

Hahei Beach Ratepayers Association Inc.

Minutes of Meeting

Meeting Date & Time	1st March 2017, 4:00pm
Title of Meeting:	Special 100 Acres Mediation Debrief Meeting
Meeting Location:	Hahei Community Hall

Attendees:

HBRPA:

Chair Bill Stead; Dep Chair John North, Anne Donovan, Catherine Baloghy, Ron Egan, Charlie Adams for Mike Wilkinson, Karen Blair (Part time), Penne Clayton (Part time)

Apologies:

Mike Wilkinson, Brian Keucke, Shelley Osborne, Peter Harrison

Public Guests:

Graham Harsant, Alastair Sims, Christine Bannan

Distribution:

Attendees + Non-Attendees, HBRA Website,

		Actions by
1	<p>Welcome – Bill Stead welcomed the committee, Charlie Adams as representative for Lees Rd residents and guests. He explained that the purpose of the meeting was to update the committee on the mediation meeting to held on 24th February. He explained that the meeting would be divided into 2 parts</p> <ol style="list-style-type: none"> 1. Presentation from Alastair Sims to explain his plans for developing his property at the entrance to Hahei, “8 Acres” 2. Agree response to 100 Acres mediation meeting. 	
2.	8 Acres Presentation	

		Actions by
	<p>Alastair Sims explained that following mediation, TCDC had agreed to allow the subdivision of his property into 9 lots (Existing house plus 8 new lots). He presented a concept plan and referred to an email explaining his concepts. Copies are attached to these minutes.</p> <p>Cathie Baloghy asked if there would be a covenant on sub-division of lots, and Alastair Sims said he had agreed 15 years with TCDC. A change would require a resource consent.</p> <p>When asked about schedule, Alastair said he hoped to have the lots on the market in about a year.</p> <p>Alastair Sims explained he was looking at various options for sewage treatment and will make recommendation to TCDC in due course.</p> <p>John North pointed out that in view of the recent fires, Hahei should look at suitable emergency firefighting water storage as part of our community plan.</p> <p>John North proposed that we should lobby for the 50km/h speed limit to be moved to above the s-bend at the entry to Hahei. This supported by all. Cathy Baloghy proposed motion to action this. Seconded: Karen Blair.</p> <p>The committee reviewed Alastair Sim's documentation and no objections were raised</p>	<p>Make submission to TCDC to move 50k/m speed limit. John North</p>
3.	Mediation Update	
	<p>The Chair explained that no progress was made at the mediation meeting held on 24 February 2017. Key points were</p> <ul style="list-style-type: none"> • TCDC was not prepared to fund any planning activities for Hahei as recommended in the District Plan • TCDC agreed that the term "Interim Structure Plan" was meaningless – it was a Structure Plan and will allow the owner/developer and subdivide the land with no public review, provide the developer complies with the requirements of the Plan. • Owners were not prepared to allow further planning work. However, they did offer to work with the people of Hahei to incorporate local ideas, if possible. Disappointingly, they did not offer to include parking/commercial area, as we had told to expect 	

		Actions by
	<ul style="list-style-type: none"> Owners stated they would not develop the land themselves. <p>Following the mediation meeting, the HBRPA lawyer, Asher Davidson prepared options advice note – See attached copy. The note was reviewed by the committee and the following points discussed and agreed.</p> <ol style="list-style-type: none"> Withdrawal from further Environment Court Action – it was agreed that the HBRPA would withdraw immediately from further action in the Environment Court. Agreed that we would notify all parties and residents immediately. Negotiate with Owners – It was agreed that we would send a letter to the owners and invite them to a round table discussion which focusses on our key concerns. After some discussion, it was agreed that these were limited to <ol style="list-style-type: none"> Commercial/tourist/concession management area Parking Area and access to recently completed Hahei Entrance Carpark Restrict ability to sub-divide large sections. <p>It was agreed that at the next meeting, there would be</p> <ol style="list-style-type: none"> A discussion about the contents of the letter to owners and Who would represent the HBRPA at future discussions with the owners of 100 Acres, if they occur. 	
	Meeting closed at 6.00pm	
	Next meeting 3.00pm 17 March , 2017	