



Minutes of Meeting

June 25, 2017

Meeting Date & Time 25 June 2017, 4pm

Title of Meeting: Committee meeting

Meeting Location: Community Hall, Hahei

Attendees: HBRPA:

Chair Bill Stead, Sec Penne Clayton, Treasurer Cathie Baloghy, John North, Peter Harrison, Gilbert Bannan, Alastair Sims, Mike Wilkinson, Graham Harsant, Karen Blair

Guests:

Hayden Smith, Tim Stephens, Katy Lingard, Anna Bartlett, Gary Hinds, Ian Carter, Mark Cederman, John Dallimore, Susan Grierson, Phyll Pascoe, Rachael Curtis, Thom Dodd, Brian Fotheringham, Shane Harnett, Charlie Adam.

Apologies:

Steve Holehouse

Distribution:

Email to Committee and Working Groups and by posting on the HBRPA website for non-attendees.

1. Section 1

1.1 Previous Minutes

Taken as read.

Moved: Cathie Baloghy

Second: Bill Stead

Matters Arising. NIL

1.2 Correspondence

Correspondence In:

- Letter from Mayor regarding Mangrove Bill
- Email to/from Mayor 16 June 2017
- Ron Egan
- Graham Harsant email to the Committee and others of today 25/6

Graham spoke to his email regarding the 100 Acres.

Chair reiterated that we had conclusively decided at the 22 April meeting not to proceed further on 100 Acres action and to work on other projects.

There was various discussions and opinions culminating in the Chair proposing a working group of Graham, Cathie, Karen and Charlie Adams to meet with and discuss options with the Owners. Request that they come to next committee meeting with a proposal.

Moved: Bill Stead

Second: Gilbert Bannan

Voted unanimously.

Correspondence Out:

- TCDC/WRC Sewage – Discussed under item 2.1 below
- Chair (and Al) to Ron Egan

1.3 Treasurers Report

Finance - Financial report tabled by Treasurer Cathie Baloghy. Cathie stated that the HBRPA is in a sound financial position, we have 235 paid up members.

Financial Report Moved: Cathie Baloghy

Second; Penne Clayton

Voted unanimously.

1.4 Newsletter and Comms.

1. Newsletter to include – update on new working group, Subs reminder and fund-raising for Surf.
2. Facebook – update as above
3. Website – See 2.4

2. [Section 2: Working Group Updates](#)

2.1 Sewage and Environment

Update Attached Appendix 1

- Project Manager will be appointed to cover all infrastructure needs in Hahei for TCDC. Sewage and water.
- Meeting with WRC to discuss run off to Wigmore Stream.
- Emma and Emmerdale will proceed, but needs to be done properly.
- It is important that we as a community end up with a fully reticulated water and wastewater scheme. Community Board favour this outcome also.

2.2 Traffic and Tourism

Update Attached Appendix 2

- Will need a Christmas Operational plan for Hahei Visitor Carpark and Grange Road Carpark. The group is working with Anna from the Church and others to develop this.
- Discussions with Council regarding signposting the village entrance and reserves and walkways.
- A decision has not yet been made regarding the Hahei Visitor Carpark being pay and display. This will be studied before any recommendations are made by the working group.
- Cathie asked about moving the 50Km/h sign further out of the village – Gilbert advised it's in the work stream.

2.3 Rules Update

No action due to Annual leave.

Discussion – carried forward

- *Check with other PRA's about how their rules are worded*
- *Review Incorporated Societies Bill and any ADLS commentary on the proposed changes*
- *Draft Mark-up changes to Rules.*

2.4 Website Upgrade

The Chair presented his concept plan for the new website.

His views included the following:

- What information do we want to provide our residents and ratepayers?
- It should reflect the Hahei Community holistically, the goal should be to promote all aspects of the community, ratepayers, businesses, artists and community groups. Try to avoid silos such as Business Association, Ratepayers Association, Reserves Group etc and make it a one stop shop.
- Needs to be easy manipulated and not just one person holding the responsibility of website maintenance to avoid it being a full-on job.
- It also needs to be portable so it's easy to transfer the management of the website, email and social media to changing committees.
- Needs a new logo
- URL proposed and currently being used in development is www.HaheiCommunity.com

Tim Stephens suggested we talk to Google about changing 'Cathedral Cove' on maps to direct people to the Village Entrance Carpark.

The Chairs suggestions were well received.

3. Section 3: General Business

3.1 Surf Lifesaving

Gary Hinds the Chair of the HWB Surf Lifesaving gave an overview of the service they had supplied in Hahei and Cathedral Cove over the summer and supplied statistics of the activity.

