

Hahei Beach Ratepayers Association Inc.

Minutes of Meeting

Meeting Date & Time	1st Meeting 2017, 4:00pm
Title of Meeting:	Special 100 Acres Mediation Debrief Meeting
Meeting Location:	Hahei Community Hall

Attendees:

Chair Bill Stead; Dep Chair John North, Anne Donovan, Catherine Baloghy, Ron Egan, Charlie Adams for Mike Wilkinson, Karen Blair (Part time), Penne Clayton (Part time)

HBRPA:

Apologies:

Mike Wilkinson, Brian Keucke, Shelley Osborne, Peter Harrison

Public Guests:

Graham Harsant, Alastair Sims, Christine Bannan

Distribution:

Attendees + Non-Attendees, HBRA Website,

		Actions by
1	<p>Welcome – Bill Stead welcomed the committee, Charlie Adams as representative for Lees Rd residents and guests. He explained that the purpose of the meeting was to update the committee on the mediation meeting to held on 24th February. He explained that the meeting would be divided into 2 parts</p> <ol style="list-style-type: none"> 1. Presentation from Alastair Sims to explain his plans for developing his property at the entrance to Hahei, “8 Acres” 2. Agree response to 100 Acres mediation meeting. 	
2.	8 Acres Presentation	

		Actions by
	<p>Alastair Sims explained that following mediation, TCDC had agreed to allow the subdivision of his property into 9 lots (Existing house plus 8 new lots). He presented a concept plan and referred to an email explaining his concepts. Copies are attached to these minutes.</p> <p>Cathie Baloghy asked if there would be a covenant on sub-division of the lots, and Alastair Sims said he had agreed 15 years with TCDC. A change would require a resource consent.</p> <p>When asked about schedule, Alastair said he hoped to have the lots on the market in about a year.</p> <p>Alastair Sims explained he was looking at various options for sewage treatment and will make recommendation to TCDC in due course.</p> <p>John North pointed out that in view of the recent fires, Hahei should look at suitable emergency firefighting water storage as part of our community plan.</p> <p>John North proposed that we should lobby for the 50km/h speed limit to be moved to above the s-bend at the entry to Hahei. This supported by all. Cathy Baloghy proposed motion to action this. Seconded: Karen Blair.</p> <p>The committee reviewed his documentation and no objections were raised</p>	<p>Make submission to TCDC to move 50k/m speed limit. John North</p>
3.	Mediation Update	
	<p>The Chair explained that no progress was made at the mediation meeting held on 24 February 2017. Key points were</p> <ul style="list-style-type: none"> • TCDC was not prepared to fund any planning activities for Hahei as recommended in the District Plan • TCDC agreed that the term “Interim Structure Plan” was meaningless – it was a Structure Plan and will allow the owner/developer and subdivide the land with no public review, provide the developer complies with the requirements of the Plan. • Owners were not prepared to allow further planning work. However, they did offer to work with the people of Hahei to incorporate local ideas, if possible. Disappointingly, they did not offer to include parking/commercial area, as we had told to expect • Owners stated they would not develop the land themselves. 	

		Actions by
	<p>Following the meeting, HBRPA lawyer. Asher Davidson prepared options advice note – See attached copy. The note was reviewed by the committee and the following points discussed and agreed.</p> <ol style="list-style-type: none">1. Withdrawal from further Environment Court Action – it was agreed that the HBRPA would withdraw immediately from further action in the Environment Court. Agreed that we would notify all parties and residents immediately.2. Negotiate with Owners – It was agreed that we would send a letter to the owners and invite them to a round table discussion which focusses on our key concerns. After some discussion, it was agreed that these were limited to<ol style="list-style-type: none">a. Commercial/tourist/concession management areab. Restrict ability to sub-divide large section. <p>It was agreed that the next meeting, there would be discussion about who would represent the HBRPA at future discussions, if they occur, with the owners of 100 Acres.</p>	
	Meeting closed at 6.00pm	
	Next meeting 3.00pm 17 March , 2017	

