



MEMO

To	District Plan Hearings Panel
FROM	District Plan Manager
GROUP	Governance, Policy and Strategy
DATE	8 June 2015
SUBJECT	Notes from meeting about possible Structure Plan at Hahei

<input type="checkbox"/>	<i>For Information</i>
<input checked="" type="checkbox"/>	<i>For Approval</i>
<input type="checkbox"/>	<i>For Action</i>
<input type="checkbox"/>	<i>For Recommendation</i>

Purpose

The purpose of this memo is to document the discussion from a meeting held on 29 May 2015 regarding submissions received on the Proposed District Plan (PDP) relating to the possible inclusion of a Structure Plan (SP) for land at the entrance to Hahei.

Invitees

Submitters on the possible inclusion of a SP for land at the entrance to Hahei were invited to a meeting, chaired by Deputy Mayor French, at the Wintec Building in Thames from 11am to 1pm on 29 May.

Thames rather than Hahei was picked as the location for the meeting to help accommodate those travelling from Auckland. The date of 29 May was chosen to coincide with the Queen's Birthday long weekend.

Only those who specifically submitted on the SP were invited to the meeting - not all those who made submissions on matters generally relating to Hahei. Of the 15 submitters invited, seven attended the meeting (or representatives of seven submitters). A further four submitters provided emails setting out their views about the purpose of the meeting, the proposed SP, the planning process in general, etc. Attachment 1 provides summary details of who was invited/attended the meeting.

The need for this meeting was as a result of an earlier meeting between Council staff and the landowners at the entrance to Hahei (i.e. the owners of the '100 acres' and the owners of the '8 acres') held on 1 May which came about as a result of an invitation from the District Plan Hearings Panel (DPHP) for there to be further discussions.

The Meeting

Wastewater

Rodney Clark (Water Services Engineer) gave an outline of the current wastewater situation at Hahei. The main points were:

- TCDC has done an initial assessment of wastewater capacity. With a minor upgrade to the switchboard (planned/budgeted for 2019) the plant will have ample capacity to service all existing properties in Hahei and the proposed new development (78 lots).
- TCDC will not force existing properties onto the wastewater system.
- The wastewater system is not a reason to stop development.
- The finalised wastewater capacity report will be available by the end of June and will be made available to the community (via John North).
- Resource consent to discharge from WRC expires at the end of June - TCDC will apply for a 'like for like' consent and will be able to continue to discharge under s. 124 of the RMA.
- The conditions within the current resource consent would be good enough to cater for the additional connections being talked about.

Water

- Water infrastructure is nearing capacity - new development would need to be stand-alone.

Proposed Structure Plan

- Owen Burn (consultant planner for the owners of land at 94 and 111 Hahei Beach Road) went through a PowerPoint presentation that had previously been presented to the District Plan Hearings Panel.
- Noted that the SP had been presented to the District Plan Review Committee (DPRC) in 2013 but that the DPRC had not included the SP in the PDP. Instead the DPRC proposed to amend the zoning of the land (including the '8 acres' land) from Rural Zone to Rural Lifestyle Zone. The suggestion of including a SP had come via a submission from Owen Burn (and related specifically to the land at 94 and 111 Hahei Beach Road).
- Mr Burn noted that the SP had been in development since 2013 and had involved input from an ecologist, a roading engineer, a landscape architect and a wastewater engineer, as well as planning input from himself.
- The resultant SP would enable 78 lots to be developed (mainly residential sized lots, but some larger lots also) with environmental enhancement (gully's and bush backdrop) and an enhanced entrance/gateway to Hahei.

