

Hahei Beach Ratepayers Association Inc.

Minutes of Meeting

Meeting Date & Time	26 th January 2016, 4:00pm
Title of Meeting:	HBRPA Ordinary Meeting – January 2017
Meeting Location:	Bill Stead’s House, 81 Grange Rd, Hahei

Attendees:

HBRPA: Chair Bill Stead; Dep Chair John North, Anne Donovan, Catherine Baloghy, Ron Egan, Brian Keucke, Peter Harrison, Karen Blair, Charlie Adams for Mike Wilkinson.

Apologies: Penne Clayton, Shelley Osborne, Mike Wilkinson

Public Guests:

Distribution: Attendees + Non-Attendees, HBRA Website

		Actions by
1	<p>Welcome – Bill Stead welcomed the committee and Charlie Adams as representative for Lees Rd residents.</p> <p>Reviewed the Agenda (Attached) and added items provided by Ron Egan and Cathie Baloghy. (attached emails)</p>	
2.	<p>Review of Minutes of Meeting of 30th October 2016</p> <p>Bill Stead reviewed the minutes and the only action point was final cost of the Christmas Market. Cathie presented the final cost and income as follows</p>	

	Costs		Income	
	Community Centre Hire	\$100.00	Stall Holder Payments	\$200.00
	Council Concession Payment	\$59.00		
	Printing Flyers	\$100.00		
	Delivery of Flyers	\$66.00		
	Total Costs	\$325.00	Total Income	\$200.00
	<p>Cathie has already paid costs (Concession, flyers etc.) and received income from stall holders, so she requested that HBRPA pay her net cost of \$125.00.</p> <p>The market raised slightly over \$3000.00 for St Johns.</p> <p>The committee thanked Cathie for her hard work and congratulated her on the success of the Christmas market. It was agreed to repay Cathie \$125.00</p> <p>Moved - John North</p> <p>Seconded – Bill Stead</p>			
3.	Correspondence			
	<p>Chair noted that correspondence from Graham Harsant, to Sandra Goudie, and other residents had been distributed prior to the meeting.</p> <p>No one had any comments</p>			
4.	TCDC Tourist Infrastructure Related Community Survey			
	<p>Chair noted that HBRPA position was to work with TCDC to maximise community input. It was agreed that we would all work together and visit our neighbours to make sure they respond.</p> <p>John North had organised a spreadsheet identifying areas in Hahei where committee members could visit house owners to make sure they respond by 6 February. The plan was distributed to committee members who volunteered to door knock on houses in various area in Hahei.</p> <p>Additional points</p> <ul style="list-style-type: none"> • HBRPA to request TCDC to send results of survey ASAP. • Ron Egan noted that people he had spoken felt that the survey was a good idea. He also noted that around 40 people had attended the walk-in sessions. People had numerous questions at the walk-in sessions. He had encouraged people to raise all their concerns. • Karen felt it was difficult to prioritise issues and felt that it was important for TCDC to develop an overall plan for Hahei for us to work through all the issues over time. 			
	Request Survey information from TCDC (No Responded, details etc.)			

	<ul style="list-style-type: none"> • Several members expressed concern that Cathedral Cove and the beach was overloaded and a plan to control numbers should be developed. • Cathy Baloghy asked if TCDC would provide results and copies of forms to HBRPA. John North said he had spoken to Ross Ashby and he assured him that the information would be made available to HBRPA. • Post meeting note – Approximately 50 forms were delivered by John North on February 7 to TCDC. 	
5.	100 Acres	
	<p>Chair explained that the next steps in the 100 Acres Environment Court action was</p> <ul style="list-style-type: none"> • Informal, “No Prejudice Meeting” with Leigh Robcke on 3 February at 10.00am. Committee members were invited to attend. • Mediation meeting on February 24th. <p>John North and Bill Stead had met with Paul O’Regan to discuss our strategy. We agreed that we should take our legal adviser Asher Davidson, of Casey and Co, to ensure that our interests were protected. It was agreed that we request an estimate of her costs and present to the next meeting.</p> <p>Charlie Adams said he had spoken to TCDC about structure plans and had been told that they will not accept any new Structure Plans. The 100 Acres Plan was the only plan they had accepted. He felt it should not have happened.</p> <p>Peter Harrison noted that he attended a meeting where Councillor Fox had stated that the Hahei Structure plan had been approved because it was the best they had seen, but he then went on to say it was unlikely they would approve any on-site sewage treatment in about 3 years.</p> <p>Chair stated that our position is that the land should return to Rural, as recommended by TCDC Staff, and that the owners should go through a RMA process to obtain consent for the development. In this way, the community would have a fair opportunity to review and approve or not the development. Everyone agreed that this was a reasonable position.</p> <p>Charlie Adams noted that Councillor Fox had approved an Interim Structure Plan to provoke discussion.</p> <p>Cathy Baloghy noted that she had discussed the issues with Ron Egan and now understand that we were primarily challenging the process that TCDC had taken i.e. the Structure Plan had been slipped into the new District Plan without proper consultation with the Community. She now supported the challenge.</p>	Obtain Asher’s costs