From: Bill Stead
To: ["bkeucke@gmail.com"](mailto:bkeucke@gmail.com); ["catherinebaloghy@hotmail.com"](mailto:catherinebaloghy@hotmail.com); ["donovan.contractors.nz@gmail.com"](mailto:donovan.contractors.nz@gmail.com); ["haheikaren@icloud.com"](mailto:haheikaren@icloud.com); ["j.t.north@xtra.co.nz"](mailto:j.t.north@xtra.co.nz); ["Mike Wilkinson \(wilkinsonm@mbas.ac.nz\)"](mailto:Mike.Wilkinson(wilkinsonm@mbas.ac.nz)); ["Penne Clayton"](mailto:Penne.Clayton); ["pkharrison@xtra.co.nz"](mailto:pkharrison@xtra.co.nz); ["ron@netaction.co.nz"](mailto:ron@netaction.co.nz); ["sosborne@xtra.co.nz"](mailto:sosborne@xtra.co.nz); ["Charlie Adams"](mailto:Charlie.Adams); ["Paul O'Regan \(paul@oreganlaw.co.nz\)"](mailto:Paul.O'Regan(paul@oreganlaw.co.nz)); ["Barbara Ritchie"](mailto:Barbara.Ritchie)
Subject: FW: 8 Acres
Date: Wednesday, 1 March 2017 1:36:00 PM
Attachments: [Concept Plan B&W.PDF](#)
[Concept Plan.pdf](#)

Hi All – I have just received this email from Alastair Sims. We will discuss it at our meeting this afternoon.

Regards

Bill Stead
Chairman Hahei Ratepayers Association
NZ Home Phone - +64 7 866 3758
NZ Mobile Phone - +64 21 025 22091

From: Alastair Sims [mailto:alastairsims@xtra.co.nz]
Sent: Wednesday, 1 March 2017 11:34 AM
To: 'Bill Stead' <chair@haheiratepayers.co.nz>
Cc: somcon@xtra.co.nz; 'Alastair Sims' <alastairsims@xtra.co.nz>
Subject: 8 Acres

Bill

Further to our phone conversation of Saturday morning, I undertook to forward to you a brief outline of what I intend for the area we refer to as "8 Acres".

You will be aware that I have been making submissions throughout the District Plan review process where I sought a rezoning of that land to achieve this end. I have reviewed my submissions and have also checked the application I lodged for an appeal and I am confident that all was done in a proper manner. The same can be said for the submissions and 274 party application of my partner William Somerville.

I attach two concept plans, both illustrating in general terms what it is we propose for the property. One is simply a line drawing scheme plan and the other is the same information laid over an aerial photo which I prefer to use as it seems to me to be easier to understand.

Our agreement with the TCDC is that, notwithstanding the zone rule as to lot size, there will be an average of not less than 3000m² sites with a minimum of 2500m².

As you saw when you visited last week I have substantially completed the planting that would be proposed with any application. But consistent with the approach I have taken with all my projects I still intend to, where appropriate, demark each of the lots with boundary planting the nature of which can't be fully described until the final boundaries are determined.

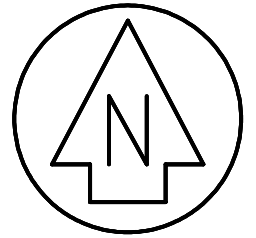
There will be various restrictions and limits placed on any buildings, this as a function of the low density residential zoning; such as a 15% site coverage rule. In addition we have supplied the TCDC with design criteria that we developed when the first application was made under the RMA about 6 years ago. We still intend that these guidelines be used for design criteria of buildings and be incorporated into the resultant titles. No one on our side has any intention of creating anything ugly. And I believe that I can claim to have had some success with this. That is not to say that there hasn't been a couple of problem sites but with experience I am getting better at spotting the potential problems.

In summary, we will create sites of an average of not less than 3000m² with a minimum of 2500m² finished in the same manner of low density living that I have produced over the last 25 years of subdivision activity here in Hahei.

I hope that it is alright that I attend the meeting this afternoon, understanding I have no right to speak but I would be able to answer any questions if it was considered appropriate.

