

# HAHEI COMMUNITY PLAN

Draft – 2005 to 2015

*“Hahei Beach was formed when the sea reached its present level, about 6,500 years ago”*

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# INTRODUCTION

In formulating this plan it was decided that it should include past, present and future. We believe that it is important that the people here now and those coming after us have an understanding of the history of this land. It is history that makes the future and preserves the "spirit" that we all wish to retain at Hahei

Aesthetic and spiritual values and local identity – these types of values are difficult to quantify, but it is clear that the people of Hahei are strongly attached to this area and feel protective of and responsible for taking care of this natural heritage. It is with these strong beliefs that this Draft Community Plan has been developed to provide useful input in the development of the Thames-Coromandel District Council's Long Term Council Community Plan, (LTCCP). It is to help implement, integrate and sustain responses to complex environment issues in order to protect our sensitive coastal environment.

It is essential that Local Authorities work with, rather than for, communities to develop ways to address the many social, economic and environmental factors of concern to all developing communities.

The development of the Hahei Community Plan is encouraging. It provides the people of Hahei and Rural Area with a potentially powerful tool to address their concerns. The challenge will be to ensure that this plan continues to reflect a shared community vision, remains valid and is increasingly effective. This will require Council, Community Board and Community Groups to have a common understanding about the state of and pressures on the Hahei environment.

The Hahei Beach Ratepayers Association Inc. undertook this challenge to formulate this Community Plan by using the results from a past survey, done by Thames-Coromandel District Council, and by mailing out an additional questionnaire to all property owners.

This Hahei Community Plan has been formulated and produced entirely by the Hahei Beach Rate Payers Association Inc. in consultation with the Community. The cost of the production has been born by the membership of the Association. We believe this study will be a catalyst for the people of Hahei and Rural Hahei to persevere with the plan and ongoing process, to chart a more sustainable future for our own enchanting part of New Zealand.

The outcomes from the plan are summarised at the end of the report along with the Conclusions. We do hope of course that you will read the Plan in its entirety.

The next stage of the journey begins with the wishes of the Community being adopted and implemented by Council, Community Board, Community Groups and the Community itself.

The Association extends their gratitude to all the members of not only the Committee but the Community who have taken part in this exciting process.

It has been a learning experience for all of us, we have all certainly learnt more about this paradise in which we are privileged to live in and in the aspiration that the paradise is nurtured.

# IN THE BEGINNING

The following was compiled from many sources, both written and oral. There is certainly no intention of claiming that these are true facts or in fact the history. As a committee it was decided that this publication should include past, present and future. It is believed that it is important that the people here now and those coming after us have an understanding of the history of this land. The history is what makes the future and preserves the environment that we all want to endure.

We would like to acknowledge with gratitude the sources that we did use to compile the following:

From Haveringland to Hahei – The Harsants of Hahei - by Walter (Sonny) Harsant

Saltspray & Sawdust – by Janet Riddle

The Wigmores of Hahei Beach, Mercury Bay – by J.D.Osborne

Te O A Hei – The Archaeology of the Hahei- Cathedral Cove Region – by Yasmin Aschebrock

Hahei through the Years – by O.Vaughan and Dawn Harsant

Reminiscences of Hahei – by Charles Harsant

## The Year 950AD

Kupe set sail on the mighty eighty foot double canoe, Matahorua, from Raiatea in the Society Group. It was told that this "catamaran" was constructed from one tree, two hulls connected by a platform built over them, upon which a shelter was constructed. Two masts held the woven claw sails. Kupe knew exactly where the sunrise and sunset took place every fifteen days; he also knew the paths of 150 stars. As in the Maori legend of Maui, like a giant fish the land rose up out of the sea before them, the peak they first saw became known as Moehau Mountain, on the Mountain Ridge of Toi, which centuries later would be called the Coromandel Range. It is said that Kupe made his first landing at Te Whitianga-Nui-a-Kupe, Kupe's big crossing place, to mark this journey from Raiatea. We know it today as Buffalo Beach and the town of Whitianga. When Kupe left this area, to return to his homeland, legend has it he left an old sail hanging on the cliff face, known to us as "the Mare's Leg" at Cathedral Cove.

Hahei was named, Te O A Hei, by Hei, the chief of the Ngati Hei Iwi. Oral history tells us that Hei came to Aotearoa/New Zealand in the Te Arawa Canoe, which was lead by Tama Te Kapua, who was his grandfather. This was around 1350 AD. He was one of three brothers in the fleet of seven canoes named the Arawa, the Tainui, the Matatua, the Takitimu, the Kurahaup, the Tokomaru, and the Matawhaorua. They reached Whangaparaoa, carrying around 180 people, the pohutukawa was in bloom. The Tainui group crossed over the land bridge from the Waitemata to the Manukau harbours and sailed down the west coast. It is told that Hei was a sailing master in the Arawa group who elected to sail south. As they sailed pass the bay Te Whitianga-Nui-a-Kupe, he saw an island off the north end of Hahei beach. This island he named Te Kuraetanga o taku ihu, announcing that its shape resembled the curve of his nose, and with this he hereby laid claim to the area. This island is now called Motueka, or Pigeon Island.

The Ngati Hei lived along this section of the East Coast of the Coromandel Peninsula for twenty-six generations. Their largest settlements being in the Whitianga and Wharekaho, now also known as Simpson's Beach. The headland at the southern end of Hahei beach served as the site for a pa, known as Hereheretaura Pa. The one to the right on the same headland is only referenced as The Hahei Pa, but may be one in the same. At the north end of the beach was another smaller pa, named Te Mautohe Pa, this was situated above "the cathedral" between Cathedral Cove and Mare's Leg Beach. These locations offered the advantage of being able to see and ward off approaching enemy canoes. The largest island in the Hahei Bay, Mahurangi Island, or Goat Island, also shows signs of occupation, as it is bisected by a large trench, there also appears to be middens containing shell on the small islet connected to Mahurangi Island. Poikeke Island, off Motueka, was visited by Captain Cook in 1769 and the entry in his dairy describes the layout and the fact it had no fresh water and only one access.

The finding of storage pits supports the existence of early horticultural endeavours. The diet was varied and food appeared to be plentiful. Sites located beside the main river mouth of Wigmore Stream, provided access to fresh water as well as close proximity to the ocean. Springs have been recorded further up the main river, as well as on Hereheretaura Point. Although there are some flakes of argillite, chert and of course, obsidian, recent research has suggested that the primary stages of adze production was carried out at the quarry at Opito Bay.

Canoes from Hahei are claimed to have intercepted Captain Cook's H.M.S. Endeavour, when it sailed into this region in November 1769 and were warned off by musket fire, an event recorded in Cook's dairy. Te Whanganui a Hei, the great harbour of Hei, was renamed Mercury Bay by Captain Cook, after observing the passage of the planet Mercury across the sun - enabling him to accurately position Aotearoa/New Zealand on the map.

By the end of the nineteenth century Ngati Hei's territory had been reduced to the coastline from Kuaotunu in the North, to Tairua in the South. They suffered from prolonged warfare with Tainui Tribes, and the Ngati Tamatera from Hauraki. In 1818 the group at Hahei were attacked by Ngapui, led by Hongi Hika and his nephew Te Morenga. They were unable to defend themselves against the invader's musket fire and a massacre ensued. A few Ngati Hei escaped by entering the sea and swimming close against the cliff. Today the Ngati Hei continue to live in Whitianga and Wharekaho.

Hahei was deserted following this event and the land was declared vacant, according to the Wastelands Act.

## The Wigmore Story

Robert Wigmore was an Irishman, from County Cork, born in 1816. It is believed that he first came to New Zealand in 1840 at the young age of 24. During the next few years it is believed that he became a friend of Dr. Logan Campbell and through him developed an interest in the timber trade, which lead him to take the overland walk from Auckland to Whitianga. He was a tall man, of 6' 8 1/2", weighing 19 stone and was believed to be the first "pakeha" to have made this walk. It is later believed that he made the walk from Whitianga to Wellington, an epic journey that took 6 months. It is assumed that during his stay in Whitianga, observing the kauri timber trade, that he visited Hahei. He left New Zealand in the year 1843 going to South America on a brig called "Bristolian", which left Auckland. It also has been told that the ship he went to South America on belonged to a cousin. He disembarked at Valparaiso, but it is not known if it was the same brig he left from Auckland on. There is a span of time, around twenty five years where there is no accounting of actually where he was, however it is believed that he did work on the railway being built in the Andes.

He was in back in Ireland in the year 1847, working as a civil engineer. When he was 33 he was in Canada where he married Fanny Willis. In the year 1866 he returned to New Zealand with a wife, Fanny and 5 children. It is also assumed that he returned to Hahei that year and lived here a number of years before the land title was issued on 2<sup>nd</sup> April 1872. The Thames 1875-76 electoral roll records him as a "Farmer – Sunnyside Farm – Mercury Bay. He is shown as owning 230 acres valued at six hundred pounds. One block of 184 acres (Grange Road area over to the Wigmore Stream purchased in 1871, then other block of 46 acres purchased in 1873 from Wigmore over the Pa hill.)

The family arrived by boat and a small cottage was built near the beach, approximately where the cairn is, just off Hahei Beach Road down by the Beach front. This small house was later brought up and placed behind the big house and it was eventually moved again and used as a wool shed. Somewhere between 1868 and 1874 he built the "big house" which still remains here today. It is understood that he actually built this house himself as he was an excellent carpenter. It is constructed of kauri timber, the logs were dropped into the bay and left to float ashore. The timbers are fixed with square nails. The family hand-dug the land growing wheat, maize and vegetables which they sold to the bush camps up at "Gumtown" now called Coroglen. They had extensive gardens along with fruit trees and even to-day there are remains of the rock walls from these gardens and two old pear trees from the orchard. He also was the first in the district to plant paspalum grass. The Morton Bay fig tree and the Magnolia tree, by the Big House and the Osage Orange tree across from the store were also planted by Mr. Wigmore. The Osage trees (or Bow Wood) originate from the Red River Valley in Oklahoma USA and were used by the Indians to make bows and the earlier settlers to make wagon wheels.

