

HAHEI FUTURE DEVELOPMENT

NOTES OF MEETING HELD AT HAHEI COMMUNITY HALL 2PM TUESDAY 3 APRIL 2025

In attendance: Len Salt – TCDC Mayor
John Grant - TCDC Councillor
Rekha Giri-Percival – TCDC Councillor
Deli Connell – TCDC Councillor
Tania Short – DoC
Matt Flynn – DoC
Graham Harsant
Arthur Harsant
Ian Carter
Logan Carter
Murdoch Dryden
Steve Borlase
Ray van Beynen - HRRRA
John Jonassen – HRRRA – meeting chair

Apologies: Mike Grogan – Hahei Business Association

ITEMS	DISCUSSED	ACTION
1.0	Meeting held as a follow-up meeting to the meeting held (GH, SB, JJ) with Len Salt on 9/2/25 to discuss the intermediate and long-term development of Hahei and the need for a spatial plan to provide some considered direction for the same	Note
2.0	Noted the catalysts for the same were / are the proposed subdivision at 94 Hahei Beach Road (Dryden land), the long-term visitor management plan for Mautohe Cathedral Cove and the Govts proposed new planning laws which will require each region to develop a spatial plan	Note
3.0	Visitor Management Plan	
3.1	TS confirmed that in developing the long-term management plan they will be, in the next 6 to 8 weeks, talking to all interested parties before developing any draft of the plan. Key issues – booking and charging for visitors to walk the track, spreading of the visitor season, quality of the experience, impacts on local businesses and the environment	DoC
3.2	MF noted that they have agreed with the shuttle bus operator that the service from the main visitor carpark to the access track will be extended through this winter	Note
3.3	LS noted that he understands that the Minister (Tama Potaka) is developing legislation to charge for walking the track – MF/TS stated DoC is unaware of any such proposals - to check	DoC

ITEMS	DISCUSSED	ACTION
4.0	Spatial Plan	
4.1	Noted that under the new planning laws it is proposed that each region will be required to have a spatial plan. The details of such requirements are yet to be developed / clarified but will be a district (TCDC) wide plan feeding in to a regional (Waikato) plan	Note
4.2	Councillors recommended that the community develop a 'wish list' for the area to be considered when developing the district wide spatial plan (will have the legislative teeth)	Note
4.3	Future walkways and cycle ways discussed were the loop track from the main visitor carpark through the Dryden land and adjacent land to the Lees Road (Carter) carpark <u>and</u> a possible track from the main visitor carpark through the wet lands to Hot Water beach. Issues of agreement with the landowners, compensation for gifting by the land owner (eg. exchange for additional lots when subdividing) and who owns and maintains these tracks all need addressing. Recommended to contact the key stakeholders who developed the Tairua and Queenstown tracks/trails and obtain process data and information to assist current work in progress ie MoU etc	Note
4.4	Alternative road access to Hahei (vulnerability of Snake Gully access) – option for road from Donovan's corner through Arthur Harsant land to Hahei Beach Road beyond the bottom of Snake Gully discussed – again principle of compensation could be as for walk / cycle ways	Note
4.5	Future commercial land, wetlands, view corridors, reserve areas to be identified	Note
4.6	Agreed need a 'champion' to drive consultation with the community, get buy-in by the affected landowners, DoC and local Iwi all with Council support. LS advised Council can encourage, advocate and support – suggested we contact / liaise with Leslie Vyfhuis	Note
4.7	Land owners at the meeting all supportive of the above. Refer also Mike Grogan (HBA) email of support attached	Note
5.0	Local Water Done Well	
5.1	Noted public consultation for TCDC options to manage and deliver our 'three waters' under the new legislation is between 15/4/25 and 15/5/25. LS noted non-resident ratepayers can vote on the same	HRRA
5.2	LS noted that TCDC is reasonably well placed financially (compared to other LAs / Districts) to invest as required by the legislation	Note
5.3	LS further noted that he had spoken with Kieran McNulty (Labour spokesperson) who confirmed that if Labour was returned to Govt they would work with the current legislation rather than re-inventing the wheel	Note

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6.0	Proposed Subdivision 94 Hahei Beach Road	
6.1	SB confirmed that due to Council being unable to provide any time-line on any expansion of the waste water treatment system the current way forward is to re-apply for a consent for 1500 square meter lots in lieu of the proposed residential lots with individual on-site waste water systems <u>and</u> potable water via rain water tanks with no reticulation system	Note
6.2	MD advised that when consented they propose only to proceed with a small part of the proposal and will continue to agitate for an expanded wastewater treatment system for all of Hahei which will enable them to apply for a more intensive development (as per the original proposal) at some time in the future	Note
6.3	LS noted that the current uncertainty is the water delivery /standards which are under review. Long term options could include a Hahei, Hot Water Beach and Cooks Beach combined waste water treatment plant	Note
7.0	Actions	
7.1	Champion(s) to be nominated to drive the 'wish list etc for the spatial plan	JJ/GH/SB
7.2	Champion to engage with the community / land owners to initiate planning and develop and local plan immediately ('wish list')	Champion / community