

Hahei Community

Issues to be discussed today are

- **Infrastructure Deficit in Hahei**
 - How do we deal with 20%+ pa tourist growth?
 - How do we build infrastructure to future-proof Hahei for residents and visitors?
 - How do we get maximum community buy-in but at minimum cost.
- **Coromandel “Great” Walk**
 - Can the Walk be built and how much will it cost?

Let’s make sure there are no surprises for the new Council

**We represent all 700 Hahei
Ratepayers**

- Residents and non-residents
- Business owners and farmers, and
- Our Visitors

Hahei

We are – A unique, high quality Village that welcomes visitors



Our Challenges

- Huge increase in visitor numbers
- Infrastructure deficit that has led to:
 - Chaotic parking
 - Inadequate toilet facilities
 - Marginal Water Supply
 - Risky roads and footpaths

Current Plan

Hahei Entrance Car Park 194 spaces, (No Toilets)	\$620k
Lees Rd/Car Park, stage 1, 150 spaces, Walkway link to Cathedral Cove	\$2.15m
Hahei to Blowhole plus viewing platforms	\$750k
Total	\$3.52m

What we really want and NEED

- Community supported long term parking solutions.
 - Is Lees Road the best option?
 - Would a parking/commercial area at Hahei Entrance be cheaper and better than Lees Road?
- A plan to protect our Bay
 - Sewers to connect to existing Sewage plant
- Sustainable water supply for all – residents and visitors
- Safety issues must be addressed

Let's invest in what we really need, not what would be nice to have.

We need your assurance that the unique character of our Village will be nurtured and retained



Hahei Business Community

Our Mission – promote and enhance the profile of Hahei whilst sustainably managing our unique environment

We are currently failing due to circumstances out of our control.

- We have chaotic parking as seen on public reviews such as TripAdvisor.
- We have totally inadequate toilet facilities. Some use our beaches as toilets.
- We have a top tourist attraction that is at bursting point for several months of the year.

What is urgently needed is

- Managed seasonal parking, including free parking at the entrance to the village to encourage visitors to walk.
- Organised shuttle buses
- Modern toilet facilities to meet demand

Making Hahei more attractive to visitors without building the essential infrastructure is

- Damaging to our businesses,
- Degrading the Hahei tourist experience
- Damaging to tourism on the whole of the Coromandel

The Hahei Business Association are firstly, members of the Hahei Community and secondly, we are committed to a sustainable economic future for the benefit of our whole community.

Tourism is New Zealand's biggest industry. Let's get it right in Hahei

Lees Road Residents

What do we have now?

- Peaceful rural environment
- Few cars or tourists

What is proposed

- 100,000pa tourists walking on Lees Road
- 2,500 Cars per day but no commitment to upgrade all of Lees Road, just seal it.
- Our peace and tranquillity will be destroyed forever.
- No benefits to majority of people who live in Lees Road area
- Lack of transparency of Carter agreement
- The Purangi Crossing will irreversibly transform Lees Road into a busy thoroughfare.



Way forward

- Let's look at all tourist opportunities in South Mercury Bay
- All parking options across whole area must be studied properly.

Examples are

- Parking/commercial area at Entrance to Hahei
- More frequent shuttle buses.
- We must separate car parking from Walk as more parking is needed with or without the Walk.

Please stop work on Walk and Lees Road Car Park. Let's be creative and look at all options

Blowhole to Hot Water Beach Land Owners

– Ian Roby, Rod Millen & Affected Land Owners

Background

- Approached by Glenn Leach in 2013. Agreed to cooperate with pre-feasibility study
- Tried to find potential solutions but not physically possible
- Have had very infrequent conversations with previous Mayor and others. Always stated Walk not possible
- TCDC website shows Walk over our land.
Please do not indicate that we have agreed to the Walk when we have not.

Ian Roby Position

- Will never agree to Walk over our land.
- My children have plans for developing tourist businesses on our property.

Rod Millen Position

- Will never agree to Walk over our land.
- Will not allow access for construction of Blowhole Walk.
- Proposed Blowhole viewing platforms will impair asset. Best viewed from ocean below.
- The Leadfoot Festival my passion. Growing rapidly and brings many tourists to Hahei.