Regards

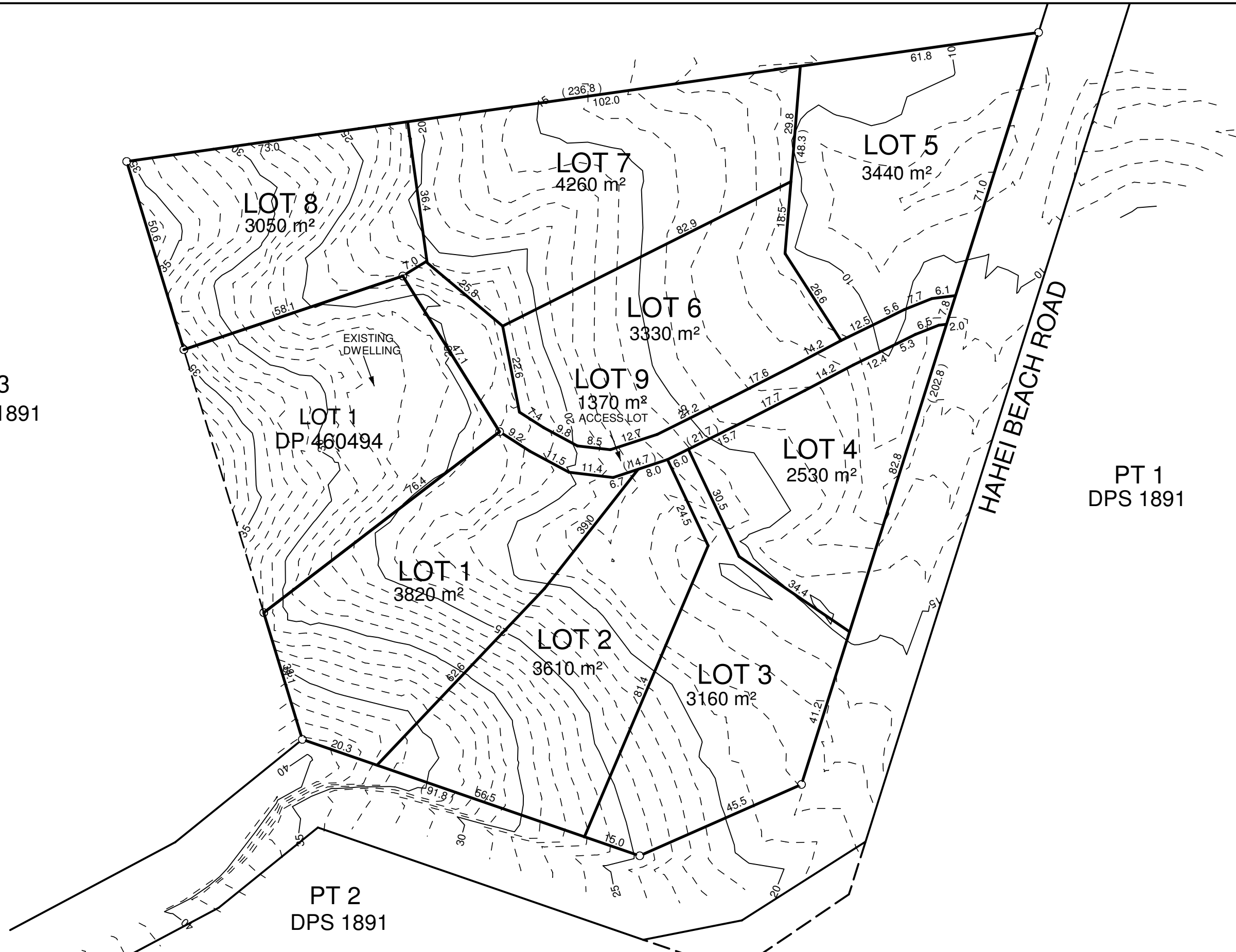
Alastair Sims



PT 3
DPS 1891

PT 1
DPS 1891

PT 2
DPS 1891



NOTE
AREAS & DIMENSIONS ARE
SUBJECT TO SURVEY

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSES OF AN APPLICATION FOR A RESOURCE CONSENT UNDER THE PROVISIONS OF THE RESOURCE MANAGEMENT ACT 1991 AND MUST NOT BE USED FOR ANY OTHER PURPOSE WITHOUT CONSENT.

**CONCEPT PLAN FOR SUBDIVISION
OF LOT 2 DP 460494**
8 ACRES LTD - 122A HAHEI BEACH ROAD, HAHEI

REGISTERED PROFESSIONAL SURVEYOR

DATE	INITIAL	AMENDMENT
03.06.08	SG	SCHEME

**DUNWOODIE & GREEN
SURVEYORS LTD**

LAND DEVELOPMENT SPECIALISTS
541 POLLEN ST THAMES
Ph (07) 868 7587 FAX (07) 868 8252

SCALE 1:1000 (A3)

DATE JAN 2017

SHEET 26

FILE: **5698**

MO 5698/Concept Plan



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