

# Te Ara O Hei- "The Path of Hei" (Coromandel Walks) - Project Fact Sheet # 10

## **STRUCTURE AND COMMUNITY PLAN**

### **What is the Structure Plan?**

A structure plan is a framework that guides the development or redevelopment of an area by defining the future development and land use patterns, areas of open space, the layout and nature of infrastructure (including transportation links), and other key features and constraints, that influence how the effects of development are to be managed.

Structure plans comprise one or more maps, plans or diagrammatic representations of the proposed layout, features, character and links for areas being developed or redeveloped. The maps, plans or representations are usually supported by text explaining the background to the issues that initiated the structure plan and the approaches to manage those issues.

### **Where are we at with updating the Hahei Structure/Community Plan?**

The Hahei Community Plan was last updated in 2012. The Mercury Bay Community Board is co-funding an update to the plan with the Hahei Ratepayers/ Stakeholder Group. The Walks project will help to deliver on some of the outcomes that have been identified in the Community Plan through significant investment in parking infrastructure and roading improvements. However there are a number of other issues that should be dealt with through Hahei's Community Plan. You can read the latest Hahei Community Plan by going to [www.tcdc.govt.nz/haheicommunityplan](http://www.tcdc.govt.nz/haheicommunityplan)

### **When will the Structure Plan be completed?**

The Structure plan at the 100 acres has been appealed by the Hahei Residents and Ratepayers. Mediation will be undertaken during the early part of next year. Depending on the outcome of the mediation an Environment Court decision will follow. It is likely that this decision will be at least 6 months away and at this point the outcome is uncertain.

### **How does the structure plan at the 100 acres fit in with future Community Plan and Car Parking?**

A future parking site has been suggested at or near the edge of Hahei Village (possibly 100 Acre block). This site could service existing visitors plus new visitors to the Blowhole and further south to Hot Water beach.

This site is subject to a structure plan as part of the district plan review. The structure plan proposes development of the land from rural to residential, however is subject to appeals, and the outcome is uncertain at this time.

- Once the property and structure plan issues have been sorted, the Hahei Village Entrance car park could also potentially be expanded further. If the carpark was to be extended in or near the village the issue of congestion on Hahei Beach Road at peak times would need to be considered as part of the design.