; LG Remuneration Authority will set payments for elected representatives; Local communities will get more say on the sale and supply of alcohol with the new Alcohol Reform Bill. RDC is drafting a policy on this. DoC have opened up the Western Okataina Walkway and Rainbow Mountain to mountain biking. The first stage of the National Cycleway has been opened.

Presentation by Andy Bruere, Bay of Plenty Regional Council

This has been postponed to the LWQA AGM on the 28th January. Mary Stanton was disappointed that he was not given the opportunity to speak today about what is going on in the lake.

General Business

1. Motion from Lindsay Brighthouse:

“ This petition from 25 permanent residents of Te Akau Road is passed to the LRCA for attention during 2013. It refers to major concern relating to safety issues on this road. It has been presented to the RDC and the Rotorua Lakes Community Board. The signees now appeal to the LRCA to follow these matters up with authorities during 2013.”

This is to go on the agenda for the next Committee meeting and investigate how best to proceed. Sewerage works in the road were to be fixed after the project was finished, but have not been done yet, more than a year later. The motion was seconded by Nick Miller. Approved.

2. Rotorua District Draft Plan – the submission date has been extended to 1st March 2013 instead of 18th January. Derek Nolan from Hauparu Bay, an environmental lawyer for 30 years, looked at the draft from the position of a holiday home owner or permanent resident. He has prepared a draft submission and is also sharing his observations with the meeting. He urged people to put in individual submissions as well as one on behalf of the Association.

Main points:

- There is no recognition of the value of the lakes as a place for permanent/holiday homes and for recreation, only for conservation/ecology. The lakes provide great socioeconomic, recreation and landscape values for BOP. There is no policy background in the plan for the recreation value of the lakes.
- For the first time in the District Plan, the lake as a whole has been classified as an outstanding landscape feature. No differentiation is made between bush clad areas such as Matawhaura, and lakeside settlements such as Gisborne Point, meaning in the consented impact of building/rebuilding jetties etc ., no reduction in natural values is permitted.
- Provisions about jetties and ramps are very onerous. No distinction is made between existing and new jetties. They are classified as a Discretionary activity – there are 19 general criteria as well as specific criteria for jetties, which all have to be met. It will be very difficult to reapply to keep a jetty at the proposed re-assessments at the end of 10 years with these provisions. There is a proposed length limit rather than depth limit that would relate to the lake depth at a particular site and hence accessibility by boats. There is also no distinction between developed and undeveloped areas in these provisions.
- Some level areas near the lakes are now within a 50-year flood area and will now need discretionary permits for any building consents. This flood area has never been in the District Plan before. RDC says the information is from BOP Regional Council. Derek has not been able to find the source.
- Draft Plan includes provisions for esplanade reserves but the provisions don't link up to the Plan detail.
- Height controls on houses are still 7.5 m; newer urban plans in other areas are now usually 8 m. Boatsheds and garages are still limited to 3.2 m, however many boats are taller than this now, on a trailer. These details need updating to keep up with limits in other areas.

Derek re-iterated that residents and the Association should make submissions on the Draft Plan. He was thanked for his comments, with acclamation from the meeting.

3. **Rotoma, Rotoehu and Eastern Rotoiti Waste-water Treatment Plant.** This affects residents at the Hinehopu end of Rotoiti. RDC has to have submissions in by the 30th January. Time for availability of funding has been extended. Kevin Winters said the Environment Court hearing on the Manawahe Rd property has ceased due to late receipt of information. RDC had consequently withdrawn its application. Now there are two options: either pump back to Rotorua (for all 3 lakes), or pump to Kawerau. Engineers are investigating both options. Downer EDI has just completed the Hamurana-Awahou sewerage scheme under time and budget and are bringing new innovation into establishment of grinder pumps and pipeline – thrusting rather than channelling. This allows lower establishment costs for future schemes such as the Rotoiti-Rotoehu scheme. It is now looking economically feasible to pump into town. RDC will have more information for LRCA in February once the infrastructure committee meets for the first time in 2013.

4. **Jetties.** Bob Armstrong from Gisborne Point drew attention to the draft policy from RDC about limiting jetties to no closer than 200 m apart. He does not want people able to cross his property at any time to access a jetty that they have use of. He presented a motion to the meeting:

Motion: With reference to the Rotorua District Council draft policy that Council may adopt a policy of reducing the number of private jetties in about ten years, this Association is strongly against any such proposal.

Further, it is the policy of this Association that the *status quo* in relation to private jetties, slipways and other approved structures (on the boundaries of private properties and any waterway in the Council area) be retained.