The newspaper, "The New Zealand Gazette" July 3 1876 printed that he was appointed Registrar of Births, Deaths and Marriages. He was also made a Justice of the Peace around this same time. He was a man of great influence through out the Coromandel Peninsula and held regular court sessions in Tairua, Coroglen and Whitianga as well as the ones he held in the house. He was a long time member of the Freemasons. On September 19, 1890 Mr Wigmore died. It is told that he was fed up with a cow that kept breaking into an area of young pine trees he was growing and took up his gun and left. Shortly afterwards there was a gun shot heard and he was later found lying dead. The gun had discharged as it struck the ground, so it was assumed that he died from a heart attack, no sign of a cow. Fanny Willis, who was only 19 when she married Robert Wigmore, continued to live on at Hahei until her death in 1911. She is buried by her husband.

Wigmore stream carries the family name; however Wigmore passage as it known between Te Karaka Island and the Pa headland, is believed to be named after a Captain Wigmore, maybe the relative whose ship he went to South America on.

Members of the Wigmore family are still owners of property in Hahei.

## The Harsant Story

The New Zealand story starts with the arrival in 1853 of Dr. Walter Harsant and his wife Ann Elizabeth with nine children, four boys and five girls. They were first posted to Te Awamutu and then in 1858 he was appointed to Raglan. There is much documented history regarding their lives and positions he held not only as a medical doctor but as a Commissioner of Oaths for the Supreme Court.

Their third son Roger was in Thames on the Tararu Block, mining gold in the year 1867. He later acquired land at Karamu and in 1877 married Annie Savage. He left his wife with eleven children when he died from asthma in 1895. The oldest was seventeen and the youngest one. The older ones went to work and Kate and Fred were sent to their uncle John in Australia. One aged five was adopted by a family friend and the very young remained with their mother. Charles the oldest and Horace age nine went to Raglan. When Fred was around 18 he and Kate returned to New Zealand and went and lived with their mother who was remarried to John Roffey, a saddler from Raglan. They had moved to Mercury Bay taking another brother Jack, who helped his step-father in the saddle making business.

Around 1905 Walter, Fred and Horace bought Peebles Store in Guntown, now known as Coroglen. This was a general supply store and Horace, who was around twenty, did the deliveries with a team of 16 pack-horses. These deliveries were to the bush camps and gum diggers throughout the Coromandel Ranges. He would return with gum. Walter who married Mabel ran the store and kept the business. Sister Kate married Harry Wigmore who farmed at Hahei with his brother Robert. The Harsant Brothers, Walter, Horace and Fred farmed in partnership with Harry Wigmore at Hahei before buying it in 1911. They also continued their contracting business, building fences and running the Guntown store.

Walter and Mabel Harsant had five children when they all finally came to live in the Big House at Hahei in 1915, Gladys, Dorothy, Muriel, Sonny (Walter Jr.) and Fred, later to come was Ken (Horace). Walter's brother Horace was single and also came to live with the family. Their brother Fred enlisted in the Army and died that same year. Horace married Florence Woodhead in 1918 and had three sons, Fred, Vaughan, Charles and a daughter Joan. Florence had another daughter Janice. They lived in the Cottage which had been Robert Wigmore's home. Harry Wigmore and family left Hahei for the Purangi farm, going by sea. A barge was towed with around forty of Harry's bee hives. Robert Wigmore moved to Auckland.

The first phone was a twelve party line, a single strung wire to Whenuakite which then connected to Whitianga. Glass bottles were used as insulators wherever a pole had to be used, in many places the line had been strung between trees. There was only one doctor in Whitianga, in an emergency he would visit on horseback. People of this time were known for their hospitality, tennis, billiards and dances were often held in the house and gardens. For over twenty years church services were held on the Homestead lawn at Christmas. Schooling was initially conducted at the Homestead with a live-in teacher or a member of the family. The roll ranged from seven to ten pupils. The dairy herd continued to grow and a new cow shed was built from the lumber from the Guntown Store. The families were also involved in Cray fishing; they would put the daily catch into floating wooden tanks which would be picked up by the weekly scow. The roads started to improve during the depression due to work being done by Relief Workers, who had several camps throughout the District. This work was all done by pick and shovel with steel-wheeled wheelbarrows. Florence Harsant is well known for starting the wonderful library that bears her name in the Village of Hahei.

In 1945 the family farm was split and the road was surveyed right through to the Beach. The road gave access to Walters's six acres around the Homestead. Walter chose to run sheep whilst Horace took on Dairy Farming. Both Walter and Horace's sons and now their sons continue to run the farms at Hahei even to this day.

The Harsant family history has been written by Walter (Sonny) Harsant. It is a wonderful account of the family, the hardships they endured, and the building of the farm. This book is called "From Haveringland to Hahei – The Harsants of Hahei".

## **Vaughan and Dawn Harsant –Hahei from 1946 to Hahei today**

In 1946 the farm was split again and Vaughan brought the bottom flats as a 60 cow dairy farm. This new road brought the public to the beach. Camping on the beach front under the pine trees was a wonderful way to spend the Christmas holidays. Many of the people living here today were those first “campers”. There were no facilities; “scrim town” was the order of the day. Trips to the cowshed with the billy for milk and water from the hose at the cow troughs. By 1958 the numbers had swollen making it necessary to provide some services so Vaughan decided to turn the beach side into a motor camp. He purchased the old Homestead to live in and sold six sections on Hahei Beach Road to pay for it. After finding the land he had purchased over the hill required a fair amount of capital for it to become useful farm land, he started the development of Tutaritari Road subdivision. Vaughan and his wife Dawn then decided to sell beach front sections, and relocate the camp. They formed a Family Company called Hahei Holidays Ltd, which is in existence to this day, and the new road, Harsant Avenue, gave access to the Motor Camp. This the same Motor camp that is here today, that has been enjoyed by thousands of holiday makers, from all over the world for all these many years. That first camp had movable pit toilets. The main block was built with conventional toilets and a septic tank system, then the drainage lines were extended and further septic tanks installed. In the adjoining area a small golf course was established to provide a clear space around a large soak hole. An aerator was added to see if this resolved the problems.

Electricity was finally brought into the valley area in 1961. During the construction of this line Horace accidentally stood on a laid charge of dynamite and his leg was blown off.

A further subdivision off Dawn Avenue, which up till this time had been used as an air top-dressing strip, was formed. The crop duster was just proving to be too noisy. In 1975 the Hauraki Catchments Board took over control of water rights from the Thames Coromandel District Council (TCDC) which had been formed by the amalgamation of the Coromandel and Thames County Council. It was also ruled that all future subdivisions on the Peninsula were to have sewage systems. The Harsant family decided to build a system to cater for the camp. TCDC were to have installed sewage plants at all settlements. Thames was the only one to have a public sewage system at this time.

Vaughan and his brother Fred, who was also farming, discussed several ideas. Fred with his family however decided to move to America to pursue his career in saddle making. Vaughan and Dawn formed another company, Hahei Developments Ltd., and purchased two of Fred’s blocks of land on the flats (Pa Road) and proceeded to install their own plant. They chose one that would fit the land allocated and used aeration ponds along with evaporation beds. This was designed by Harrison and Grierson Consultants who had done all the subdivisions for them. Dawn’s two sons Roy and Ian participated in the actual construction of this system. All work was approved by the TCDC and the Catchment Board, and it was with this that Pa Road and Grierson Close became the first subdivisions to be connected along with the Hahei Holidays Ltd. This plant was built on their own land, with no financial assistance from the Council, however it was eventually taken over by TCDC by the public works Act 1991.

At this time there also were no water rights for any of the water supplies in Hahei, so Hahei Developments made application for a water right as most of the bores were on their land. One of the conditions for subdivisions was not only sewage systems but reticulated water systems, up to fire fighting standards. The Family companies drilled for water near Pa Road, in a zone that had been identified as having an artesian flow. The Motor Camp water supply was eventually moved to bores located within the initial 12 acres of the camp area as TCDC required some further land around the old bore sites for reserve. This land was reluctantly sold to them. Vaughan and Dawn helped form the Hahei Water Association, still existing today, to secure that private water supply.

The “general store” was planned and built by the family and a small restaurant moved in. They went on to build a commercial area, that we all enjoy today, believing that it would be necessary for future infrastructure of Hahei. Their belief was that shops should be well back from the beach front and in a central area.

In 1969 the Vaughan Harsant family offered 80 acres to the Land and Survey Department as a Recreational Reserve. This magnificent piece of coastline was officially given in 1972 and today is known as the world renowned Cathedral Cove Reserve. It was donated by Vaughan and Dawn with the wish that all could enjoy its unspoilt beauty and it would remain untouched from subdivisions and commercial enterprises. The continued family ownership and running of the Hahei Holidays Tourist Park is also dedicated to the same principal, so that families and visitors can come and enjoy the beauty of Hahei, no matter what their circumstances are.



## **HAHEI BEACH LOCATION**

Hahei is geographically located on the eastern seaboard of the Coromandel Peninsula on the North Island of New Zealand. It is approximately 207 kilometres from the Auckland airport, with a variable travel time of two and half hours to three to reach Hahei. The roads today are all sealed and the main arteries basically well maintained. The centre servicing the Community is the township of Whitianga, which is a short drive either to the passenger ferry at Ferry landing or driving around passing through Coroglen, a distance of 37 kilometres.

Due to its easterly exposure, the climate is variable. The average rainfall is approximately 1525mm per year, generally less than elsewhere on the Coromandel Peninsula, with the maximum rainfall in winter. The area has warm and sometimes humid summers and usually mild winters. The prevailing wind is south-westerly; however there are occasional strong gales and heavy rains from the east or northeast.

The community of Hahei sits in a shallow volcanic bowl formation with the land running down to a spectacular beach, with headlands at both ends jutting out into the sea. It has a necklace of islands out in the bay which form a barrier breaking down high seas giving it a very safe swimming beach and making it an ideal area for holidays. In recent years the permanent population has increased to approximately 330 permanent residents. TCDC records show there are currently 545 sections and only a few remain undeveloped.