Local Residents

- United in their opposition to the Walk
- No access for construction

Not possible to build Walk from Blowhole to Hot Water Beach

Hahei Infrastructure – Community Led Solutions

The Challenge

- 200,000pa visitors now. Forecast for 2020 is 500,000pa visitors needing at least 500 additional car parks.
- How do we.....
 - Protect our assets from over exploitation.
 - Maximise tourist income.
 - Develop community consensus on solutions

Current Plan

- Entrance Car Park at sewage ponds, 194 spaces – Cost \$620k
- Lees Rd Car Park, 150 spaces in 2017/18 – Cost \$1.2m+
- But
 - No budget for parking beyond 2019
 - No plan to protect environment

Alternative Strategy – A Community Led Task Force.

Initial Brief

- Can we develop a commercial/parking area at entrance to Hahei? (100 Acres)
- Are there alternatives to Lees Road Car Park?
- Can we find low cost seasonal parking solutions?
- Development of an environmental protection plan for a sustainable Hahei

Benefits

- Cost effective – We will only invest in infrastructure we NEED.
- Community consensus will occur naturally.
- Consistent with TCDC policy of local empowerment

Examples:

- Pauanui to Tairua Walk <\$80k
- “Bring back the birds”, Hahei

Infrastructure planning in Hahei must be led by the Hahei Community

The “Great” Walk – Is it Possible, Risks and Returns?

	Original Plan (2012)	Current Situation	Issues and Risks
The Project	<ul style="list-style-type: none"> • Vision was world class Great Walk from Whitianga to Hot Water Beach • 50,000 to 100,000 to walk by year 3 • 35,000 new visitors and 51 to 103 FTE local jobs • Full benefits only if to Hot Water Beach. • No peer review. 	<ul style="list-style-type: none"> • Purangi Crossing <ul style="list-style-type: none"> • Interim solution is either by 8 seater punt or low tide wading. • Long Term proposal is Board Walk But – there is no funding for feasibility study and it could cost \$2.5m • Lees Road Footpath – Is this a Great Walk?? • Hahei Community and affected landowners will not support a return walk to Blowhole (stage 1) • Landowner oppose Blowhole to Hot Water Beach (stage 2) 	<ul style="list-style-type: none"> • No completion date • Community support for current plan very limited. Our position has always been – fix essential infrastructure first. • Resource Consent will be a huge challenge, an Environmental Court challenge is possible. • Not a “Great” Walk. Just a series of short walks. So forecast increase in visitor numbers doubtful. • We can’t cope with current tourist load so why invest in a Walk that will make crowding even worse? • Let’s spend the money on infrastructure we need NOW.
Financials	<ul style="list-style-type: none"> • Total cost estimate \$4.77m(\$3.2m external funding) • TCDC contribution \$2.5m • Estimated that additional visitors would generate \$14.9m pa additional spending (not verified) • No robust TCDC Capex approval (KPMG) 	<ul style="list-style-type: none"> • Raised \$1m from Lotteries, \$330k from Trust Waikato. DOC \$450k • TCDC \$2.775m • But completed Project Cost unknown as route not finalised • No funding for <ul style="list-style-type: none"> • Purangi crossing • Blowhole to Hot Water Beach • TCDC continues spending \$175k pa. Cumulative spend \$525k at Aug 2015 	<ul style="list-style-type: none"> • Final Cost will only be known when route is finalised. Overrun could be \$millions • Operating and Maintenance costs unknown • What happens if there is no additional outside funding? • Partner contributions fixed so TCDC takes all risks. Potential exposure unknown • Costs/benefits of investment uncertain. • Financial risks must be quantified.

We recommend Council conducts detailed independent financial review of the “Great” Walk

Summary – What we want from our new Council

1. Stop work on the “Great” Walk and conduct a detailed financial investigation.

- Let’s get the facts. No surprises for this Council
- Finalise the route
 - Is it possible to build a World Class Walk from Whitianga to Hot Water Beach?
 - Is it possible to get access for proposed Walk routes? Are there potential solutions?
 - If the entire route from Whitianga to Hot Water Beach is not possible, let’s stop now.
- What are the real Financial Returns and Risks for TCDC/Ratepayers?
 - What is a realistic TOTAL project cost and schedule?
 - What is TCDC’s financial exposure?
 - What are realistic benefits and returns to the entire Thames Coromandel community?

2. Form a Community Led Infrastructure team to plan essential infrastructure – town planning, traffic management, environmental protection, etc.

- Let’s work together on
 - Spatial plan for South Mercury Bay
 - Creative traffic management solutions for seasonal traffic flows
 - A plan to protect Hahei Bay – sewers for Hahei
 - Integrated water supply

Don’t waste money on the “Great” Walk. Invest in community- supported infrastructure to protect Hahei for the long term.

Hahei is the Jewel of the Coromandel. Let’s get it right together.