Motion seconded by Don Atkinson who strongly supports the motion and said that jetties add to the enjoyment of the area. Any reduction in jetties would reduce enjoyment and affect property values. A show of hands indicated agreement.

5. John Rewi of Mourea, on behalf of the community, thanked the Okawa Bay Yacht Club for opening their launching facilities to the community. He also informed the meeting that the forests up behind Mourea Hill are about to be logged and the log trucks will probably exit through Takinga Street near the Pikiako Club grounds. He did not know what the trustees have in mind for the property in future.

6. Nick Miller asked why RDC had anything to do with jetties, as they had transferred control to BOP Regional Council. No answer was available.

7. Cynthia Armstrong asked what is happening with maintenance of the footpath from Gisborne Point to Emery's Store. It is very overgrown and the seal is disintegrating. It was suggested that the normal process is to phone RDC and advise them of the issue. The Mayor offered to action the matter.

8. Alistair Spence (holiday home owner) asked the Mayor what RDC's concern is with the jetties around the lake? He considers that if they are safe and well-maintained there is no problem.

9. Marcus Wilkins reported the high number of burglaries and thefts in the Te Akau Road area recently and asked whether there was interest in having a security camera on the road. The Mayor said that the Council would not supply it, but Marcus suggested that it could be managed by residents if a suitable street light was supplied. The Mayor is to look into the matter.

10. Robin Sinclair from Okawa Bay addressed the RDC Councillors about the sewerage scheme overall. The major pumping station at the end of Ngareta Road had a filter that was taken out two years ago to be replaced and has not been replaced since. He has contacted the engineering section but nothing has happened. The resulting odour in the area is very unpleasant. The Mayor is to investigate.

11. Peter Stevenson (Marama Resort, Ohau Channel), reported a major erosion problem – the resort has lost 6 m of land near the weir and has contacted RDC, who said there is no money in the budget for this year to remedy this. If there is no work done and more high water the spit is likely to be eaten through and the weir bypassed. BOPRC are only responsible for the area within 30 m of the weir. The problem is occurring 50 m from the weir.

12. Nick Miller asked whether anyone else was having trouble with grinder pumps. No-one else had problems at present.

13. Mary Stanton said that Mourea has a bus shelter which the school children use. However it does not have a seat in it. She has contacted RDC but they have said the children misuse it. However elderly people also use the bus stop and would appreciate a seat. Mary asked the Mayor if RDC could supply one.

14. Rick McDonald (Otaramarae) asked about the proposed reduction in rates differentials and what other people feel about it as we don't get the same services as urban residents.

15. West Rotoiti Volunteer Fire Unit. Three crew members attended the meeting. Guy Nelson said that the Clark family have donated the funds and contacts for a first-response boat for Lake Rotoiti and the wider region. Thanks to Castle Corp for accepting this as part of the first-response team for the lakes. The fire engine and boat would be on display after the meeting.

16. Neil Oppatt (Bay of Plenty Regional Council Councillor) discussed the effect of the new Local Government Act on how any submissions put in by any submitter on local government will go to the LG Commission, who would look at them and then decide what goes out to the public for submissions and voting. RDC needs to make sure they know what their community wants.

17. Elizabeth Miller asked about RDC changing rural road reserve boundaries. RDC is proposing to take 10 m each side of the road centre line. On narrow rural roads this could include significant parts of driveways, front yards, even houses. The Council letter is unclear about proposed ownership and rights of Council over the land that would be affected. Glenys Searancke said that there was concern about the message given at the last infrastructure meeting, and that the information sent out is wrong. Glenys will follow this up. Sandra Eru's understanding is that the letter is correct and that Council are proposing to take 10 m out from the centre line, and that land owners cannot then do anything with the designated land, but still have to pay the rates. Many rural roads do not have a centre line. Dave Donaldson said that elected members have had concerns about the Council communication process. He advised that if communities are not happy with the clarification process, then make submissions to the district plan. Phill Thomass wants Council to send clarification on this issue through to the LRCA committee which can then be put up on the LRCA website. It was unclear whether submissions on the issue would be required or whether the matter would be reviewed by Council prior to closing date for submissions on the Draft Plan. Currently the information is still in the Draft Plan on the Council website.

Hilary thanked the Committee, and also particularly Brentleigh Bond, Chair of the Rotorua Lakes Community Board, for the many hours he puts in for the community. Jan Wilkins who organises the West Rotoiti Care Group was thanked for the work the group carries out on roadsides and around the lake.

Hilary proposed three new life members for the Association: Elizabeth and Nick Miller and Phil Thomass, for their years of work for the Association. Lindsay seconded. Approved by acclamation.

Meeting closed at 12.20pm.