## **COMMUNITY CULTURES & IDENTITY**

### **What we have**

In the 2004 Hahei Survey, the overwhelming majority thought Hahei was ‘Special’ because of its ‘Small Village charm, unspoilt safe beach and low density housing, no high rise buildings and non commercialism.’

The village has developed character by way of mature trees promoting prolific bird life, two large centrally located Reserves, a minimum of concrete footpaths and street lighting, allowing for minimum intrusion. Public walkways abound around the Village, Pa headland and through the bush. The unspoiled natural appearance of the clean and uncluttered safe beach is a casual ‘Kiwi’ family oriented holiday destination with Kiwi Bach style accommodation.’

### **People do not want change - Hahei does not need change.**

The community has a low number of permanent residents, approximately 330; the remaining properties are spasmodically used during the year with a peak occupation during the holiday periods, especially the Christmas/New Year period.

Local families are well served by both the Whenuakite Primary and the Mercury Bay Area School. The Primary school has an affinity with the village by way of fund raising and participation. There is also a “Country Kids” day care out by the primary school and a once a week Play Group is held at the Community Hall.

The high summer population of up to 5,000 is influenced largely by the privately owned Camping ground on the foreshore. The camping ground is one of the oldest and the second largest in New Zealand. Is a prime mover in the viability of associated Community services both commercial and essential services.

Hahei has one of the most beautiful and safest beaches in New Zealand.

The area is one of the best known in New Zealand and is widely advertised around the World because of its close proximity to Cathedral Cove.

Cathedral Cove is one of the top most visited destinations by tourists from overseas and New Zealanders.

### **The Community is and should be, eternally grateful to the Harsant Family who donated Cathedral Cove and the surrounding 80acres of land to our Country for all to enjoy.**

The Village Community Hall was funded and built by local volunteers and was officially opened on 18-04-1991.

The Hall is regarded as the ‘Hub’ of the Community. Hahei Community, along with the rural area, have a large number of activities which revolve around the use of the Hall. Bridge, Play Group, Yoga, Patchwork, Hip Hop Dancing, Workshops and a Monthly Social Gathering. It is also utilised as a Church and a venue for weddings and funerals. The Hall is also available for rent for private functions and commercial meetings.

We have a Community owned and volunteer operated Library—The Florence Harsant Library. The library contains 17,000 books, has a membership of 320 families, including 34 with pre schoolers, so has a large children's section. The library is open 6 days per week, is an excellent avenue for those wishing Community involvement and caters equally for absentee owners as well as permanent residents. New book additions are both purchased and donated on a regular basis. The library is currently going through an electronic update with the commitment to a Library computer programme-all self funded.

There is a Volunteer Fire Brigade centre which includes a medical facility room. This acts as the first Emergency response centre for the village and surrounding District.  
(See Emergency Service Report /Communications report attached)

Other local activities are Tennis Club/Sports Club - Tennis Courts (funded locally). Senior Net, Country Kids Day Care, Touch Rugby. The Purangi Golf Club originally in Hahei was re-established onto Land and Survey land and later purchased from Landcorp (1991) This has an enthusiastic membership (72) but the Course is extremely busy during the holiday periods.

There are a number of local artists with studios/galleries offering commissions and tutorials in all forms of Art.

### **Safety and Security**

Police coverage is via the Whitianga and Tairua stations. However during the Xmas/New Year holiday period two Police are resident in Hahei. The fact that we are a no exit road along with permanent resident vigilance and 'Peak' coverage by Police, has to date resulted in a low incident rate.

The Volunteer Fire Brigade is the first emergency response unit and is fundamental to the well being of the community.

District Nurse services are available when necessary.

### **What we require**

- Continuation of services - Fire Brigade/Health/Library/Hall/Church.
- No infill housing - section size 600m (serviced); 800m( un serviced)
- No high rise buildings, maximum of 8m.
- No unnecessary concrete footpaths but rather grass verges.
- An Environment that is consistent with our 'Clean Green Image'
- Consultation over proposed Development.
- Civil Defence plan.
- TCDC to support the economic viability of the Camping ground.
- Road berms to be noxious weed free i.e. Onehunga weed.
- Education programme for self help/community awareness.
- Financial Support for our Volunteer Fire Service.
- District Nurse Continuation.
- Village wide speed limit (35km) during all holiday periods.

**What we don't want**

- Infill housing.
- High rise building.
- Compromised Development.
- Additional footpaths nor unnecessary kerb and channelling.
- Reduction of Services.

**Priorities for action**

- Civil Defence Plan
- TCDC Consultation prior to any deviation of existing regulations.
- TCDC to investigate economic supports for Camping ground viability.
- Improved collaboration between TCDC /Environment Waikato and DOC
- Financial support for the Volunteer Fire Service

## **GROWTH & DEVELOPMENT**

### **Expansion and Rezoning**

The majority of respondents want no further expansion of the current Town boundary. They fear any rezoning of the village boundary will destroy the special character of Hahei.

Those in favour of limited rezoning did not want any development which would result in buildings along natural skyline of surrounding hills and not beyond the Hahei Beach Road/Link Road/Hot Water Beach Road corner.

Any proposed expansion of the rural areas need to incorporate 'Green Belts /Buffer zones'

Overall, concern exists that the current infrastructure cannot support existing properties let alone additional loads.

### **Subdivision and Higher Density Housing**

There is a great concern that reducing the size of existing sections by subdividing will destroy the character and uniqueness of a small village community with large sections with abundant mature trees, plant and bird life.

Current recreation areas are believed to be adequate, but the Beach would become increasingly strained if further expansion occurs. The Beach is only 1.5km long and relatively narrow. The Beach incurs heavy impact during warm holiday periods and increased numbers would be detrimental to the Beach Environment.

### **Commercial Activity**

The 2004 survey showed that 80% of respondents wanted either no more commercial zoning or only a minor extension of the existing commercial area.

There seems to be little imperative to provide zoning for businesses that are requiring somewhere to operate from. This is therefore not an issue at present and will only become a priority if there is large scale growth due to increases subdivisions outside in the rural sector.

Overall the current number and type of businesses in Hahei, within the existing area zoned commercial, are satisfactory. They also provide a focus for the community as a distinct centre of commercial activity. Whitianga offers ample other commercial resources if required.

Additional businesses could be feasible but would need to remain in keeping with the area, eg specialist commercial activity, art studios, small home businesses but not hotels, fast food outlets or music stores.

Over the past few years there has been growth in the accommodation market, particularly bed and breakfast businesses. There is also a large number of absent ratepayers who rent their property to holidaymakers. There continues to be a great demand for all types of accommodation particularly over the summer period with a growing number of overseas visitors arriving all year round.

Existing concessions are sufficient for the size of the beach. Further extension to this will impact negatively by creating congestion both to parking and vehicular access to launch boats.

## **Rural Hahei**

The survey conducted overwhelming showed that people did not wish the boundaries of Hahei Village to be extended, expressing the desire that any rural development be of similar type and with surrounding buffer zones, in the form of green belts and reserves.

The rural area surrounding Hahei is mostly pastoral farming, consisting of dairy farms, cattle and sheep, intensive horticulture, small scale family owned tourist ventures, and lifestyle conservation blocks. Pleasant rolling pastures fringed by trees and outcroppings of rocks create a visual quality landscape which complement the entrance into the small community of Hahei. Many of these farms have been owned by the same families for generations.

## **What we have**

- A Low density, low rise compact coastal community.
- A Village interspersed with reserves, trees and grass verges.
- A Village that meets with the aspirations of Ratepayers.
- A Village that consists of vacationers, retired people, people who work from home and those who operate local businesses.
- A compact Commercial centre which meets with all holiday requirements.
- A village that is influenced by summer highs and winter lows of visitors.
- Wigmore stream pollution.

## **What we require**

- Recent surveys indicate that 87% would like all subdivisions to be publicly notified.
- 82% want only one dwelling per section.
- No High rise buildings over 8m.
- No skyline housing.
- The majority of ratepayers feel that the current town boundary should not be extended without consideration of Infrastructures and maintaining the rural Village atmosphere.
- Robust preservation of existing Village Atmosphere and Spirit.
- Preserve the Natural environment.
- Improved collaboration between TCDC/Environment Waikato and DOC.
- TCDC consultation prior to any proposed deviation of existing regulations. Lots of advertising and lengthy periods for submissions.
- Subdivision and zoning guidelines to be reviewed urgently then enforced with high monitoring standards.
- Reserve Contributions from subdivisions should benefit the local area.
- Rural – small scale clustered development with green belts/reserves forming open space/buffer zones.
- Rural – visual and spiritual values retained.

- Rural – development that does not detract from the efficient operation of a potable water supply, reticulated sewage and stormwater disposal systems or the roading network. All infrastructures to be planned before development proceeds.

#### **What we don't want**

- Compromised Development
- 92% do not want High rise buildings over 8m
- 76% do not want skyline housing
- Infill housing.
- Lowering of the Village and Beach cleanliness.
- Large scale accommodation duplex/apartments/hotels.

#### **Priorities for action**

- TCDC to monitor Village Compliance to the building code.
- TCDC to comply with the Community Plan.
- TCDC to consult with the Community over any proposed change which may impact on the open space and natural environment.
- District Plan: more issues to be notified.
- To resolve associated traffic problems caused by Buses and Camper Vans visiting Hot Water Beach and Cathedral Cove.
- **TCDC to proceed with a 'Future Development Policy Area Plan.' which does not adversely effect the surrounding environment.**

**ALMOST WHAT WE REQUIRE**

## NATURAL ENVIRONMENT

### From the surveys it was obvious that people saw Hahei as;

- Predominantly green. i.e. Lots of plants and trees and basically unspoiled.
- Having lots of bird life which needed to be protected.
- Dominated by the Beach and Reserves.

### What we require

- Unwanted plants to be eradicated from DOC land, farms, sections, reserves and berms.
- Plants grow easily in this local environment and seeds dispersed by birds or wind are potential problems.
- The following plants are noxious weeds and require eradicating:

Woolly Nightshade,	Moth plant,	Banana Passion fruit,
Ginger,	Creeping Dock,	Flowering Cherry,
Ladder Fern,	Asparagus fern	Pampas Grass.