Wants to know if we want cover at summer to continue. The committee and guests were wholehearted in agreement that the Surf team provided a valuable service over summer.

It costs \$12,000+ to cover Hahei/Cathedral Cove for 3 weeks over the peak. Another \$5,000 for an additional two weeks is preferred.

They will be using DOC funded mobile tower this year in Cathedral Cove, to assist with seeing all of the beach. Gary would like to put one on Hahei Beach also. The one at Cathedral Cove will be set well back so it doesn't impact on visuals/photos.

Penne to add information in the next newsletter about Gary's fundraising and plans for cover and float the concept of a tower at Hahei Beach for the peak.

3.2 HBRPA view/Community view of concessions on reserves (recreational, not just beach)

Cathie wanted to establish the committees view on concessions on the reserves in Hahei. eg: the Kotare Reserve, and Community Centre Reserve for food vendors.

People have applied for concessions to sell food out of a caravan on a long-term basis (similar to the Pukeko Espresso) and were told by Council that 'Hahei didn't like concessions'.

Historically the community only gave approval for 5 concessions on Council Reserves, so there is a limitation on number of long term concessions approved by council.

It was recommended that the people wanting this concession apply through the proper channels, but as concession applications have closed for the next 12 months it will need to be next year.

It was suggested however that based on historical activity of a similar nature on the beach reserve that there would be reservations in the community about this sort of activity.

3.3 Lees Road informal group

Graham tabled a wish for the formation of an informal group for Lees Road residents to get together and talk. Supported by Charlie and Phyll it is hoped by making it informal they may find more common ground and resolve some recently occurring issues.

Supported by the committee and Chair would be happy to attend.

Mike to take the lead and setup meeting.

Next meeting 30 July 2017 at 4pm – *all committee to confirm to Secretary by email.*

Meeting closed 5.42pm

**Hahei Beach Ratepayers
Association**

To Hahei Beach Rate Payers Association Committee
From Bill Stead
Date 23 June 2017
Subject **Sewage and Environment Update June 2017**

1) What has been happening since May Committee meeting**a) Meeting with TCDC/WRC**

- i) Attendees - Bill Stead, John North, Stephen Holehouse, Allan Tiplady, Bruce Hinson, Dean Allen
- ii) WRC explained that they were committed to assisting Hahei with respect to scientific/regulatory support, and advice on stream catchments. It was agreed that we would meet separately with WRC to review
 - (1) All data that has been collected over the years and develop a robust baseline to determine areas for improvement.
 - (2) Develop an overall Hahei stream (Wigmore and others) management plan.See separate email updating progress.
- iii) Alan Tiplady presented a draft Project Plan for the Hahei Community Plan. See attached copy. Alan explained that the plan was a work in progress and needed to be reviewed by Bruce Hinson and his colleagues. Allan drew our attention to the fact that there would be several review/approval steps and that implementation would probably not commence for at least 12 months. He also said that the Hahei infrastructure program would not be included in the TCDC LTP plan update – the infrastructure program would require a separate public consultation as has happened with the Whitianga upgrade.
- iv) Bruce Hinson advised that TCDC fully supported the development of infrastructure in Hahei. He explained that he had an operational budget to support us and intends appointing a Project Manager in the next 2/3 months. Bruce explained that the Project Manager's brief would be look at *all* infrastructure in Hahei – sewage, water, traffic, tourist management etc. The exact scope will be determined soon.
- v) Bill Stead identified the following current issues
 - (1) *Sewage Expansion in Emmerdale Drive/Emma Place* – Bruce explained that TCDC was keen to expand into this area as there was spare capacity in the sewage treatment plant and the area was relatively close. However, it was recognized that we should proceed with caution as what happens here will set a benchmark for the rest of Hahei. To confirm HBRPA support for the expansion and seek clarification on TCDC policies, Bill Stead sent email 15 June 2017 – See attached copy.
 - (2) *Hahei Water Supply* – Bruce confirmed that TCDC was prepared to discuss options for taking over this supply, but he cautioned that it will take several years to complete. Exactly how it will occur will be discussed during the development of the overall Hahei Plan.

**Hahei Beach Ratepayers
Association**

Page 2

- vi) Bill Stead thanked WRC and TCDC for their support. HBRPA looks forward to working WRC and TCDC over the coming months.

b) Map of Hahei

- i) John North is preparing a map of properties in Hahei showing types of sewage treatment i.e. septic tanks, new on-site treatment, connected to TCDC treatment plant.

