

Hahei Beach Ratepayers Association Inc.

Minutes of Meeting

Meeting Date & Time	23 th February 2017, 3:00pm
Title of Meeting:	Special 100 Acres Mediation Strategy Meeting
Meeting Location:	Hahei Community Hall

Attendees:

Chair Bill Stead; Dep Chair John North, Anne Donovan, Catherine Baloghy, Ron Egan, Peter Harrison, Charlie Adams for Mike Wilkinson. Penne Clayton

HBRPA:

Apologies:

Mike Wilkinson, Karen Blair, Brian Keucke, Shelley Osborne

Public Guests:

Barb Ritchie, Paul O'Regan

Distribution:

Attendees + Non-Attendees, HBRPA Website,

		Actions by
1	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 agree a strategy for the mediation meeting to held on 24 th February.	
2.	Review of Minutes of Meeting of 17th February 2016	

		Actions by
	<p>Bill Stead reviewed the minutes. Action Items were</p> <ol style="list-style-type: none"> a. <i>Tourism Infrastructure Survey Data from TCDC</i> – John North had followed this up several times with Ross Ashby, but Ross had failed to respond. – John to continue pushing Ross to provide feedback. Proposed that Ross Ashby be invited to next committee meeting. b. <i>Talk Concession holders</i> – Brian Keucke agreed to talk them about working with Community. It was agreed that John North, Brian Keucke and Ron Eagan would form a working group to facilitate good working relations with Concession Holders. c. <i>Subscription Group</i> – Confirmed that Penne would lead group. Anne noted that she would not be doing the accounts of HBRPA after AGM. Cathie requested that several forms be available for distribution at Speakers Meetings <p>Moved that Minutes be accepted and agreed - John North Seconded – Cathie Baloghy</p>	<p>John North to obtain data from Ross Ashby and invite him to attend next HBRPA committee meeting.</p> <p>Bill to print 25 and bring to meeting</p>
3.	Mediation Strategy	
	<p>All confirmed that they had read documentation for meeting.</p> <p>Cathie asked if John North was appealing separately. John explained that he had visited property owners and got 367 names lodge a submission to the DP in the name of Hahei Community. Because John had made the submission, he had to appear as the first appellant, He subsequently gave his documentation to the HBRPA and has joined their action. Ron Eagan explained that he and Barb Ritchie had made a submission to the DP, and had also decided to join the HBPRRA appeal.</p> <p>Chair asked comments on the documentation.</p> <p>Paul O’Regan felt that the key is for TCDC to change their position remove the Structure Plan and work with community to prepare a new community plan/structure.</p> <p>John North pointed that TCDC Whitianga Community Board have committed to prepare a plan. The previous Mayor had also agreed to provided resources to help with the Hahei Community Plan. Ron noted that no work had been undertaken by the Committee as we all agreed that it should be a collaborative effort, ensure buy in from TCDC to the final document. This was to avoid the problem that had occurred in the past where TCDC had ignored that Hahei Community Plan.</p> <p>Chair asked if everyone agreed that we firmly ask TCDC to with Interim Structure Plan. This was agreed although Ron noted that Asher’s advice was that TCDC had probably followed correct procedures.</p>	

		Actions by
	<p>Paul O'Regan expressed concern that the Sim's proposal for sub-division had been accepted without consultation with the Community. He felt he that all the reports related to the development would out of date.</p> <p>It was pointed out that HBRPA had not appealed the Sims development because we were not aware of TCDC's decision until TCDC's position paper was issued. Also, HBRPA had not seen any details of the Sim development. It was agreed that we would wait until Mr Sims provided information about his subdivision before making a decision on what action we would take.</p> <p>Chair asked for views on potential compromises with property owners. Ron felt we could not talk at the mediation on any of the details.</p> <p>Charlie felt that the owners wanted to settle, however Charlie wanted to understand the difference between an Interim Structure Plan and a Structure Plan. It was agreed that would part of the mediation. It was noted that most Structure Plans address infrastructure needs. The current plan is more like a sub-division plan. All agreed that this was an important point.</p> <p>John North read out Sally Atwell submission to DP which stated that they are willing to work with the Community and Council.</p> <p>After some discussion, it was agreed that we should propose that Council, the owners and the community work for a period of, say 6 months. Charlie felt that the owners will not agree to this proposal, however they may if there was an agreed completion date.</p> <p>Barb noted after the owners made presentation to the community at the Fire station, there was little community response. John North pointed out that the reason there was little response was because TCDC Staff and the Mercury Bay Community Board, had reject the proposed development. We only learned that it has been accepted when the final DP was issued.</p> <p>Cathie asked the committee for their views on low density housing in the area i.e. rural lifestyle, and everyone agreed that this would probably be OK, providing it was done properly.</p> <p>Paul felt was important to retain a rural flavour to the area.</p> <p>Barb felt strongly Hahei's current infrastructure challenges should be solved before expanding. She gave the example Emmerdale where sub-division of properties occurred without proper community consultation.</p> <p>John North felt that it was important that the proposed large sections should not be sub-divided for a long period, avoiding the Emmerdale situation. Ron supported this position. Chair felt that with good will on both sides, we could find a reasonable solution such as time based covenant.</p>	

		Actions by
	Chair requested that the committee approve resolution for Chair and Deputy Chair to negotiate on behalf of the HBRPA at the mediation Proposed – Peter Harrison Seconded – Anne Donovan. Carried unanimously. Charlie Adams wished the team well	
	Meeting closed at 6.00pm	
	Next meeting 4.00pm March 1, 2017	