### Native birds and animals are threatened by

- Feral cats (domestic cats abandoned by holiday makers)
- Possums, Stoats, Weasels and Rats.
- To preserve remaining bird and animal species
- Encourage residents to put collars and bells on domestic cats so they can be identified from feral cats and notifying neighbours of lost cats. Feral cats to be trapped and destroyed.
- Make traps available to residents for catching possums, stoats, weasels, and rats.
- Continue to plant reserves with ecologically sourced native trees and shrubs.

### Streams / Clean water

- Both the Wigmore Stream and the small stream at the western end of the beach enter the sea.
- To encourage fish (inanga, herring, cockabully, kokopu, flounder, eel, etc to return to this stream, and children to swim safely, there should be **no run-off** (effluent/oil/chemical) from sections or farms other than natural storm water.
- Natural beach erosion should have minimal intervention.
- Defined Beach access.
- Tree planting, consideration to suitability/shade/debris/safety/views

### Priorities for action

- Minimum of annual education re Weeds and Rodent eradication.
- Environment Waikato and DOC to establish weed control responsibilities.
- TCDC to consider Beach access measures.
- TCDC/Environment Waikato to action non compliances on Wigmore and beach stream.



## **ECONOMY & EMPLOYMENT**

### **What we have**

- **Home Based Businesses**

A number of these exist and are allowed under the TCDC District plan as permitted activities as “home occupation” Some limits on type of work, non resident staff members on site, signage and parking apply to these and homestay/farmstays.

Businesses currently operating which fall in to this category include architectural services, computer programming, arts and crafts studios, rental property management services, landscaping and tree trimming services, real estate agencies, and a marketing business.

Homestay and farmstay businesses accommodating up to 6 visitors are also a permitted activity in coastal zone. There are many of these operating in Hahei at present with mostly full occupancy over the peak season. Occupancy during the off peak season is steady but very low.

- **Niche Businesses**

Art Studio/Galleries, Property Rental Services, Maintenance Services which rely on the needs of a holiday community and visitors. There is also a home operated Hair Salon, Bookkeeping /Secretarial Service, Fluff and Fold laundry service, Catering Service and House Cleaning.

- **Commercial Businesses.**

Motor camp/accommodation, 3 Restaurant / Cafe’s, General Store, Gift shop, Dive business, Scenic Boat trip, Kayak tours, 2 Real estate agents, Ice cream shop, Takeaway Bar, Fuel Depot and Auto Workshop

### **Economic Development for Hahei**

Those people who move to Hahei on the basis of semi-retirement have already ascertained that there are few business or high level employment opportunities locally.

The needs of the community are serviced adequately by the existing businesses and Trade firms from Whitianga, Thames or further afield.

There is a wide range of courses and classes offered on an informal basis in Hahei. These include SeniorNet, yoga, bridge, painting and others. Local clubs include bowls, golf, tennis, sports club and others.

## **What we require**

- Contracts with local businesses for services including TCDC

There is an opportunity to explore whether residents would be interested in providing contract services to TCDC and others (eg rubbish collection, excavation and roading work, petrol supply etc).

- Educational programmes geared to apprentices for area employment - marine tourist.

There is a shortage of building contractors and subcontractors in the area so any encouragement that can be given to retaining apprentices etc in the area should be considered.

## **Employment**

The main employment opportunities in the area are relatively low skilled jobs of a very seasonal nature driven by agricultural or tourism demands:

Vineyard/Kiwi fruit/macadamia nut processing/local restaurants and shops

The employment periods, summer and autumn, complement each other and allow for continuity.

Many businesses seem unable to get a complete complement of staff when they need them, suggesting a staff shortage.

Low cost rental housing is very difficult to get and the high property values act as a barrier in attracting low paid workers to purchase their own houses in the area.

Highly seasonal businesses (such as restaurants) may need to consider ways to provide worker accommodation during the peak times, or for workers they wish to retain on a long term basis. This may need to be factored in as an unavoidable business cost in this area.

## ***Local Issues***

### **Business co-ordination**

There seems to be little co-ordination between the cafes and restaurants in the area. Quite often all are closed at the same time so visitors to the area have nowhere to eat locally. This is less of a problem now that there is a Takeaway Bar.

- Cafes need to consider service roster during off peak times.
- Consideration of local Business association.
- Business attitude to locals.
- Worker Accommodation—low cost housing/rental property.

## **Tourism Growth**

Unregulated growth in tourism in the area is not good – accommodation providers need more business off peak, not in high season. Increased tourism will place additional pressures on infrastructure such as the Beach, Cathedral Cove, car and coach parking, toilets, roading etc.

### **Beach concessions**

The policy aims (ref MBCB Licence to Operate – Policy) which must be met for new applications to be approved include:

- Must meet a need and enhance the facilities of the area
- Need to have safe equipment and an appropriate activity
- Need to not have any adverse effect on the environment.

An increase in concession operators on the beach do not service an existing need but in fact create a demand by advertising their services to attract customers. There is no current visible unserved need and the recent survey showed that people either do not want, or are very cautious about any increase in concessions.

Amenity and environmental values would be seriously compromised by certain types of concession e.g. Jet skis, paragliding etc.

No further concessions should be allowed until there is some real evidence that there is a compelling need to meet a demand, or that it is in the best interests of the beach and community.

### **Priorities to resolve**

- Low cost accommodation for workers

May be a business issue not a community one?

- Infrastructure issues related to tourism growth

Car Parking, Roading, toilets, signage.

- Business signage

Compliance guidelines should be adhered to.

- Identification of further commercial zone.

The 2004 survey showed that 80% of respondents wanted either no more commercial zoning or only a minor extension of the existing commercial area. There appears to be no foreseeable need to identify additional commercial zones.

## **SPORTS AND LEISURE**

### **CONCESSIONS**

#### **What we have**

Hahei has three concessions which TCDC has granted to operate from the eastern end of the beach.

- Hahei Explorer which runs an inflatable boat taking a maximum of seven passengers on scenic tours of the eastern coastline. Based on Hahei Beach Road this small business has very little impact on the beach (just launching and retrieving boat).
- Cathedral Dive and Snorkel offer dive and snorkelling trips to both beginners and experienced divers. Based in the commercial area of Hahei and again has very little impact on the beach.
- Cathedral Cove Kayaks. This business offers a guided canoe hire exploring the surrounding coast and islands. Due to the nature of this business the impact on the beach is greater as the canoes are rented from the beach.

#### **What we require**

- In the 2004 Hahei Survey 37.6% of respondents want no further concessions granted and a further 59% preferred only low impact concessions after consultation.
- No further high impact concessions on the beach.
- Any Commercial business operating from TCDC Car Parks & Reserves to be required to obtain a concession. This should include Tour operators.

#### **What we don't want**

- Hahei Beach becoming overcrowded with commercial enterprises.
- High impact concessions-e.g. Mobile Vendors.

#### **Priorities for action**

- Council to grant no more high impact concessions.
- Community consultation a prerequisite before granting any concessions.

### **WALKWAYS**

#### **What we have**

- Hahei has several walks in the immediate area. The walkway to Cathedral Cove begins at the top of Grange Road where visitors can park their cars. This walk takes approximately one and a half hours for the return journey and is managed and maintained by DOC.
- There is also a walkway from the western end of Hahei beach which joins the start of the walk to Cathedral Cove and takes approx 15 minutes and is also managed and maintained by DOC.

- Another popular walk begins at the eastern end of the beach or from the end of Pa Road and leads to the old Pa site. This is also a popular fishing area for surfcasters and again is managed and maintained by DOC.
- Reserve walkways are managed by Reserve Committees and funded by the Community Board.

### **What we require**

- These walkways to be maintained in a user friendly manner.
- That these walkways and surrounds be kept free of noxious weeds.

## **BOAT LAUNCHING – TRAILER PARKING**

### **What we have**

Ever since Hahei was first developed in the 1960's boats have been launched mostly from the eastern end of Hahei beach which is sheltered from NE and E winds by Maharangi (Goat) Island making the sea calmer and safer to launch from. Access is by way of Wigmore Stream and tractors and trailers are left parked above high tide mark on the beach.

The 2004 Hahei Survey showed the majority (48.5%) of respondents were happy with the status quo as any congestion is only short term. A further 35.9% thought that while the present situation is satisfactory it would not cope with increased level of use.

There is also a boat ramp off the parking area on Harsant Avenue but it is seldom used due to changing beach conditions after storms and where the sand is usually softer.

Residents have the option also of travelling to Cook's Beach to launch from the boat ramp.

### **What we require**

- The status quo to remain

### **What we don't want**

- Relocation of boat launching
- Boat Ramp

### **Priorities for Action**

- None necessary

## PLAYING FIELDS AND SPORTS

### What we have

- Hahei has an active Tennis/Sports Club fully fenced twin tennis court complex which was built in 1989 with funds raised by the community. The courts are situated directly behind the Village Hall and the club has the use of the Hall facilities for refreshments and shelter and is adjacent to the public toilet block. The club is presently trying to raise enough money to resurface the courts with an all-weather surface. This active Club has equipment for a full Cricket team and for Softball but is waiting for the playing fields in Kotare Reserve to be completed before forming teams.
- Kotare Reserve and playing field on Pa Road is used for touch rugby and cricket but the flat area is too small for a full-sized rugby field. TCDC has agreed to enlarge the playing area to a full-sized field and to provide a toilet/changing room block. Money was allocated for this upgrade more than three years ago but it is still only at the consent stage.
- The Community Centre Reserve, because of its central position, is used for fairs, by the playgroup and for weddings and funerals. This Reserve has TCDC approval to have marquees erected when necessary for these functions.
- Tutaritari Reserve leads to the western end of the beach and is a large grassed area used more by younger children as a 'kick the ball around' place and is necessary for easier access to the beach for people on the Grange Road side of the village.
- Beachfront Reserve and Car Parks. This large beachfront reserve is now largely taken up with car parks. There is a cordoned off area for picnickers above the beach and it has a toilet block in front of the main car park. At the height of summer the western car park is often overcrowded
- Cliff top Reserve on Margaret Place. This Reserve has widespread views of Hahei and is situated above a cliff which drops down onto the eastern end of the beach. It is Hahei's best kept secret. The Fire Brigade use this reserve for Line Rescue Training.
- Wigmore Stream. This reserve is accessible from both Pa Road and Wigmore Stream. It provides boat and pedestrian access from the eastern end of Hahei to the beach. There is a new toilet block and a sloping grassed area. The other Wigmore reserve is from the Pa Road/Orchard Road junction and runs along the Wigmore stream to the bridge on Wigmore Crescent.