	<p>Ron Egan stated that TCDC should follow process i.e. land remains rural and the owners submit a Structure Plan which then proceeds through the RMA process.</p> <p>Chair agreed and stated that we did not object to development per se. TCDC simply must follow correct procedures.</p> <p>John North felt that the District Plan review process was flawed. He explained that originally the owners representative, has submitted a plan to the District Plan Commissioners, but that was rejected by the external appointee, Commissioner Munro. He determined that the land should be Rural Lifestyle. Subsequently, after little external consultation, the Interim Structure Plan was agreed.</p> <p>Charlie Adams said that he had spoken to one of the owners of the 100 Acres and she had agreed that they were prepared to include a parking area/commercial tourist meeting area. They had made this suggestion some years ago, but it was turned down by TCDC. However, if we agree to the inclusion of parking/commercial area, the owners would require us to agree to the inclusion of the Structure Plan in the Final District Plan.</p> <p>It was agreed that the owners offer was encouraging. But the problem with this concept is that there are more issues to be addressed than just parking i.e. sewage, traffic etc.</p> <p>Ron Egan also pointed out that the land was actually two properties and must be enforceable arrangements to ensure that both properties comply with whatever is finally agreed.</p> <p>There was discussion about our strategy and it was agreed that our key issue was that the Interim Structure Plan has been put in place without proper consultation with the community. The general feeling was that we want to part of the development since it such as large significant development for Hahei.</p>	
6.	Hahei Community Strategic Plan	
	<p>Despite several requests, TCDC has failed to make staff available to work the us to develop the plan. John North and Bill Stead had met with Alan Tiplady on 22 December 2016 and explained our overall plan (see attached copy). Allan had agreed it looked OK and apologised for failing to assign the required resources to assist the Hahei community prepare the plan</p> <p>It was agreed that we should continue to lobby TCDC to provide the necessary resources, particularly as the recent survey will provide an excellent foundation for the preparation of the plan.</p>	
7.	General Business	

