

20 October 2016

Coromandel Great Walks Governance Directors
Thames Coromandel District Council
515 Mackay Street,
Thames

Subject: Proposed Cathedral Coast Walkway
Coromandel Great Walks Governance Board Meeting, 22th October, 2015
Hahei Stakeholders Meeting Input

Dear Sir/Madam

Thank you for inviting us to attend a meeting of the Coromandel Great Walks Governance Board on 22 October, 2015. We like to address the following matters

1. Project Executive Garry Towler email 27 September 2015

Thank you for arranging for Project Executive, Garry Towler, to send us an email on 27 September 2015, along with a subsequent e-mail with project budget and a preliminary programme. We presume it represents the views of TCDC Council, DOC and IWI. Could you each of you confirm this assumption is correct.

We have reviewed email and have the following comments.

1.1. Rejection of Hahei Community Plan

We are very surprised that you have decided not to support Hahei residents and ratepayers of right to update the Hahei Community Plan and use this as the basis of the proposed Walk development.

In our letter dated 27 February 2015, supporting the TCDC application for funding from the Lotteries Commission, we made it clear that our support was on the basis that we would work with TCDC, DoC and IWI to update our Community Plan. We also stated the following

*“The Group’s understanding is that TCDC is prepared to invest in our area to mitigate any issues that may be caused by the Walk **before any construction of the Walk will occur.**”*

The letter was reviewed by TCDC, confirmed as being acceptable and submitted to Lotteries Commission, presumably unaltered. If you had not accepted the terms in our letter, you should not have confirmed the letter as being acceptable, nor should you have submitted the letter to the Lotteries Commission.

We view your rejection of the terms of the letter in the email 27 September as a serious breach of faith and reserve the right to take appropriate action in the future.

Our position remains that no work shall take place on the proposed Walk until we have completed our update of the Hahei Community Plan and the appropriate traffic management and related infrastructure is fully operational and proved effective. We currently plan to

complete the update of our Community Plan by Easter 2016 and encourage TCDC, DOC and IWI to collaborate us.

We would also like to again request that TCDC assist us in the preparation of our Community Plan by appointing an expert planning firm to work with us.

However, what is really needed is an expert firm to work with all communities in the southern area of Mercury Bay to prepare a long term development plan. As the MWH Traffic study has highlighted, we urgently need an evidence-based spatial plan for the area from Hot Water Beach to Ferry Landing. Once this plan is agreed, we could confidently move ahead with new tourist investments and related infrastructure such as parking facilities etc.

1.2. Walk Route

We look forward to receiving a copy of the Coastal Walk report.

1.3. Tourism Coromandel and DOC Input

We look forward to Tourism Coromandel's and DOC's input

1.4. MHW Traffic Report

We thank you for organising the MWH traffic report. As we agreed at the community meeting on 7 October 2015, the report should be regarded as a high level report and much more work is required before decisions can be made. As Brett Harries, MD of Traffic Design Group Limited and Hahei resident has pointed out, the data and assumptions used to prepare the report are very preliminary and much more robust data is needed before long term investment decisions can be made.

It has therefore been agreed that more accurate data will be gathered over the coming holiday season and a revised traffic management plan prepared.

Separately, we have provided our detailed review of the MWH Traffic Assessment.

Most importantly, we must recognise that the final location and size of car parks must be part of the overall Community/Spatial Plan that we will prepare over the coming months. Determining car park locations without input from the Community Plan is simply bad management. For instance, it is highly likely that commercial areas will develop around car parks. This could have a major impact on our community and so it essential that Hahei Community Plan is updated and agreed alongside the development of traffic management infrastructure.

1.5. Project Schedule

Thank you for providing a high level draft programme. We think the programme is not achievable and suggest you prepare another based on the following.

- Consultation/Development of Hahei Community Plan – From November to Easter 2016
- Planning, Design, Permitting, and construction of parking and other infrastructure – Easter 2016 to December 2016. We would like to see new traffic infrastructure operational for the 2016/2017 holiday season
- Walk construction, subject to successful operation of new car parks – potentially from July to November 2017.

1.6. Project Budget

Thank you for providing a project budget. Please explain how this budget relates to the costs given to Council. For instance, the Council paper states that \$550,000 has already been spent on consultants and other advisers. Is this in addition to the Project Budget you provided?

2. Reassessment of Proposed Cathedral Coast Walk Economics

The Miles Cathedral Coast Report, dated 27 November 2013 made a number of economic forecasts which supported the investment in the proposed Walk. For instance, it stated that the estimated 17,000 to 35,000 additional walkers would create 51 to 103 FTE new jobs. But Cathedral Cove visitors have already increased by more than 30,000 in the last 3 years and we are not aware of any new jobs being created in Hahei. This would seem to indicate that the economic benefits of the Walk in the Miles Report are wrong.

The Miles contained the following statement

“Note: As outlined in our scope of work we have provided a broad estimate of likely economic activity and possible employment generated by the walkway. For a detailed and comprehensive Economic Impact Assessment, we recommend a separate study with an Economics – Research agency be undertaken

We are not aware of a separate economic study.

It is good business practice to regularly review all the assumptions and financial forecasts before a final decision is made to invest in a major project, such as the proposed Walk, so we would like a suitably qualified expert to review economics of the project. The review could take place over the next holiday season when up to date information on visitor numbers are being gathered as part of the MWH Traffic study. In this way, a final investment decision could be based on current hard numbers, not rough forecasts.

3. Agenda for Public Meeting, Hahei 28 November 2015

We propose the following agenda for the public meeting at the Hahei Community Centre, 28 November 2015

Start time 10.00 am
Finish time 12.30 pm

Speaker	Time	Topics
Bill Stead, Chairman of HBRPA/Stakeholders Group	10mins	Introduction, Welcome Guests, Matters to covered, Hahei Position
Glenn Leach, TCDC Mayor and TCDC Staff	20 mins	TCDC Position on Hahei, Parking, Walk update
DOC Representative	10 mins	DOC Position on Walk
Peter Matai Johnston,	10 mins	IWI Position on Hahei and Walk
Hahei Representatives	10 mins	Key Stakeholders, Ian Carter, business representative to discuss Hahei and their visions

Q&A Session	55 mins	Community ask questions of speakers
Bill Stead, Chairman of HBRPA/Stakeholders Group	5 mins	Wrap up meeting and thank speakers.

Please review and let us have your comments.

Yours faithfully

John North



Deputy Chairman of Hahei Ratepayers
and Walkway Stakeholders Group

Bill Stead



Chairman of Hahei Ratepayers and
Walkway Stakeholders Group