### What we require

- Bus parking to be restricted in the beachfront car park. 25% of respondents in the 2004 survey thought this to be necessary.
- Kotare Reserve up-grade to be completed – i.e. full-sized playing fields with toilets and changing rooms.
- Reserves to be sprayed regularly for Onehunga weed
- Steps to be replaced to the toilet block from the beach.
- All steps and toilet blocks to be regularly inspected and maintained.

**Priorities for Action:**

- Steps/ramp at the Beach to the Toilet Block to allow for disabled/elderly etc.
- Kotare Reserve to be completed urgently
- Reserves and all road berms to be sprayed for Onehunga weed each September and February as these areas are used as footpaths.

## **TOURISM**

### **What we have**

- A large visitor base visiting Cathedral Cove and Hot Water Beach—TCDC estimate 110,000 to 130,000p.a.
- Second largest and one of the earliest Camping grounds in New Zealand. 78,000 people night equivalents stayed in the camping grounds in 2003.
- Increasing numbers of regular Tourist buses up to 8 per day.
- Increasing number of Campervans.
- Summer congestion affecting traffic/flows and parking congestion on Grange Road.
- Beach road car park congestion.
- Toilet and rubbish receptacles marginal during summer.
- Tourism promoted via Lonely Planet, New Zealand Tourist Board, Coromandel and Accommodation web sites.
- Tourists making a disproportionate financial contribution to the infrastructure costs.
- Daily village occupation can vary from a low of 100 to a high of 5,000 on peak days.

### **What we require**

- Road upgrade and maintenance to reflect traffic type and volumes.
- To find a solution to too many buses at Cathedral Cove. This may involve consideration of Permits or Visitor charges.
- Coordination of Coromandel Promotional Activities.
- Continuation of Camping ground.

### **What we don't want**

- Tourist Growth to exceed the size of the Beach and Village Infrastructure.
- Compromised Development
- Lowering of the village and Beach cleanliness.

### **Priorities for action**

- TCDC to evaluate the upgrade of Hot Water Beach and Hahei roads.
- Road maintenance to be upgraded from minor fix to major solutions.
- No planned road maintenance during December to February.
- A solution to over use by buses and other traffic at Hahei and Cathedral Cove.



## **INFRASTRUCTURE-ROADING**

### **What we have**

- Hahei is serviced by Link road from State highway 25 and has only a single road accessing the village.
- Link road is extremely busy during the summer season with up to 130,000 people visiting Hot Water beach and Cathedral Cove; predominantly during the summer season.
- The vast majority of property owners are absentee owners and visit during weekends and holiday during the summer.
- Increasing numbers of tourist buses, camper vans and trades vehicles have also added to the road activity. Consequently road traffic can be excessive during weekends and the summer months.
- The large traffic volumes and vehicle types have impacted on road deterioration and suitability. Link road and Beach road show evidence of subsidence and has the appearance of a 'Patchwork quilt' e.g. Beach Road, Grange Road and sections of Pa Road have been patched regularly.
- The standards of maintenance and programmes for expansion have fallen behind. Current roads cannot cope with the influx of traffic.

***Tourism is actively promoted both locally and nationally but no consideration is given to Infrastructure to cope with ever increasing numbers.***

***A plan must be formulated and implemented to rectify the current difficulties and for the future.***

### **What we require**

- Link Road upgrade to allow for traffic volumes.
- Grange Road upgrade.
- Maintenance costs versus upgrade needs to be assessed.
- Beach Road village entry requires upgrading.

### **What we don't want**

- Repeat road patching.
- Long term temporary road work signs.

### **Priorities for action**

- Grange Road upgrade
- Link Road upgrade to allow for traffic volumes.
- Maintenance costs versus upgrade needs to be assessed.
- Beach Road village entry requires upgrading.

## **INFRASTRUCTURE - STORMWATER**

### **What we have:**

- Rainfall can be extremely heavy.
- A mixture of open drains/culverts/kerb and channel
- All stormwater drains are relatively close to the streams.
- Flooding in low lying streets.
- Increasing numbers of concrete driveways.

### **What we require:**

- Annual cleaning of open drains.
- Resolution to flooding in Harsant, Dawn and John Spear Avenues.
- Encourage porous materials for paths/driveways.
- Road side drainage for eastern Pa road.
- Zero stormwater contamination.

### **Priorities for action.**

- Annual cleaning of open drains.
- Resolution to flooding in Harsant, Dawn and John Spear Avenues.
- Road side drainage for eastern Pa road.
- TCDC to promote porous material/design for paths/driveways instead of concrete.

## **INFRASTRUCTURE - POWER/TELEPHONE**

### **What we have:**

- Ageing Power/telephone poles and lines.
- Erratic power supply subject to failure.
- Costly installation, network and daily fixed charges.
- Too many telephone outages.

### **What we require:**

- Reliable power and phone availability.
- Conversion of all overhead services to underground.

### **Priorities for action:**

- Reliable power and phone availability.
- Conversion of all overhead services to underground.

## **INFRASTRUCTURE - WATER**

### **What we have**

A community with low numbers of permanent residents, the remaining properties are spasmodically used during the year with a peak occupation during January.

- Rain water collection.
- Area of Benefit TCDC supply
- Group Bore water supply.
- Individual Bore supply.

Daily village occupation can vary from a low of 100 to a high of 5,000 people. Water quality is variable and few supplies would meet with National water Quality standards. Those utilising rain water storage appear to have sufficient supply for the majority of the year and up to 33% of those surveyed supplement their supplies during January. The area of benefit is undergoing supply/quality difficulties.

### **What we require**

Recent surveys indicate that 60% of respondents support a common Water supply /Quality for the Community.

- 74% of questionnaire replies support a common supply outside of Hahei.
- A flexible system that allows for rain water utilisation if desired.

### **What we don't want**

- Status Quo
- TCDC Procrastination.
- A chlorinated water supply.

### **Priorities for action**

- District Council to evaluate the most appropriate and cost effective Water supply to meet with future demand and to the National Water Quality Standards.
- Community Consultation prior to finalisation.

## **INFRASTRUCTURE - SEWAGE**

### **What we have**

A community with low numbers of permanent residents, the remaining properties are spasmodically used during the year with a peak occupation during January.

- Septic Tanks
- Area of Benefit Treatment Plant
- 3 stage on site Treatment Plants.

The majority of these sewage systems are affected by seasonal variation in both loading and climatic conditions. Invariably this does impact upon the Hahei Community. Daily village occupation can vary from a low of 100 to a high of 5,000 people.

### **What we require**

- Recent surveys indicate that 65% of respondents support a common Treatment Plant for the Community.
- An Environment that is consistent with our 'Clean Green Image'
- Excluding the Treatment Plant/ Area of Benefit, Multi stage treatment is to be a prerequisite in any area that is not conducive to Septic Tank operation.

### **What we don't want**

- Status Quo
- TCDC Procrastination.
- Compromised Development that impacts on the Environment.

### **Priorities for action**

- District Council to evaluate the most appropriate and cost effective Waste Treatment options.
- Community Consultation prior to finalisation.
- Interim operation of the Area of Benefit Plant must not compromise the Environment.

## **INFRASTRUCTURE – SOLID WASTE**

### **What we have**

- A weekly collection which copes with normal to average demand.
- Packaging Recycling system.
- Refuse station access at Whitianga and Tairua.
- A clean tidy village.

**Daily village occupation can vary from a low of 100 to a high of 5,000 people.**

### **What we require**

- Local Green Compost facility.
- Annual Inorganic collection.
- Tamper proof (bird/dog) disposal e.g. ex bins.
- Alternate day rubbish collection during Xmas/January period.
- A weekend disposal facility e.g. Skip/dump access.
- Additional bins around the beach steps and regular checking.
- Early collections to avoid associated problems.

### **What we don't want**

- Reduction of Service Collection.
- Any lowering of Service levels and Quality of Service.

### **Priorities for action**

- TCDC to secure a Green Compost facility.
- Alternate day collection during Xmas/January.
- Morning collections.
- Weekend disposal facilities
- Additional visitor bins.
- Encourage wheelie bin/ rubbish cages.

## HAHEI & RURAL COMMUNITY PLAN 2005--- SURVEY RESULTS.

212 questionnaires were returned, the majority of questions were answered.

The 212 questionnaires returned represented 247 properties.

25 represented ownership of 2 properties and 6 represented ownership of 3 or more properties.

### RETURN ANALYSIS (Not all questions were answered)

Permanent residents	58	
Holiday homes	189	
Septic Tank	115	
TCDC	41	
3 STAGE SYSTEMS	43	
Average adults/property	2.8	Range 2 to 10
Av property holiday use	70.8 days per year	Range 15 to 180 days

### WATER QUESTIONS

Information has been expressed as a % of the questions answered and not of the total questionnaires returned (212).

#### Total responses.     % of affirmative.

**196 responses** ----- 33% require additional water over the high season.

**188 responses**-----67% think all houses should have rain water tanks to supplement.

**161 responses**-----57% think TCDC should increase storage for area of benefit.

**129 responses**-----43% believe reserve tanks should be supplied and installed to individual houses in the TCDC supply area.

**173 responses** -----60% believe there should be one comprehensive water supply, for the whole of Hahei, meeting all National Water Standards.

**183 responses**-----74% think that TCDC should be exploring and securing other sources of water outside the residential area of Hahei.

### COMMENTS.

There is relatively strong support for additional rain water storage, individual reserve storage and increased storage for the area of benefit. However the strongest indicators are for a single water supply which meets the NWS and sourced from outside the residential area.