	<p>The following matters were discussed,</p> <ul style="list-style-type: none">• Update on Discussions with Mayor – John North explained that immediately following the Hahei Community Council meeting presentation on 22 November 2016, that we had requested a meeting the Mayor and CEO to start work on the Hahei Community Strategic Plan – See attached email. Initially, the Mayor agreed to a meeting, but subsequently cancelled the meeting and asked us to focus on supporting the Tourist Infrastructure Consultation. We explained that felt that the two activities could proceed in simultaneously, but she disagreed. Since this interaction, there have been no other interactions with TCDC elected representatives.• Traffic Management and Park ‘n Ride – John North explained that formalised carpark was not completed prior to Christmas. So the parking team decided to fill the entrance way first, to attract traffic for parking. After that cars were parked in the incomplete car park. Parking numbers maxed out at 300, but at that point, cars simply drove past the car park and tried to find parking in the streets of Hahei. Residents had reported more cars parking in the streets than they had ever seen before. Bus driver had reported that passengers were up 6% over 2015/16. Peak number of cars parked was up 18% over 2015/16. The new structured design will reduce number car parks available. It was observed that many more people were walking up Grange Rd from the carpark. Also, it was noted that the Water Taxi took up a large number of people to Cathedral Cove – perhaps up to 700 per day. Cathie Baloghy noted that Ross Ashby had told her that iwi had refused to agree to the transfer of the Grange Rd car park to TCDC. He suggested that if we put sufficient pressure on TCDC, they may be able work a solution to manage the Grange Rd Car park in the interim. Cathie strongly felt that the Grange Rd Car Park should be drop off only, and that it should shut at night. She also recommended that the Concession Holders (Kayaks, Water Taxi, Hahei Explorer) should work with the community to mitigate the effects their business have on the community particularly with regard to parking. For instance, the concession holders could tell their clients to park away from the beach, and direct them to appropriate parking locations. Cathie felt that signage should be improved to direct visitors appropriately. If these actions fail, then we should look at Lees Rd Car Park. Karen Blair supported this view and felt that alternatives to Lees Rd should be explored. John North pointed out that when the Entrance Car Park is completed, it will have only 200 spaces. If Grange Rd is closed (with 50 spaces) we will only have an additional 150 spaces, so the challenge is how to cope with a peak of at least 300, growing at a rate of 15% per year. Next year we will need to deal with around	<p>Talk to Concession holders and TCDC about options.</p>
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	<p>350. But since the car numbers peak for only 4 weeks, we should try and find a way to manage the numbers on temporary basis in a cost-effective manner. We need to find a long-term solution, particularly if the Blowhole walk goes ahead. Also, John North advised that TCDC engineers have programmed final sealing of the Entrance Car Park from 8 February when the car park will be closed for approximately weeks. John had asked TCDC to delay sealing until after Easter but was not optimistic they could delay their contractor due to prolongation costs.</p> <ul style="list-style-type: none">• Lees Rd Car Park – Charlie Adams reported that it was his understanding that the contract with Ian Carter, signed by the previous Mayor and CEO, was extremely difficult to terminate. Should TCDC choose to terminate the agreement there were large termination fees. He was confident that Sandra Goudie would do what she could to resolve the challenges we face in Hahei.• Footpath from Entrance Car Park – Everyone agreed that TCDC's failure the build a foot path from the Entrance Car Park to Pa Rd when the road was upgraded, was very disappointing.• Tourist Income – It was agreed that we should look at creative ways to get money from tourists to fund infrastructure. While car parking charging is one solution. Brian Keucke recommend that concession holders should include an infrastructure fee in their charges. Recommended that we hold a discussion with all concession holders.• Cathie Baloghy report from Penne Clayton – Cathie reported that Penne did not feel her capabilities and contribution to HBRPA were recognised. As Secretary, she felt she should be copied on all correspondence, but she is not. She has therefore decided to move on. Cathie felt strongly that Bill and John should work more closely with the whole committee. The communication flow should be improved. We need a structured process for subs payment and we need to refocus on getting people to pay their subscription. Meetings need to run in a more structured manner. Brian Keucke pointed out that we did agree that is was more important to get information out to everyone and not focus on sub payment. However, we need to get people to pay as may need money in the future. We need to remind people that if they want to vote at the AGM they needed to be a paid-up member• Update on Finances and Members – Anne Donovan reported that there were only 38 paid up members. Anne explained the main costs to date legal fees paid so far to Casey and Co (\$1150) and reimbursed Paul O'Regan (\$511) total = \$1661. Committee had approved up to \$3000 in legal fees for the appeal. Anne reported that the HBRPA had approximately \$18,000 in funds available,	
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	<p>predominately made up of a term deposit of \$17890. She will present a full financial report at the next meeting. It was agreed that the moratorium on membership fees would end at the next AGM. John North pointed out that he and Bill Stead had not invoiced HBRPA for any costs, even though they had incurred costs attending meetings etc. The goal had been to operate the Association on minimum costs. It was agreed that we need to energise people to participate by spreading the load around and recognise people's skills. It was agreed that the Community Plan development will be a great opportunity to give people the opportunity to participate.</p> <ul style="list-style-type: none"> • Communication between Various Groups in Hahei – Ron Egan felt that there could do better to communicate between Business Association and Ratepayers. Peter Harrison, the Business Association rep pointed out that Business Association was going through a rebuilding phase. He thought that led by Karen Vowles, there would be better communications in the future. • Whitianga Medical Centre – Peter Harrison requested that we maintain a careful watch on the proposed Whitianga Medical Centre. He has been involved in the medical industry and understands that the proposed centre has little support from medical professionals. He is concerned that it could be another TCDC financial failure that could cost ratepayers a lot in future. It was agreed that we would monitor developments carefully. 	
7.	Summer Speakers Programme	
	<p>Bill Stead explained, that, as a service to the people of Hahei, we should arrange for key representatives to come and talk to us about what they can do for Hahei. It was proposed to that we invite Dal Minogue, WRC, Scott Simpson, MP, Sandra Goudie, Peter Matai Johnson, and Whitianga Office Staff.</p> <p>Everyone agreed that this was a good idea.</p>	Bill Stead to invite Speakers
9.	Next Newsletter	
	<ul style="list-style-type: none"> • Speakers programme 	
	Meeting closed at 6.00pm	
	Next meeting 3.00pm Feb 17, 2017	



HAHEI BEACH RATEPAYERS ASSOCIATION INC.

Agenda for HBPRA Meeting

Meeting Date and Place: 26 January 2017 at Bill Stead's House, 81 Grange Rd at 4pm

Item No	Item	Presenter
1	Welcome Review Minutes from Last Meeting 30 October 2017	Bill Stead John North
2	TCDC Tourism Consultation	Bill Stead
3	Environment Court – 100 Acres Update	John North
4	Community Plan update	John North/Bill Stead
5	Summer Speakers Program	Bill Stead
6	Finances	Anne Donovan /Cathy Baloghy
8	Newsletter ideas	Bill Stead/All
9	Any other business	

Hahei discussion document for Ross Ashby and the community meetings

In 2010 we had the opportunity to explore long term holistic ideas for this region through the local blue print. In 2013 we could have had another look through the draft district plan process.