2) Plans for Next Month

Over the next month we intend working with WRC on the points identified above. Until TCDC appoints a Project Manager, there is little we can do on Hahei Sewage treatment, however, we will continue to push for a resolution of the Emmerdale/Emma Place expansion program.

Bill Stead

From: Dean Allen <Dean.Allen@waikatoregion.govt.nz>
Sent: Friday, 23 June 2017 11:28 AM
To: Bill Stead
Cc: Allan Tiplady; Bruce Hinson; 'Alistair Sims'; holehouse@xtra.co.nz; j.t.north@xtra.co.nz; 'Penne Clayton'
Subject: RE: Hahei Environmental Protection

Hello Bill and Everyone,

Apologies for the delay. I have responded in the order that you raised.

1. *Data Collection and Analysis*

I recorded that I would let you know when the follow up report for the Snapshot of coastal stream mouth water quality in the Coromandel area (January/February 2015) was completed. It's expected August –September 17, and in the meantime, the parent report is found:

<https://www.waikatoregion.govt.nz/services/publications/technical-reports/tr/tr201607>

I have also talked to our Science and Strategy team about the availability of data for Hahei. They are currently checking what we have, with a view to providing this next week.

At this stage, I am unsure whether the Science and Strategy team would be able to meet to review this data. Being a regional team, they are simply not resourced to do this at a community level. What they have said though, is that they would be happy to review any community plan you build in this space.

2. *Stream Management Plans*

Rob is away from work, so the discussion around the plan showing what he is doing in the catchment will need to be in the next week or so. I will chat to him about linking the work he is already doing in the catchment with what you propose in the township, and suggest he meets with you if this will be of value. He may also have some templates for your planning activities.

As discussed, WRC has a Harbour and Catchment Management Plan for the Whitianga area in the pipeline (start date currently being considered). This will include Hahei, and can build upon any work that you do. Because of this, our commitment to catchment planning will defer to this piece of work. You will certainly all be stakeholder to this process, and given your technical experience and community capability, we may be able to leverage your skills further.

3. My action points also record that I would send the relevant testing website links:

Coastal Water Quality homepage:

<https://www.waikatoregion.govt.nz/environment/natural-resources/coast/coastal-water-quality/coastal-recreational-water-quality/>

Freshwater quality monitoring map:

<https://www.waikatoregion.govt.nz/environment/natural-resources/water/rivers/our-other-rivers/water-quality-monitoring-map/>

Again sorry for the delay.

I note that your ratepayer base (and yourselves as representatives) are well informed and keen to crack on and get things done. I think this is great, but due to the fact that the Whitianga office services the whole peninsula (and the Science team the whole region) I have to be careful with how I commit resources.

Any questions give me a call.

Kind regards

Dean Allen | Zone Manager Coromandel | Integrated Catchment Management Directorate
Waikato Regional Council
P: +64 7 211 6024
Mobile: +64 021 275 2292
Private Bag 3038, Waikato Mail Centre, Hamilton 3240 (33-35 Albert Street, Whitianga)

Please consider the environment before printing this email

From: Bill Stead [mailto:chair@haheiratepayers.co.nz]
Sent: Friday, 23 June 2017 9:37 a.m.
To: Dean Allen <Dean.Allen@waikatoregion.govt.nz>
Cc: Allan Tiplady <allan.tiplady@tcdc.govt.nz>; Bruce Hinson <bruce.hinson@tcdc.govt.nz>; 'Alistair Sims' <alastairsims@xtra.co.nz>; holehouse@xtra.co.nz; j.t.north@xtra.co.nz; 'Penne Clayton' <penne.clayton@yahoo.com>
Subject: RE: Hahei Environmental Protection

Hi Dean – Could you please respond to the email below that I sent you a week ago. We have a committee meeting on Sunday and I would like to be able to report action WRC is taking.

Thank you.

Regards

Bill Stead
Chairman Hahei Ratepayers Association
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From: Bill Stead [mailto:chair@haheiratepayers.co.nz]
Sent: Friday, 16 June 2017 4:55 PM
To: 'Dean Allen' <Dean.Allen@waikatoregion.govt.nz>
Cc: 'allan.tiplady@tcdc.govt.nz' <allan.tiplady@tcdc.govt.nz>; 'Bruce Hinson' (bruce.hinson@tcdc.govt.nz) <bruce.hinson@tcdc.govt.nz>; 'Alistair Sims' (alastairsims@xtra.co.nz) <alastairsims@xtra.co.nz>; 'holehouse@xtra.co.nz' <holehouse@xtra.co.nz>; 'j.t.north@xtra.co.nz' <j.t.north@xtra.co.nz>; 'Penne Clayton' (penne.clayton@yahoo.com) <penne.clayton@yahoo.com>
Subject: Hahei Environmental Protection

Hi Dean – Thanks for meeting with us last Friday, 9 June 2017. We found the meeting very helpful and look forward to working with WRC over the coming months.