### WASTEWATER.

#### *Question 1*

Replace all existing septic tanks with 3 stage septic technology (around 70 Already installed) this would be a one time cost for property owners with only yearly

Maintenance required. This would resolve the issue of septic tanks close to Wigmore Stream and flooded tanks. However there is new technology installing them above Ground.

*Question 2*

NEW wastewater plant on existing site by upgrading the treatment plant To new technology – this could extend the wastewater network to include the entire Hahei community. Quality of discharge could be near to drinking water standards, but at a cost. Discharge could be wetland area.

*Question 3*

NEW wastewater plant on a new site – a new site or near farmland, Discharging effluent through subsurface to sandy farmland. This would free prime Land that the existing site is on for development. Credit from land would be applied. Plant design would be designed to the desired outcomes with any new developments Contributing, this could also include the Hot Water Beach area.

*Question 4*

UPGRADE present treatment plant to new technology but only for the Area of Benefit.

*Question 5*

RETICULATION by piping to all septic tanks, which would be sealed, taking the water off to a new plant. This is a technology that is being used overseas very successfully, not only for established areas of septic tanks but also for new Installations.

*Question 6*

MULTIPLE SYSTEMS do you believe that TCDC should be looking at the Community of Hahei with the option that they may have to be multiple systems, designated by areas operating in Hahei: 3 stage On Site Systems, Reticulated System already in place (Area of Benefit). Additional new Reticulated System. Upgrading present wastewater plant and piping all existing septic tanks to take the water off.

**RESPONSE %**

	# 1	# 2	# 3	Total	#1 %	#2 %	#3 %
Quest 1	23	15	22	60	12%	10%	15%
Quest 2	28	35	33	96	15%	22.5%	23%
Quest 3	52	32	26	110	28%	21%	18%
Quest 4	6	15	15	36	3%	10%	11%
Quest 5	30	34	31	95	16%	21.5%	22%
Quest 6	50	23	16	89	26%	15%	11%
Total	189	154	143	486			
Q 2,3,5	110	101	90	301	58%	66%	63%

**COMMENTS.**

The response to the #1 priority question pertaining to Waste water solutions was somewhat fragmented with support predominantly evenly spread over questions 1,2,3,5 and 6. Questions 2 and 3 both allow for a new/upgraded treatment plant to service all of Hahei.

Question 5 relates to multiple solutions but also incorporates an upgraded waste system.

**From the responses provided to questions 2, 3 and 5 we can conclude that 64% of all responses to waste water priorities #1/2 and 3 are in favour of an upgraded/new plant to service Hahei.**

### **GROWTH and DEVELOPMENT QUESTIONS**

Do you want –Identification of appropriate areas for industrial/residential/tourism development use?

**YES----205 responses (85%)**

**NO--- - 36 responses (15%)**

*Do you want-TCDC to do ‘ future development policy area plan with a structural plan’ urgently to allow Council to budget for development.*

**YES---195 responses (83.7%)**

**NO ---- 38 responses (16.3%)**

*Do you want—All Subdivisions to be publicly notified?*

**YES---219 responses (87.6%)**

**NO--- 31 responses (12.4%)**

*Do you want –infrastructure (water/wastewater, roading/parking) issues to be resolved before allowing development?*

**YES---228 responses (92%)**

**NO----20 responses (8%)**

*Do you want –one dwelling per section.*

**YES---200 responses (82.6%)**

**NO---- 42 responses (17.4%)**

*Do you want –High rise buildings over 8 metres.*

**YES----18 responses (7.3%)**

**NO-----229 responses (92.7%)**

*Do you want to see no skyline housing?*

**YES-----182 responses (76%)**

**NO-----57 responses (24%)**

*Do you want to be notified of issues and allowed to make submissions (in outlying areas) that affect our Community?*



**YES----215 response (90.3%)**

**NO---- 23 responses (9.7%)**

*Do you want Roading issues—e.g. Grange Road—Link Road—Entrance into Hahei---to be urgently addressed.*

**YES---181 responses (73.8%)**

**NO-----64 responses (26.2%)**

## **INFRASTRUCTURE COMMUNICATIONS & VOLUNTEER FIRE BRIGADE**

### **What we have**

- Print –Coastal News, Informer, Hauraki Herald and local organisation news letters. Audio Coromandel FM.
- Marginal Television and Radio reception.
- Rural delivery service.
- E-mail and Internet access.
- Mobile phone coverage highly dependant on local transmitter.

### **What we require**

- Reliable free to air television reception.
- Improved reliable radio reception.
- Upgrade to underground telephone cables.
- A local community Civil Defence programme/education.
- Improved links to emergency services.
- Policing evaluation for the holiday period.
- Neighbourhood watch system ---Police/TCDC.
- Improved street identification and house numbering.
- Zero tolerance of graffiti and drug cultivation/manufacture.

### **Priorities for action**

- Community Civil Defence programme
- Improved radio and television reception.
- Establish reliable cell phone coverage in the area.

## **Hahei Volunteer Fire Brigade**

### *“More than fighting fires”*

#### **History**

Pre 1973 Hahei was a small coastal village with the motor camp and approx 100 houses with about 10 families, mainly retirees or farmers. We had flooding at Whenuakite, cyclones, wind storms, the odd bush fire that would burn for days around the surrounding hills, and a tsunami in 1960. The closest Doctor was in Whitianga.

When something did happen, everybody in the community got together to help those in need.

The first emergency equipment were surf rescue reels on the beach, abseiling equipment & oxygen resuscitator, and a 1<sup>st</sup> Aid shed funded, built & staffed by campers. The Dunns from Harsant Ave who were camping at the time helped set it up. The shed was later moved up to the Fire station, then later become the library, and is now the storage shed behind the community hall.

In 1973 Stan Mc Kinnon from Tututaritari Road complained to the Coromandel County Council that the fire levies on Hahei rate payers were not justified, as it would take up to an hour to get here by gravel road from Whitianga. The response was to supply the Hahei community with second hand fire fighting equipment (4 canvas hose, 1 Villers portable water pump, 1 brass branch and an antique trailer.)

The next year we were supplied with a new 2 gal. Bucket (which we still have) and 240 V electric hand siren. This was based outside the the Service station and Hahei community set up a fire party with approx 15 willing members.

Between 1974 -77 the brigade went from a trailer under plastic, to land given by Vaughan Harsant for a Fire Station. A tin garage was supplied by council and a meeting room was added on - funded and built by the local community. Our protective clothing was either begged, bought (you would be surprised what we could trade for crayfish & a leg of lamb) or borrowed from other Fire brigades. In 1975 Government formed the New Zealand Fire Service and Hahei went from a fire party to an auxiliary of Whitianga Fire Brigade. This changed again in 1996 when Hahei became an Urban Fire Brigade.

Today we get called 50 to 60 times a year. We have a complement of 16 fire fighters & support staff. We have 1 fire appliance, 1 x 4wd van, Forestry fire fighting, Line rescue and Medical equipment. A modern Fire station that has been built in stages over 30 yrs, which has been funded 90% from the local community, by Fire fighters & supporters.

#### **Buildings**

The Fire Station is a 2 bay station which incorporates an emergency medical room, meeting / training room. Kitchen, showers, toilets, canteen, administration office, Emergency operations / communications room and appliance bays. The NZFS pays for the upkeep of the building, rates and maintenance. The Brigade funds its own forestry, medical equipment and training through donations and fund raising.

#### **Equipment;**

**Owned by NZ Fire Service** 1x Mitsubishi light fire engine, hoses portable pump, breathing apparatus ladders, base & hand held VHF radios, line rescue kit, computers & basic fire fighting equipment and protective clothing.

**Owned or held by brigade** 1x Mitsubishi 4x4 van , 2x medical backpacks, 2x oxygen kits, 1x AED defibrillator , hospital bed, VHF radios, Forestry trailer with portable pumps (2) hoses hydro blender & foam and various forestry hand tools, Surf rescue tubes , life jackets & helicopter landing strobe lights , car accident extraction tools, computer, TV.

### **Area of benefit**

The Hahei fire district includes Hahei village up to Pa road but not Orchard road or Hahei beach road south of Pa road. The response time for calls is 10 minutes 80% of the time 24 /7. We also protect for TCDC the rural area which includes all of the area outside the Hahei village. This includes Orchard Rd. , Hahei Beach Rd, Lees Rd, Hahei Rd, Link Rd, Hot Water Beach Village & Hot Water Beach Rd and the Tairua – Whitianga Road ( SH 25) from Dalmeny Cnr. to the top of the Tairua Hill .The response time for this area is ½ hr -24/7

### **Members**

The membership of the Brigade comes from a wide group of people- shop keepers, tour & dive operators ,semi retired s, farmers , contractors , real estate and the local milk man. With membership between 10 and 18 people , approximately ½ live within the village area. This is coming under pressure as permanent residents move out , to be replaced with absentee owners. Most young families can't afford to buy here so move to Cooks Beach or rural blocks. For that reason we are always looking for volunteer fire fighters or support personal

### **Training**

We train once a week on Wednesday nights for 1 ½ to 2 hrs. We also attend Regional training courses or yearly re-validations.

All operational Fire fighters are qualified in basic fire fighting , work place 1<sup>st</sup> aid and rural fire fighting. Some have specialized in Breathing Apparatus, Response drivers, Pump operators, Line rescue team, Hazardous chemicals, Leadership & Emergency Management.

This November we have 5 fire fighters attending a 5 day St Johns “pre-hospital care “ course. All of this is done voluntarily in their own time.

### **The Hahei Emergency management centre**

The Hahei Volunteer Fire Brigade are funded by and volunteer work for the New Zealand Fire Rescue Service. We also Co-Respond for St Johns ambulance for medical calls, T.C.D.C for rural fires, Coastguard for inshore rescues.

We also do Surf rescues for Mercury Bay Community Surf Rescue.

Car accidents, Search & Rescue for the New Zealand Police and are the operational base for Civil Defence emergencies . We have also provide meeting venue and have been known to organize mid winter entertainment for the community.

### **What about the future ?**

The Hahei Fire Brigade presently respond to 50 to 60 calls a year. This could increase to over 100 in five to ten years with the increasing trend in medical and marine activities.