This was over ridden by the Great walks project of the previous council.

Although the district plan simmered along with the now inclusion of the 100-acre structure plan by the hearing panel, discussion has been nearly impossible. This has not had anywhere near enough consultation. This is one of the most important directions for Hahei in the last fifty years.

I have tried to stimulate ideas. This has been very difficult with the council stating that they were not interested in the 100 acres for car parking nor commercial and the Lee's Road car park is fait accompli.

The organised community drop ins are the first opportunity for individuals to express their opinions.

Many will disagree with my views below. I am just trying to create debate to discover the best solutions.

With the freedom provided over the last twenty years to non-complying subdivisions it is unfair and impossible to stop the 100 acre owners doing something.

I have a vested interest with my land holding plus a long family connection to the area.

Hahei local blue print

Immediate plan of action.

- 1.** A commercial shuttle system should be given the freedom to work from the Church car park to Grange Road car park and to Hahei Beach for an extended period. October to the end of April?
Incentivising or making the Church car park compulsory to be used by the commercial enterprises e.g. water taxi and the general tourists may reduce the pressures on the village.
- 2.** The new sections on Emma Place and Emmerdale Drive should be connected onto the waste plant. It is illogical for up to \$20,000 to be spent on each sections sewage plant when the pipe work for the waste treatment system is less than 100 metres away.
Although this has been mentioned for several years, I bet that this was not taken into consideration with the recent road works and tar sealing. I hope I am wrong. There are still five sections in a group not built on.

3. The old septic systems along Wigmore Stream will be having a detrimental effect on the water quality. Dawn Ave and many other roads have drains that flow into Wigmore Stream. These should be connected to the waste treatment plant as soon as possible.
4. We do not know how efficient the new bio cycle systems are. We know there is no legal requirement to ensure maintenance is carried out on a regular basis.

Surely these should be connected onto the waste treatment plant over a period.?

5. **Wigmore Stream and cattle.**

Stocking rates on surrounding farms are not intensive and use minimal or no urea. There is continued finger pointing towards cattle being the culprit for the contamination of Wigmore Stream
(the waste treatment plant, septic systems and cattle will all collectively have some effect on the water quality)

Arthur Harsant will need to begin his fencing of drains soon.

Community involvement may be possible if a walk way -cycle way can be seen as a long-term benefit to Arthur.

- **A long term blue print point**, it may be advisable to identify a road from Donovan's corner into Hahei. At some time in the future it may be better not to rely on snake gulley as the only entry. This may never be necessary but once the 100 acres is subdivided we will lose the ability to discuss this. Could this be flagged into any future development of Arthurs property?

Water

Personally I do not see this as a major issue.

By having tanks to collect rain water on every property the number of people staying at each section will be self-regulating.

If water is used in large quantities and tanks are emptied, then it will be up to the owners to pay for the water tanker to refill their own system.

Tractors on the Beach.

This is an iconic part of Hahei's fabric for batch owners and residents.

With increased subdivision and expanding tourist numbers there may come a day when other options may need to be identified for launching boats during peak periods.

This was one of the key issues why Tony Fox stood for Council in the first place (boat ramps)

Now being part of the Great walk feasibility study work shop group, the first financial auditor for the Great Walk and on the hearing panel for the draft district plan and their acceptance of the structure plan, I do hope he has thought about this within Hahei.

- Tractors removed from the beach after launching and parked elsewhere?
- Will we need to have specialised commercial tractors over the peak period. Picking up the boat and trailer from a designated point.
- Wait for Sea legs to become a viable option
- A second boat ramp at Cooks beach below Toby Morcoms

6. The Marine Reserve

The need for large boats used to be unnecessary. I grew up like many others with a 12-foot dingy left on the beach held down with rail way iron.

The need to go out past Mahurangi Island was not important due to the ability to feed the family easily just out from Hahei.

When the Marine Reserve was first proposed my father and others fought to have some sheltered waters left out for the small boat safety.

This included a trip to Parliament. They were successful in altering the boundaries.

For a short time, I was the first Marine Reserve chairman.

Times have changed with fishing technology, boat size and the increasing numbers of people.

Also, the quantity of commercial cray pots scattered just around the edges of the reserve puts major pressure on the resource.

- Is it not time to put a buffer zone around the reserve for commercial at least.?
- Six cray fish per person, although not common now is excessive?