As we indicated, we are relying on WRC to provide regulatory and scientific guidance as we take care of the beautiful environment in Hahei. Our community is keen to protect our streams and beaches, and WRC's input will be

crucially important to explain to property owners the need to invest in sewage treatment and other environmental protection measures.

Following on from the meeting, we understand you are going to assist with following.

1. **Data Collection and Analysis** – we are understand your scientific group has considerable stream quality data and they are going to collate it together so we can provide an overview of pollution in Hahei. To assist in this, we would like to meet with your scientific group to review their data. Over the years, we have collected a lot of data ourselves and we would like to make sure this data is included in the data analysis. Please let us know when we can meet with your scientific group.
2. **Stream Management Plans** – We understand some staff (Rob Corkhill) are developing a management plan for the Wigmore Stream. We strongly support this and would like to meet with to understand his plans and how we support his work. In addition, we would like WRC to expand stream management plans to cover the whole of Hahei. There are some small urban streams in Hahei that may require remediation and we would like to discuss this with WRC staff. Please let us know when we can meet with the appropriate people to develop a Hahei stream management plan.

We look forward to working with you and your team.

Regards

Bill Stead
Chairman Hahei Ratepayers Association
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THAMES COROMANDEL DISTRICT COUNCIL

Project								
Complete a Community Plan for the Hahei area encompassing the key work streams of: <ul style="list-style-type: none"> • Land Use work stream • Tourism and Traffic Management • Environment / Infrastructure 								
PURPOSE	BUDGET	STAKEHOLDERS		TASKS		Cash Flow \$	RESOURCES	
		INTERNAL	EXTERNAL	Action	Completion Date		INTERNAL	EXTERNAL
Workstream 1 Environment / Infrastructure work stream The key focus is expected to be on three areas: 1. Future pollution loads 2. Catchment management 3. Sewage disposal	\$10,000	<ul style="list-style-type: none"> • Community Board • Area Manager • TCDC Group Manager Infrastructure • TCDC District Plan Manager • TCDC Roding Manager • Waters Manager • Legal Manager • Chief Financial Officer 	<ul style="list-style-type: none"> • Hahei Ratepayers Association • Waikato Regional Council • Iwi • Hot Water Beach Ratepayers Association • Cooks Beach Ratepayers Association 	Project team assembled and initial scope / issues / concepts / options developed	30/06/17		<ul style="list-style-type: none"> • Mercury Bay Area Manager • Group Manager Infrastructure • Waters Manager • Facilities Field Representative Mercury Bay South • Communications Manager • Planning Officer • Finance staff 	<ul style="list-style-type: none"> • Hahei Ratepayers work stream group • WRC staff specialist input • Specialist technical advice
				High level feasibility of concepts / options assessed / including high level costings	31/08/17			
				Review of feasibility work / identification of preferred way forward	30/09/17			
				Detailed assessment / feasibility / costings of preferred options	30/11/17			
				Assessment of funding options for preferred options	30/11/17			
				Community Board / Council approval in principle	12/12/17			
				Prepare information to conduct a public consultation process over the 2017/18 summer period	15/12/17			

				Public Consultation period	26/12/17 to 31/01/18			
				Review following consultation	02/03/18			
				Detailed implementation plan developed	30/03/18			
				Detailed business case developed	30/04/18			
				Formal consultation process	30/06/18			
				Community Board and Council formal approval	30/08/18			
				Implementation	01/09/18 onward			
Workstream 2								
Tourism and Traffic Management								
Workstream 3								
Land Use								

Bill Stead

From: Bill Stead <chair@haheiratepayers.co.nz>
Sent: Thursday, 15 June 2017 3:18 PM
To: Bruce Hinson (bruce.hinson@tcdc.govt.nz)
Cc: 'ian.smith@tcdc.govt.nz'; 'allan.tiplady@tcdc.govt.nz'; 'Alistair Sims (alastairsims@xtra.co.nz)'; 'holehouse@xtra.co.nz'; 'j.t.north@xtra.co.nz'; 'Penne Clayton (penne.clayton@yahoo.com)'
Subject: Hahei Sewage - Emmerdale Drive Sewer Expansion

Hi Bruce – Thanks for meeting with us last Friday. We all found it a very productive and look forward to working with you and your team to upgrade the infrastructure in Hahei. As we mentioned, we have a lot of experience in developing infrastructure and so we do our best to make it as easy as possible to develop the right solutions for Hahei. We look forward to working the project manager once he/she is appointed.