With Hahei being a popular holiday playground with lots of water / beaches and scenic opportunity's I can see us having the need for a comprehensive community emergency management plan that incorporates a all weather helicopter landing pad, and a suitably equipped marine rescue craft .

An Ambulance stationed at Hahei over the Christmas holidays like the police do . Improved Fire fighting water storage through the urban / rural interface, Domestic sprinkler systems & smoke

alarms in all houses. Medical diagnostic equipment linked to a medical specialist in some major hospital.

We appreciate the assistance we get from the people of Hahei / Hot Water / Whenuakite area and hope we can continue to help “ *Protect what is of value to the community* “ .

*Ian Carter*

**Chief Fire Officer**

**Hahei Volunteer Fire Brigade**

### **What we require**

- Create a Comprehensive community emergency plan
- Telephone line & jack into hall , second line into Fire station ( to be activated in a Civil emergency )
- Suitable inshore marine rescue craft based at Hahei e.g. Surf IRB or Naiad 4.8 jet
- Promote membership to the Fire Brigade from the community
- All weather helicopter landing site in Hahei
- Wire fire station and hall to accept standby generator
- Ambulance & Police to be station at Hahei over summer holidays
- Life guards to patrol Hahei over summer holidays ( based at Hot water Beach )
- 3 Phase ( 20 Kva) Generator on trailer based at fire station to power water supplies, Fire station & Hall in C.E.
- Up grade fire fighting water supplies ( Hydrants and static water tanks )
- Improve the emergency medical room & medical diagnostic equipment to be linked to medical specialist.
- Incorporate domestic sprinklers into new houses & smoke alarms in all dwellings
- Promote fire safety & house hold Emergency Survival kits.

## **HAHEI TREE MASTER PLAN**

### **INTRODUCTION**

The purpose of this Tree Master plan is to fulfil the requirements of the T.C.D.C. Tree Strategy 2002. Objective 1.0 states that the following shall be prepared for each Ward in the District.

“ A coherent overall plan that covers all Council trees in each ward, and reinforces the amenities and natural values of the area.”

This document is intended as a guide for tree selection in plantings on public reserves and road berms. It identifies specific areas of Hahei and their character influenced by specific tree plantings. It also identifies iconic trees which need to be acknowledged, maintained and preserved.

### **CONTEXT**

Hahei is a small township between Cooks Beach and Hotwater Beach. It is well known for its beautiful white sandy beach and impressive reserves at either end, Pa Hill and Cathedral Cove.

Hahei has a small shopping centre, community hall and library. It also caters for tennis and has a multisports field area in Kotare Park.

Hahei has varied bach and house designs. This mixing of new and old ideas creates a relaxed village feel.

The settlement is situated at the beach end of a shallow valley basin and still has a green belt on surrounding hills predominantly of exotic trees with a native understorey. Farming land borders the last properties of the residential town area.

#### **The Hahei Tree Master Plan is categorized as follows:**

Community centre

Shopping area

Beach reserves

Cathedral cove/Pa hill

Kotare reserve/Sports field

Esplanade reserves

Roads

### **ISSUES**

Hahei has varied soil types and also has times of drought and salt winds. Hardy native, Australian and some South African species do best.

Consultation with property owners is important for future plantings with consideration to views and shading of properties.

### **POLICIES**

#### **1.1 Future Plantings.**

The Tree Master Plan will be used as a guide for future planting on Council land in Hahei.

#### **1.2 Specific Tree Location**

In all circumstances, specific planting location will be in accordance with TCDC Tree Strategy, TCDC Code of Practice, in all current Roadway Safety Standards, including Transit NZ, the Electricity Hazards from Trees Regulations 2003, requirements of other Network Utility Providers, and any other policies and rules relating to the planting of trees on public land. Planting locations

must comply with safety standards and regulations of each location, considering for example (but not limited to) overhead and under ground services, roading safety, view shafts, shadow casting, location to kerb lines, and hard surfacing. Network Utility Providers such as Power Co have specific planting regulations around powerlines.

### **1.3 Species Trialling.**

Some species will be trialled which are not proven varieties but may have potential in terms of habit, form and hardiness: Note will be taken by reserves group for future information of new varieties success or failure.

### **1.4 Tree Master Plan**

The tree plan will be updated every ten years or as required to include new tree varieties.

### **1.5 Tree Replacement**

Replacement of trees due to old age or vandalism or for safety reasons will be chosen from the selected varieties in the Tree Master Plan.

### **1.6 Budget.**

Funding for tree planting will be from a variety of sources. Council funding through the Annual Plan process. Some tree planting programs such as project crimson, Kauri 2000 and community reserves groups.

## **COMMUNITY CENTRE AREA**

The village green has existing trees surrounding the community hall. A Nikau is planted in remembrance of Michael King (historian) outside the library.

Liquid ambers are doing well between the playground and the back of the road Grange Road shops. Specimen Magnolia, Puriri, Kauri and an old Grapefruit Tree are well placed around the outside of the tennis courts.

Melia Trees edge the car park and the grassed area beside the fire brigade.

- |                                       |  |
|---------------------------------------|--|
| • Nikau – <i>rhopalostylis sapida</i> | Native evergreen palm 2.5 m  |
| • Liquid amber – <i>styraciflua</i>   | Deciduous pyramidal tree with shining maple like leaves (good autumn colour) 16m |
| • Magnolia                            | Small evergreen tree with lush foliage and large pink blooms. 10m                |
| • Puriri – <i>vitex lucens</i>        | Lush native evergreen flowering from June till October. 20m                      |
| • Kauri – <i>agathis australis</i>    | Stately native pyramidal tree reaching heights of 40m.                           |
| • Melia                               | Deciduous shad tree with attractive red berries. 10m                             |

## SHOPPING AREA

Around our service area are mixed smaller varieties of natives for example: Pseudopanax, Pittosporums and Pongas. There are existing Pohutukawa, Titoki, and Avocado trees in this area but there are no plans to add larger trees here. The entire area here is canopied by an impressive Morton Bay Fig from the neighbouring homestead property. There is a notable tree (Osage orange) opposite the shop at the beginning of Cathedral Court.

- Pseudopanax – crassifolium      Small evergreen tree with lush rounded leaves. 3m
- Ferox      Upright evergreen with spiky leaves. 5m
- Pittosporum – tenuifolium      Small evergreen tree with white flowers. 5m
- Pohutukawa- metrosideros excelsa      Evergreen coastal tree with prolific red flowers from December to January. 15m
- Titoki – alectryon excelsus      Spreading evergreen tree flowering from October to November. 7m
- Ponga – New Zealand Tree fern      Black trunk with green spreading fronds. 4m
- Moreton Bay Fig – ficus      Splendid evergreen tree with massive trunk and buttressed roots with spreading canopy. 20m (An iconic tree of Hahei planted by the original Wigmore family in the late 1800's).
- Magnolia      Lush evergreen with large white flowers. 12m (Planted by the Wigmore's)
- Osage orange tree – Bowood      Large deciduous tree with hard apple like fruit. A registered notable tree of Hahei planted by the Wigmore family. The tree is originally from the USA and was used by the Indians to make bows and by the settlers to make wagon wheels.

## BEACH RESERVES

There are already a number of existing pohutukawas along Hahei Beach, as well as a few Norfolk Island Hibiscus and Pinaster Pine. There are group plantings of Ngaio and Psuedopanax by car parks and in grassed areas.

Tutaritari reserve have a number of superb Pohutukawas edging it, groups of lower growing native species have been added in some areas.

- Norfolk Island Hibiscus – Lagunaria Patersonii      Evergreen compact tree hardy to coastal conditions. 8m.
- Pinaster      Locally seeded hardy coastal pine variety. 20m
- Pohutukawa- metrosideros excelsa      Evergreen coastal tree with prolific red
- Ngaio – Myoparum laetum      Coastal small round evergreen tree. 4m
- Pseudopanax – crassifolium      Small evergreen tree with lush rounded leaves. 3m
- Corkia      Mixed hybrids, good coastal hedges and very hardy. 3m



## CATHEDRAL COVE AND PA HILL

On the walkway from Hahei to Cathedral Cove there are a number of impressive native trees. Mature Pohutukawas, Puriri, Ngaio to name a few. This area has ongoing programmes in place to remove existing pine trees and large areas have been replanted in native varieties suited to or already established in this area.

The Pa is mainly a grassed area with existing Pohutukawas, predominantly along the coastal edges. Its' walkway beginning at the end of Pa Road, has had natives planted to enhance the already beautiful stands of Pohutukawas and Karakas.

- |  |  |
|--|--|
| • Pohutukawa- <i>metrosideros excelsa</i>  | Evergreen coastal tree with prolific red flowers from December to January.                       |
| • Puriri – <i>vitex lucens</i>             | Lush native evergreen flowering from June till October. 20m                                      |
| • Ngaio – <i>Myoparum laetum</i>           | Coastal small round evergreen tree. 4m   |
| • Karakas – <i>corynocarpus laveigatus</i> | Handsome coastal evergreen with large shiny green leaves flowering from August to November. 16m. |

## KOTARE PARK AND SPORTS FIELD

Generally low growing species, predominantly native varieties border the reserve and edges of the drain with some taller native varieties on the southern boundaries of properties at the end of Michelle Lane and Margot Place. For example Titoki, Kauri, Ribbon Wood and Golden Totara. Historically fruit trees have been a big part of Hahei and have been included in the planting of the Kotare reserve. For example lemon, pear and quince trees. We believe that the existing fig tree was planted by Horace Harsant.

There are established Pohutukawas along Wigmore stream edge and larger varieties of specimen trees will be planted on completion of the sports field.

The existing specimen trees growing through the reserve are Liquid Ambers, Flowering Cherry, Pinoaks, Kowhai and Maples.