Lee's Road car park

If there had been a logical discussion on moving the entrance of Cathedral Cove to Lee's Road, with a business plan and a feasibility study involving

Lee's Road residents and Hahei businesses, I personally may support the concept.

The secretive plan which has been forced through while we should have been working with the draft district plan in my view has been disappointing by all involved.

Some of my reasons for questioning the Lee's Road car park.

- Communicated from the beginning as a fait accompli.
- Unfair on the owners of properties on Lee's Road. Grange Road owners knew Cathedral Cove was at the end of their road when they purchased. Lee's Road people may have invested due to the knowledge of the relative isolation.
- There is no clear mechanism to direct tourists to Lee's Road. Cathedral Cove car park at Lee's Road will probably create a reaction by the Hahei businesses that rely on Cathedral Cove. If Hahei is identified by signage as the GATE WAY TO CATHEDRAL COVE then the Lee's Road's expenditure could be wasted.
- If there are not sufficient facilities provided at Lee's Road the tourists will continue to drive into Hahei anyway.
- To provide toilets for Hot Water Beach and the Church car park is difficult financially. These facilities will need to be duplicated at Lee's Road.
- Money directed towards Lee's Road may be better spent on the redevelopment of Hahei's infrastructure.
- The Lee's Road car park is in the opposite direction to Hahei, the traditional home of Cathedral Cove. This may cause confusion at the Link Road- Hahei Beach Road intersection. This has never been discussed.
- **The Conservation department appears to now be considering managing numbers to these tourist attractions.** By having the two car parks the process of regulating numbers will be near impossible. There will be also a third entrance by John Dallimore's drive way.
- The Lee's Road entrance will be difficult to bring up to a world class standard compared to the Grange Road look out.
- Determining the true cost of following the Chris Adams feasibility study is near impossible.
- How economically viable is a shuttle running from half way up Lee's Road back into Hahei?

The 100 Acre structure Plan

This needs to be looked at in two parts with two different groups of owners.

The 56 Acre property owned by the children of Ken Harsant in my opinion has a far superior structure plan than the subdivision concept plan shown in their 2008 tender document.

- The hill back drop being left as reserve is a real positive.
- If it is impossible to improve the car parking and commercial within the lower 40-acre property, then it may be possible to utilise some of this land.
- A loop track to Cathedral Cove or a connection to Lee's Road may be possible. This is a way to connect but also manage the number of tourists.
- I am not going to comment on the number of sections identified in the structure plan.
- **If the Hahei community feel strongly enough that they want limited development on this title, we have seen what publicity can provide with the public purchase of Awaroa in the Abel Tasman. This could be financed through a community organised trust and a limited number of high end sections to pay for it?**

The lower 40 acres.

Owned by Ken Harsant's Grandchildren. From what I understand some of these decedents want to be involved in the development process rather than just increasing the value of the property from rural zoning and selling.

This area will probably be more beneficial to help with some of Hahei's issues.

- 1 Part of this land has already been used for car parking for the shuttle in previous years.
- 2 Commercial. This could provide a base for some of the concession businesses that influence the beach front parking issue. For example, the Cathedral Cove water taxi.
- 3 Some within the community are fighting over the placement of a new bar in a residential property in the village. Will the possible opportunity for a new bar- café on a new commercial area near the car park site help solve this expensive and negative litigation process?
- 4 Fire Brigade and St John's
About fifteen years ago, I was project manager for the rebuilding of the fire brigade building. We utilised 18 builders who gave their time for free and many hammer hands etc.

The reason this was so easy to fund raise for and to get community involvement was the combination of medical and the fire service being on the same site.

Due to many local people in this area being employed by the tourism industry it is difficult for time off during the peak season for volunteering.

The original plan was to provide accommodation upstairs during January for an ambulance first response base.

With the land where the fire brigade is now having potential value for parking for the main commercial hub and the possible advantage of keeping the two services together with a limited volunteer pool.

Would not one combined purpose built building on the 40 acres be more logical?

The two different volunteer approaches still need to be interrelated.

- 5 We do not know if the waste treatment plant will need to be moved in the future. Will we want it in the middle of the village on some of the closest land to the beach in twenty years' time?
- 6 Orchard Road at present is a private road. With its continued growth will it need an alternative entrance through the 40 acres?
- 7 **Personally, I would think it would be better to work with the owners to extend the village boundary zone by say 150 to 200 metres and utilise the residential zone controls. A town plan.**
- 8 The remainder of the land to be left as rural until we can determine what is needed.
 - This may include a camping ground
 - A new Waste treatment area.
 - Retirement facilities?
 - Possible adjustment of boundaries with Arthur Harsant for farming.
 - This gives the owners financial breathing space to work with the community, but also gives them higher valued residential village zoning for some of their land.
 - Memorial forest. Plantings on both sides of the road as you drive into Hahei may look impressive. This may have been a better place than Cathedral Cove for the forest. Cathedral Cove is already heavily marketed and has more than enough tourists visiting

Other alternative parking for a long term blue print

A property that could have had long term benefits to both Hahei and Hot Water Beach at the beginning of Link Road has just been sold for a minimal value.