One area I wanted to follow up with is the sewer reticulation of the Emmerdale Dr/Emma Place area of Hahei. As I mentioned, in principle we support the concept of moving ahead with this area as soon as possible. But since it will set a precedent of how properties are connected, we need to make sure that this development is handled transparently, with the whole community aware and supportive of what is happening.

If we are successful in installing sewers in this area, expanding sewage to the whole of Hahei will be much easier.

We are trying to set up a meeting with you soon to discuss traffic management in Hahei, and we can discuss this matter then. In the meantime, here are some issues that we know properties owners will like addressed.

1. **Annual Charges** – How are these determined? Will they go up or down according to the number of people connected? For instance, it could be argued that by connecting more people to the sewer system, the fixed cost per house should decline.
2. **Connection Fees** – How are these calculated? How is the money spent? One owner observed that if it costs say \$10,000 per household to connect, and there are 30 properties, \$300,000 buys a lot of sewers. We therefore need to be able to explain how this money is spent. Is there any way property owners could share in the construction cost risk? If this were possible, then perhaps owner could help drive construction costs down.
3. **Street to House Connection Costs/Responsibilities** – Do you have guidelines on who is responsible for this?
4. **Option to Connect** – Is connection mandatory? What happens if someone refuses to connect? This will be important to resolve for the overall Hahei sewage system. Ideally, it would be nice to give people to the option to connect over a period of time, say 10 years. But to allow this to happen we need to think about connection fees over time and any adjustments for inflation.
5. **Spread Connection fee Payments** – Does TCDC has a way of spreading the connection fee costs over say 5 years? Some people may not be able to raise the connection fee cost immediately and including it in the annual rates may be more acceptable.
6. **When do Charges Commence?** – In some cases councils impose a fee prior to the commencement of service to build up funds to pay for the infrastructure. Have you done this? It could be applicable for the whole Hahei scheme but we need to review this over the coming months.

I am sure there will be other questions that owners will have and so I suggest that once we have a clearer picture of TCDC's policies on sewer connections, we will arrange a local meeting with effected property owners to explain what is proposed. We are happy to facilitate this.

Thanks for your help.

Regards

Bill Stead

Chairman Hahei Ratepayers Association

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**Hahei Beach Ratepayers
Association**

To Hahei Beach Rate Payers Association Committee
From Gilbert Bannan
Date 23 June 2017
Subject **Tourist and Traffic Update June 2017**

1. What has been happening since May Committee meeting

Bill, John and Gilbert met with Dale and Nick from DoC. Discussed closing Cathedral Cove car park at night so no freedom camping. Considering directing visitors to our Visitor car park – though their website and Campermate. Bill has written to DoC supporting these initiatives.

Visitor car park has been sealed and marked. Pathway out to Pa Road constructed. Still some minor works to be carried out including installing automatic gates.

John and Gilbert met with Anna Bartlett to discuss parking arrangements within Visitor car park.

John and Gilbert to come up with operational plan for Visitor and Cathedral Cove car parks for this summer. Recommendation for TCDC and DoC.

The Hauraki Settlement gives Ngati Hei an “Overlay Classification “ in relation to Cathedral Cove.

Note that at Governance meeting 6 June agreement reached for TCDC to take over control of Cathedral Cove car park and marginal strip at the beach. Will monitor this closely as implications for Summer. Note that the long term view for Cathedral Cove car park is drop-off only.

Discussed with TCDC, Brett Harries road entrance to Hahei. Suggested planting on roadside to indicate village entrance and hopefully vehicles slow down. Hahei Reserves Group could be involved. Awaiting meeting with TCDC roading manager.

Met with NZ Police. Main concern is safety issues in Summer – pedestrians walking on the road.

Met with Grant Kilby (Hahei motor Camp). Discussed freedom camping, parking around the village and potential upgrade to Cathedral Cove car park- grass, seating, tables and landscaping.

Still working towards meeting with Business Association and Concession holders.

Awaiting further discussion with TCDC re signage for walkways around the village.

Will look at pamphlet to assist freedom campers understand the rules and where to park. Educational tool.

Meeting 30 June with TCDC to go over management and long term plans