General feedback from the Floor

- Suspicion that if the SP is included in the PDP that outcomes will not be achieved - i.e. there will be subsequent further and infill subdivision, environmental enhancement will not be achieved/enforced, no mechanism to ensure unified/consistent development, etc.
 - o Staff responded saying because it is proposed that the SP be included in the DP, any change to the SP would need to go through a public process (i.e. a Plan change). Also, development not in accordance with the subdivision - i.e. more or smaller lots, would have an elevated activity status and more than likely require public notification.
- Proposed development (down to 600m²) is too intense (scale and intensity).
- Concern that there will not be a single landowner/developer - parts of the site may be on-sold or developed at a different time.
 - o Owen Burn commented that even if there are different owners, or the site is developed in stages, then the provisions of the SP still apply.
- Although the environmental enhancements (wetlands and bush enhancement/protection) were generally seen as positive, concern they will not be 'locked down', what will be the mechanism?
 - o Owen Burn commented that protection would more than likely be achieved via a conservation covenant registered with TCDC - with a landowner/s responsible for maintenance. Proposed planting plan/concept has been designed by an ecologist.
- Re-zoning by stealth - community has not had the chance to present meaningful evidence for/against proposed SP.
- There should be some sort of comprehensive community planning exercise prior to allowing a SP or re-zoning land.
- General support for the staff recommendation that went to the DPHP (to reject submission to include a SP in the PDP and to revert zoning of land back to 'Rural').

Other (individual) feedback

- Entrance to Hahei is acceptable as it is.
- Do not want Hahei to grow any more - particularly until infrastructure issues (including car parking issues resolved).
- Too much pressure on Hahei Beach - tractor parking.
- No problem with Rural Lifestyle Zone as in PDP but concern that SP could lead to 'development creep'.
- Rural Lifestyle lots are too large - will lead to further development pressure.

Where to from here?

- Several submitters noted that they would like to provide written feedback for consideration through the process.
- Noted there is a community/ratepayer meeting in Hahei on 10 June and some sort of statement will be forwarded to TCDC staff following that meeting.
 - o Staff responded saying that all responses (from submitters only) would need to be received by 12 June so that they can be collated and sent to the DPHP.
- Following the receipt of further information, staff will prepare a brief report for the DPHP summarising the situation and advising whether or not, in the view of staff, and in light of feedback received, there is any need to amend the original staff recommendation.

Leigh Robcke

District Plan Manager

Attachment 1

Sub Number	Submitter Name	Email Address	Attended/Emailed Info
131	Paul Kelly (for Mercury Bay Community Board)	mpkelly@xtra.co.nz	Yes, & Sam Marshall (Area Manager, MBCB)
154	Graham Harsant	gharsant@xtra.co.nz	No, but emailed info
170	Stephen & Lynne Titter	stephen@haeiconsulting.co.nz	No, but emailed info
229	Ron Egan & Sue Dorrington	ron.netaction.co.nz	Yes, Ron
248	Brian Keucke	brianjoankeuck@gmail.com	No
335	Stephen Holehouse	holehouse@xtra.co.nz	No, but emailed info
354	Owen Burn	owen@greengroup.co.nz	Yes, with Wendy Harsant, Sally Atwell & Sarah Hills
375	Paul O'Regan & Mary Varnham	paul@oreaganlaw.co.nz mary.varnham@awapress.co.nz	Yes, Paul
407	Alastair Sims	alastairsims@xtra.co.nz	No (away)
515	Peter & Maryanne Mahoney	pjmmahoney@xtra.co.nz	Yes, Peter
557	Peter & Margaret Barron	n/a (postal address)	No
652	Peter Hawley	peter@haheibeach.co.nz	Yes, & wife (Rhonda)
660	Gilbert & Christine Bannan	gilbert.bannan@xtra.co.nz christine.bannan@xtra.co.nz	No
787	New Zealand Transport Agency	jenni.fitzgerald@nzta.govt.nz	No, but emailed info
954	John North (for "Hahei Community")	j.t.north@xtra.co.nz	Yes, & BillStead

Meeting Chaired by:

Cr Peter French - Deputy Mayor

TCDC Staff in Attendance:

Rodney Clark - Water Services Engineer

Ian Smith - Water Services Manager

Kirsten Williamson - Senior Policy Planner

Leigh Robcke - District Plan Manager