I mentioned this to the Hahei Rate payers and to council before the auction. With a planned long term blue print we may be ready to explore any future opportunities.

Walks and cycle ways.

Apart from exploring potential opportunities working with those mentioned below I am not going to comment on the Great walks proposed.

- Arthur Harsant on a walk way -cycle way along Wigmore Stream
- An alternative loop track to Cathedral Cove working with the 56-acre block (John Cox or myself) and Ian Carter
- The land Corp property is unique. This property could provide some of the best walking tracks and cycling trails around.

Nearly everyone will say walking tracks are a fantastic idea. It is where they are placed and the effect on the actual surrounding community and infrastructure that needs to be taken into consideration.

My Property

Out of fairness with my property being the back drop to Hahei I should mention it.

Although it is not a highly profitable farm, I am comfortable farming.

Potentially with the changing of the 20-hectare average to 20-hectare minimum through the draft district plan (this is being challenged) my situation may change.

Who wants fifty acre blocks?

Long term I possibly see some sections within a working farm or to use the 20 ha average in a similar way to Resolution Drive at Cooks Beach.

We are living in an area that has changed in such an adhoc way over the last twenty years with subdivisions and the pressures of Cathedral Cove and the tourism growth.

With three children nothing is guaranteed

What we have now

- With the district plan hearing panel going against the advice of the district plan team and accepting the structure plan.
- The owners of the 100 acres quite rightly feeling comfortable with the hearing panels direction to council.
- The council's recent direction being focused on a weak feasibility study and an INDEPENDENT MWH report that had a very narrow brief to say the least.
- Trying to manage lotteries commission funding by a certain date within an evolving plan.
- **The Whole Coromandel Peninsula benefiting from the marketing success of Hot Water Beach and Cathedral Cove.**
- Hahei struggling with a changing identity.
 - Increased tourism
 - home To Cathedral Cove
 - the changing dynamics with the relative proximity to Auckland etc. for day trips
 - Summer Frantic and vibrant and then winter sleepy
 - Batch owner settlement
 - Older person village
 - Too expensive for trades people and young families to buy and rent.
- Lee's Road either wanting to.
 - Be part of Cathedral Coves tourism success
 - accepting the above to speed up Lee's Road tar sealing and safety.
 - accepting the above to improve subdivision opportunities.
 - Or just wanting to continue as is. This being the reason they purchased on this road in the first place.
- Murray Mclean is correct on his views on single lane bridges and limited passing bays on the Kopu – Hikuai.

My personal view on a way forward to determine a positive result for all involved

We only have one chance to future proof Hahei through the 100-acre development.

- 1. Continue and make Lee's Road's intersection safe and tar seal the road to the bottom of the hill.**

- 2. Explore any opportunities with in the 100 acres, with the owners in an open and creative way while we still have the chance.**

The Lee's Road car park may still be identified as part of the solution or we may discover different and improved opportunities for ALL those involved.

Hahei Community Strategic Plan

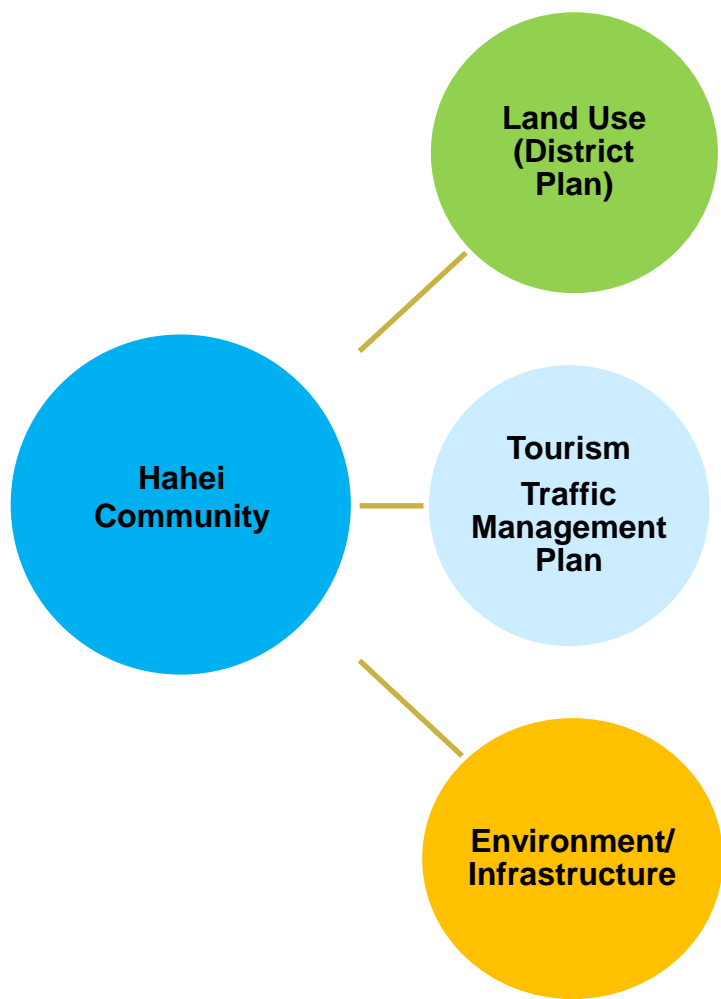
What is it?