### Low growing natives

- |                                      |   |
|--------------------------------------|---|
| • Flaxes – <i>phormium</i>           | Different colours and varieties. 2m   |
| • Corokias                           | Varieties of evergreen, hardy and coastal. 3m   |
| • Coprosmes                          | Different varieties of. Spreading shrub/ small tree with shiny evergreen leaves hardy and coastal. 3m |
| • Cabbage trees – <i>cordyline</i>   | Different varieties of. red and green broad leafed. species of lily with spiky heads of leaves. 4m    |
| • Olearias – Different varieties of. | Native evergreen small trees referred to as New Zealand tree daisy. 3m                                |
| • Hebes – Different varieties of.    | Low growing flowering shrub with shiny green leaves. 1 –2m  |

- Griselinia Broad leaf and hardy evergreen with shiny bright green leaves. 4m
- Tea tree – leptospermum - Different varieties. Flowering hardy shrub. 3m

#### **Taller native trees include.**

- Titoki – alectryon excelsus Spreading evergreen tree flowering from October to November. 7m
- Kauri – agathis australis Stately native pyramidal tree reaching heights of 40m.
- Ribbon Wood – pligianthus Semi deciduous native with lacy foliage. 5m
- Golden Totara – podocarpus Golden variety of. Smaller growing. 5m
- Kowhai – sophora Attractive spreading tree with lacy foliage and stunning yellow flowers. 5m

#### **Specimen tress includes.**

- Flowering Cherry – prunus Non invasive variety, deciduous spreading tree with prolific spring blossoms. 6m
- Pinoak – quercus Suited to wet areas, deciduous tree with delicate shape providing shade and autumn colour. 8m
- Maple – acer - Different varieties of. Hardy deciduous trees providing shade an autumn colour. 7m

### **ESPLANADE RESERVE**

This is a sensitive reserve walkway following the Wigmore Stream. There are large Pohutukawas along the edge of the camping ground side of the stream. The reserve walkway stream edge is bordered by naturally growing areas of native reed grasses and plagianthus divaircatus. Some of these areas have been destroyed and will be replanted by the spreading of existing plants and trees, locally sourced.

- Pohutukawa- metrosideros excelsa Evergreen coastal tree with prolific red flowers from December to January.

#### **Existing native reed grasses**

- Plagianthus divaircatus Low growing native bush on wet areas. 1.5m

### **ROADS**

Some of our streets have bottle brush (callistemon) Oleanders and Hibiscus planted which are aging. When necessary they will be replaced with small to medium growing species for example Hibiscus, Bottlebrush, hybrid Pohutukawas, Olearias, Pittosporum, Pseudopanax and Leptospermum. This is in consideration of overhead power lines, scenic views and the spread of trees onto the road. With few footpaths and designated parking in Hahei, verges are in high demand, especially during summer and impractical to plant.

The Pa Road edge of the Council treatment plant would be well improved with the removal of existing Willow Trees and replanting with a native strip in keeping with the one already planted behind properties at the end of Beach Road.

- Pohutukawa- *metrosideros excelsa* Evergreen coastal tree with prolific red flowers from December to January.
- Bottlebrush – *callistemon* Varieties native to Australia. Small tree with bushy red flowers. 3m
- Norfolk Island Hibiscus – *ibagunaria patersonii* Hardy evergreen, compact, suited to coastal land. 8m
- Hibiscus – *malvaceae* – Different varieties of. Natives of the tropics. Flowery shrubs needing winter pruning, quick growing and suited to coastal conditions. 2m
- Hybrid Pohutukawa - *metrosideros excelsa* Lower growing varieties (eg...Maori Princess), which can be pruned to head height.
- *Olearias* – Different varieties of. Native evergreen small trees referred to as New Zealand tree daisy. 3m
- *Pittosporum* – *tenuifolium* Small evergreen tree with white flowers. 5m
- *Leptospermum* – flowering manukas Varied heights and colours. Hardy coastal and great for bees. 4m
- Bottlebrush – *callisteman* varieties Hardy flowering shrub. 3m

## **SUMMARY COMMUNITY ACTION PLAN**

### **Commitment and Time Framework required for all action points.**

#### **Community**

- Civil Defence Plan Create a Comprehensive community emergency plan
- Financial support for the Volunteer Fire Service
- Telephone line & jack into hall , second line into Fire station ( to be activated in a Civil emergency )
- Suitable inshore marine rescue craft based at Hahei e.g. Surf IRB or Naiad 4.8 jet
- Promote membership to the Fire Brigade from the community
- All weather helicopter landing site in Hahei
- Cable fire station and hall to except standby generator
- Ambulance & Police to be station at Hahei over summer holidays
- Life guards to patrol Hahei over summer holidays ( based at Hot water Beach )
- 3 Phase ( 20 Kva) Generator on trailer based at fire station to power water supplies, Fire station & Hall in C.E.
- Up grade fire fighting water supplies ( Hydrants and static water tanks )
- Improve the emergency medical room & medical diagnostic equipment to be linked to medical specialist.
- Incorporate domestic sprinklers into new houses & smoke alarms in all dwellings
- Promote fire safety & house hold Emergency Survival kits.
- Minimum of annual education re Weeds and Rodent eradication.
- Environment Waikato and DOC to establish weed control responsibilities.
- Low cost accommodation for workers (Business)

#### **Other**

- Reliable power and phone availability.
- Conversion of all overhead services to underground.
- Community Civil Defence programme
- Improved radio and television reception.
- Establish reliable cell phone coverage in the area.
- Annual notification of Tree intrusion rules & regulations.

## SUMMARY TCDC ACTION PLAN

- Steps at the Beach to the toilet block.
- TCDC to secure a green compost facility.
- TCDC/Environment Waikato to action non compliances on Wigmore and beach stream.
- Kotare Reserve to be completed urgently.
- Explore Service Contracts with local businesses for TCDC services.
- Educational programmes geared to apprentices for area employment - marine tourist.
- To resolve associated traffic problems caused by Buses and Camper Vans visiting Hot Water Beach and Cathedral Cove.
- Business signage compliance guidelines should be adhered to.
- TCDC Consultation prior to any deviation of existing regulations.
- TCDC to investigate economic supports for Camping ground viability.
- Improved collaboration between TCDC /Environment Waikato and DOC
- District Council to evaluate the most appropriate and cost effective Waste Treatment options /Community Consultation prior to finalisation.
- Interim operation of the Area of Benefit Plant must not compromise the Environment.
- Alternate day rubbish collection during Xmas/January.
- Morning rubbish collections.
- Weekend rubbish disposal facilities
- Additional visitor rubbish bins.
- Encourage wheelie bin/ rubbish cages.
- TCDC to monitor Village Compliance to the building code.
- TCDC to concur with the Community Plan.
- TCDC to consult with the Community over any proposed change which may impact on the open space and natural environment.
- District Plan: more issues to be notified
- Kotare Reserve to be completed urgently
- Reserves and all road berms to be sprayed for Onehunga weed each September and February as these areas are used as footpaths.
- Grange Road upgrade with consultation.
- Link Road upgrade to allow for traffic volumes.
- Maintenance costs versus Upgrade needs to be assessed
- Beach Road village entry requires upgrading.
- Annual cleaning of open drains.
- Resolution to flooding in Harsant, Dawn and John Spear Avenues
- Road side drainage for eastern Pa road.
- TCDC to promote porous material/design for paths/driveways instead of concrete. Reliable power and phone availability.

## CONCLUSION

The life of this Community Plan should extend beyond the immediate electoral term so it provides a means of addressing issues that require long- term solutions. However, as the plan requires ongoing political support there is a risk that political commitment may waiver. As evident, from both the written and verbal questionnaire responses there is a great passion for the Area and Village of Hahei. This will be the ‘driving force ’

We acknowledge that some of the issues such as ‘Tourism’ are a dichotomy and Treatment Plants are complex and budget sensitive. This is all the more reason why they need to be addressed sooner rather than later. However, there are a large number of other issues which can be actioned in the short term. Compliance issues raised in the plan may well be addressed through existing regulations.

Our recommendation is that TCDC accept the plan as a positive step forward by the Community in determining the destiny of Hahei. That TCDC be equally committed to the same desires and requirements and that these are incorporated in the Council Strategic Plan.

The Association would welcome a mechanism that promotes an ongoing Consultation and Review process which promulgates the Community Plan.



# Hahei Community Submission

Draft District Plan

Hahei Beach Road

Rural to Rural Lifestyle Zone

The following submission is lodged on behalf of 365 people,  
representing 176 Hahei properties.

# Rationale

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A moratorium should be placed on any zoning change until definitive plans and funding are established for:

1. Cathedral Cove Visitor access and parking
2. Proposed Cathedral Coast Walk and parking infrastructure.
3. Hahei Village Infrastructure to manage wastewater and deliver reliable safe potable water.
4. Any proposed zoning change must include a Beach impact statement

**Future proof Hahei with robust Holistic Planning**



# Infrastructure

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## Water Supply

- Grange Road Water Association;
- Hahei Beach Water Association;
- TCDC Area of Benefit
- Hahei Campsite
- Tank water



# Infrastructure

## Waste Treatment Capacity

- Wigmore Stream
- Marine Reserve



Environmental protection is a non-negotiable priority



# Hahei Beach Ratepayers Association

Brian Keucke – Chair 2013-2015 (Permanent resident Orchard Road)

- Community Submission
- Key issue traffic/parking



Development of a long term parking solution is a work in progress

# Tourism and Visitor Impact

Keith Thorpe – Non-resident ratepayer, member NZ Tourism Research Institute at AUT

- Sustainable tourism
- Carrying capacity
- Tourism Coromandel
- Coromandel Blue Print
- Hahei community and tourism

District Plan must support sustainable tourism



# Impact across the Generations

- Joanne Parkin – Non-resident, parents property in Wigmore Crescent, young family
- Jeremy Lomas & Louise Barker – permanent residents, property in Margaret Place, young family

Protect our piece  
of paradise for our  
children's children



# Conclusion

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Bill Stead – Newly appointed HBRPA Chair and Chair of the Cathedral Coast Stakeholder Group

- Community Plan
  - Proposed Cathedral Coast Walk stakeholders group and TCDC/DoC agreed that updated Community Plan critical first step.
  - TCDC team now working with all Parties to prepare an updated Community Plan
- Period of Rapid Change in Hahei
  - Tourist growth, Walk, Camping ground sale etc..

**No changes in Hahei until we solve current challenges and agree a plan for future**



Photo Credit Alan Duff



Thank-you