

Minutes  
Hahei Beach Ratepayers Association Committee Meeting  
Sunday 23 October 2:00 PM  
Hahei Community Hall

Present: Bryan, Helen, Sam, Neil, Elizabeth, Graham, Clive and Barb

Apologies: Peter

1. Welcome any members of the public - none  
The Chairman thanked Peter Hawley and Phil Costello for attending to discuss their areas of interest

2. Previous Minutes

Move to accept the previous Minutes

Second

Carried

Elizabeth

Graham

3. Action Points from Previous Minutes

4. Financial

260 Members to date

23 Invoices have gone out – due by Dec 31. 8 paid so far

Bank Balance - \$20,348.40

Cheque Account - \$1,193.88

Online Saver Account - \$4,081.15

Term Deposit - \$15,724.20 – reinvested for 6 mo at 4.5% - matures 5/4/12

Paid

Endeavour Print \$76.50

Secretary fee \$100.00

To Pay

Hall Hire – Hahei Community Centre \$15.00

Move to accept Financial

Second

Carried

Bryan

Helen

5. Correspondence

IN

- TCDC – Hahei Holiday Ltd Hearing notice
- TCDC – Public consultation – Freedom Camping
- TCDC Minutes from BBQ Meeting

OUT

- Peter Hawley – re Communication with Community – Bryan Fotheringham
- Leslie McCormick – re LAB/Blueprint – Clive Richardson
- October Newsletter

Move to accept Correspondence

Second

Carried

Barb

Neil

6. Administration

- Any Updates from Committee Members

## 7. General

- District Plan - Alison Henry sent her apologies and spoke to Bryan about the District Plan. TCDC were to have a draft of the draft prior to Christmas but now it won't be until April. There is not much we can really do until we see it. Will create our own list of what we want; infrastructure and zoning were two things Alison mentioned are worthy of our consideration. The draft of the draft does not go out publically but would go to 'interested parties' to create a draft to go out to the public. Due to our letter we would be part of the early consultation.
- Communication – Peter Hawley  
This needs to be discussed as a big issue. Peter's concern is the development of the land outside of Hahei. Feel the residents should have some say in the development (eight acres was not notified by Ratepayers Committee). He also feels that Ratepayers should not submission on issues as the Committee may not agree with others in the Community. Should just advise and let residents make their own submissions.
- Freedom Camping Submission  
Government rushed the legislation through. Per the Reserve Management Plan Freedom Camping is not allowed on any Reserves unless it has been approved which may require a Resource Consent. (TCDC needs a legal opinion). Currently there is no Freedom Camping on any Reserves on the Coromandel. The Enforcement Officer is moving people along.
- Blow Hole Track – Phil Costello  
The problem with the Blow Hole track is not with the adjacent landowners. It is with legislation. DoC was keen but have brought the standards up too high. DoC can't draw a line between public duty of care and personal responsibility. DoC is worried about being responsible. ACC should step in.  
Phil has written to the Minister and asked specific questions which were not answered. He is being required by the MOU with DoC to make the track standards higher than DoC standards. He just wants it to be a sprayed grass track. He and others have done the work. Now DoC says it must be the same as Cathedral Cove track and the cost is too high. He feels this track will take some pressure off Cathedral Cove.  
The Duty of Care is the signage they want to put up. But DoC still gets in trouble. What can HBRPAC do about it? Not much – just be aware.  
Resolution from the Committee – write a letter to DoC expressing our disappointment that DoC hasn't seen fit to support and have been rebuffing endeavors to move it forward. Also put in the Newsletter to contact Phil if anyone wants any information regarding the track.
- Development Moratorium - Graham  
Create a bit of control for the long term. The sewage plant is below capacity. How do you set up a moratorium – ask Council. Tairua had a moratorium on development until their sewage plant was up and running. A moratorium can only be put on due to lack of service. Bryan wants some clarity on strengthening the plan outside of Hahei and what is considered for sewage. Whilst there was a general lack of support for a moratorium, it was agreed that Graham's moratorium reasoning should act as a guideline for how we deal with the issue of development in Hahei. i.e.
  1.
    - The feasibility and costs of lifting the Moratorium on the sewage.
    - The plant apparently is running well below full capacity.
    - It is fair to say that those who have spent over \$15,000 on the new sewage systems will not want the added cost of connecting to the scheme.

- The area with the old systems along Wigmore Stream could be costed. This area is having to pay for the new systems as they renovate their houses.
- This could be of a major advantage to the water quality of the Wigmore Stream
- Others on a user pays basis may see the benefit of connecting if the pipes run past their property. If they are needing to install a bicycle it may be better to look at this as an option.
- The shop may see the benefit here.
- This cannot be seen as a method of stimulating more infill housing.
- Council has floated a \$9,000,000 budget figure to do with the scheme in the future?
- We should at least get an understanding of what is involved here.

## 2.

- Moratorium on town boundary.
  - I still see the LAB's as a dangerous document with the way they have been left received but not scrutinized.
  - The interpretation of their value compared to the community plan is unknown territory.
  - Once again my trust in the process has been destroyed.
  - If it can be seen as an advantage to lift the moratorium on the sewage scheme, we do not want to see it as a means to stimulate future development outside the perceived boundary.
  - There are many other issues that need discussing before this is looked into.
- Concessions - concern that there is a new concession – Water Taxi Service to Cathedral Cove, Hahei and Hot Water Beach. Bryan contacted TCDC and was told the person did not need a concession. He was going to operate from the Whitianga wharf. He would drop off his clients without landing on the beach and therefore does not need a concession. Because of this Council is now looking at making a concession requirement now for all users of the wharf. Dive HQ has not used their concession. TCDC is going to approach him and ask that he surrender his concession. Someone else wants the concession – a walking snorkeling low impact. TCDC is keen to have the concession used. Helen wants details on what the concession would be doing and how many people they can take.
  - Plan Change 12 – Barb spoke at the hearing to our submission. Helen asked why we relaxed our stand on the 10 mtr height. Bryan made that change as he felt it was not precedent setting and was quite limited. Anyone else could apply for 10mtr but probably would not be able to comply as Hahei Holidays Ltd. Did.
  - Computer – Helen – Thinks Peter and Barb should go ahead and get the computer.
  - HRP A - where to – Helen – thinks we need to do everything properly – don't want another situation like we had with the BBQ
  - Secretary/ Treasurer – Helen asked if we had any names yet. No. Elizabeth moved to elect Neil Barr as the Secretary/Treasurer  
Second Bryan  
Carried

## 8. Other

We need surf rescue life belt set up at the bottom of the steps at the beach carpark and one at Cathedral Cove. Barb to acquire and get installed before Christmas.

Meeting closed at 3:30. The next meeting is 4 December 2PM. This will be the last meeting of the year.