A 10 - 20 year strategy that

- Identifies human (population, business, tourism) and natural forces that will drive the development of Hahei over the next 10-20 years
- Sets the strategic direction for a Hahei and forms the basis for the coordinating investment in infrastructure and provision of core services.
- Provides a visual illustration of the intended future location, form and mix of residential, rural and business areas.
- Identifies the required transport, water, sewage and other infrastructure required to service existing and new development areas
- Identifies environmental challenges and describes mitigation strategies required to protect the unique nature of Hahei and create a sustainable community
- Helps TCDC align overall plans with Hahei's needs

Hahei Strategic Plan Development Concept

3 Work Stream Teams – Land Use, Tourism/Traffic Management, and Environment/Infrastructure



Item	Issues/Work stream	Resources (People)
Residential Development	➤Where should it be?	TCDC Planning Dept. Local developers?
Commercial Development	➤Where should it be? 100 Acres only?	TCDC Planning Dept. Business Community
Parking	➤Identify all potential locations. Strengths & weaknesses	Whitianga TCDC Office?
100 Acres	➤How do we negotiate a solution?	TCDC Planning Dept. HBPRA/Community

Item	Issues/Work Stream	Resources (People)
Tourist Growth	➤Cathedral Cove Numbers/growth rates	DoC (Gemma White) Hahei Business Association Tourism Coromandel
Tourist Management	➤Commercial opportunities vs exploitation of environment ➤Concessions	Hahei Business Association Regulatory organisation
Parking options	➤Capacity required (short and long term) ➤Preferred Locations ➤Seasonal Solutions	TCDC – Traffic Management Parking Plan

Item	Issues/Work Stream	Resources (People)
Sewage	➤Treatment Plant Capacity ➤Sewer Routes ➤Visitor toilets	TCDC/Advisers/Veolia?
Water	➤Aquifer Capacity ➤Integration of Water systems ➤Coverage	WRC TCDC 2 water associations
Stormwater	➤Need feedback from community	TCDC
Roads/Footpaths	➤Need feedback from Community	TCDC

Discussion Items

Item	Issues
Plan Structure	<ul style="list-style-type: none"> • Have we covered everything? • Have we split the areas correctly? • Should it be extended to include Hot Water Beach/Cooks Beach? • Should we include marine environment as our tourist industry is dependant on its protection?
Terms of Reference	<ul style="list-style-type: none"> • We need to agree terms of reference for each group. Let's work on draft together • Are there any examples. Thames plan referred to at Council meeting?
Schedule	<ul style="list-style-type: none"> • Lets try and finalise structure/Terms of Reference /resources prior to Christmas Break • Target issuing first draft by Easter 2017.
People/Resources	<ul style="list-style-type: none"> • We need to identify a leader for each work stream team. One from TCDC, one from Community. • Other people who can participate in each team • Advisers/consultants?
Organisations we need to consult. Others?	<ul style="list-style-type: none"> • Waikato Regional Council (Water resources etc) • DoC • Ministry of Environment • Ministry of Health (Water Quality) • Iwi
Community Involvement	<ul style="list-style-type: none"> • Encourage Local Participation to ensure we have consensus <ul style="list-style-type: none"> • Newsletter • Update HBRPA Website • TCDC Support?
TCDC needs from plan	<ul style="list-style-type: none"> • What does TCDC need to feed into Annual and Long Term Plans? • Dates for this information?
Local Political Support	<ul style="list-style-type: none"> • Councillor Involvement (Murry McClean and Tony Fox) • Community Board

Anything else?

From: Bill Stead
To: ["Sandra Goudie"](#)
Cc: ["j.t.north@xtra.co.nz"](mailto:j.t.north@xtra.co.nz)
Subject: Request for follow-up Meeting to discuss Hahei Strategic Plan
Date: Tuesday, 29 November 2016 8:39:00 AM
Attachments: [Strategic Community Plan2016 Discussion.pdf](#)

Hi Sandra – thank you for allowing us time to address Council last Tuesday. The whole community appreciates your understanding we are looking forward to working with you to address to 2 key issues we discussed.

We understand it will take a little time to take care of the walk, but in the meantime, we think it is important to get going on the Hahei Plan.

To make sure we all heading in the same direction, and the appropriate resources are allocated, we would like to have a high level planning meeting with you and Rob Williams.

For discussion, attached is an overview document of the issues that we would like to discuss so can start work together. I am sure have some ideas too!

Please let us know when you and Rob are available. It should take about 1 hour and we are happy to meet in Thames or where ever suits you and Rob.

Regards

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

From: Sandra Goudie
To: [Bill Stead](mailto:Bill.Stead)
Cc: j.t.north@xtra.co.nz
Subject: RE: (DWS Doc No 5458407) Request for follow-up Meeting to discuss Hahei Strategic Plan
Date: Tuesday, 6 December 2016 11:35:25 AM
Attachments: [image006.png](#)

Bill,

Further to our discussion yesterday I would suggest that the current priority is for the community to take advantage of the consultative round, and to be clear about what they want and where, particularly as it pertains to car parking.

Hopefully people will make their views known in written form.

The questions provided are just a guide, and should not limit written comments, concerns, questions in any way.

This is not a process that is meant to be about the 'great walks' but more about the car park and associated needs for Hahei.

Sandra.

Mayor Sandra Goudie

Thames-Coromandel District Council
Private Bag, 515 Mackay Street, Thames
p: 07 868 0200 f: 07 868 0234
e: sandra.goudie@tcdc.govt.nz
w: www.tcdc.govt.nz



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From: Bill Stead [<mailto:chair@haheiratepayers.co.nz>]
Sent: Tuesday, 29 November 2016 8:39 AM
To: Sandra Goudie
Cc: j.t.north@xtra.co.nz
Subject: (DWS Doc No 5458407) Request for follow-up Meeting to discuss Hahei Strategic Plan

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

From: Ron Egan Net Action
To: [Bill Stead](mailto:Bill.Stead); bkeucke@gmail.com; catherinebalogh@hotmail.com; donovan.contractors.nz@gmail.com; haheikaren@icloud.com; j.t.north@xtra.co.nz; "Mike Wilkinson"; "Penne Clayton"; pkharrison@xtra.co.nz; sosborne@xtra.co.nz
Subject: Re: HBRPA Committee Meeting - Items to discuss or for agenda?
Date: Friday, 20 January 2017 9:16:29 PM

Bill et al

Here are some of the things that I think need to be discussed somewhere along the way - on or off the agenda as applicable (in no particular order)

Update on any discussions or meetings you and John have had with Sandra, council staff etc

Park & ride / new carpark update - figures etc?

What we (as RPA) are actually supporting or opposing re the Walk and carparking (Lees Rd) etc

Update on RPA finances/membership

Roading - footpath to the Church/Park & ride - no berm now for walkers - do we want/need to request? New unwanted kerb and channelling from Fire Station

TCDC Drop ins - feedback - assume that is covered under your point Tourism consultation?

Need for timed parking at shops - do we request?

Lees Rd group update of position and action

Business Assoc update of position and action

Working with other groups - communication and synergy - all groups need to be working together (Lees Rd were very clear on that at the meeting)

Communication - within RPA and also between groups and interested parties - dissemination of information.

Reserve Management Plan - for review later 2017 I think - what do we want re concessions etc

Others may have further ideas?

Ron

I am available

Is this just RPA? RPA plus council? Stakeholders including Lees Rd and Business Assoc?

Will have some agenda suggestions later, depending on who is intended to be there.

Regards

Ron

At 19/01/2017 05:10 PM, Bill Stead wrote:

Hi All – it about time we got together to update and review a number of matters. I suggest we have a meeting next Thursday at 4.00pm. Can you attend? Is there a better time? As usual, we will try and keep it to about an hour.

Here are items we need to discuss update

1. TCDC Tourism Consultation – update, how we can help to maximise input.
2. 100 Acres Planning application – strategy with TCDC/Environment Court mediation
3. Community Plan – outline and update.
4. Anything else? Please let me know and I will send out an agenda.

Please let me know if you can participate.

Regards

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

Ron Egan, Net Action Ltd
Web Site SEO, Promotion & Marketing Services
"Improving your website's return for you"
Free information at <http://www.netaction.co.nz>
Great New Zealand Travel Directory <http://www.greatnewzealand.co.nz>
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