

Form 5
Submission on publicly notified Proposed District Plan

Clause 6 of First Schedule, Resource Management Act 1991 **THAMES-COROMANDEL
DISTRICT COUNCIL**

To Thames Coromandel District Council

13 MAR 2014

Name of submitter: **Giles Were**

RECEIVED BY: *Tai*
3:08pm

This is a submission on the **THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):**

Notified on 13 December 2013

The specific provisions of the proposal that my submission relates to are:

**Objectives Policies & Rules relating to Matarangi Settlement, Matarangi
Structure Plan, Matarangi Golf Course and the land containing Holes 1 & 2 in
particular.**

OUR SUBMISSION:

We **SUPPORT** the inclusion of the Matarangi Golf Course land and "greenkeepers hill" within the Open Space Zone.

We **SUPPORT** the extension of the Matarangi Structure Plan to include land containing holes 1 and 2 of the Golf Course.

We seek amendments to ensure the spit end zoned open space zone where land containing the Matarangi Golf Course lies outside the Structure Plan Area is maintained as open space, free of buildings and structures.

REASONS:

The development of Matarangi as a coastal settlement was based on retaining open space around clusters of residential development. The land currently containing the Matarangi Golf Course has been set aside as open space to delineate the residential clusters. It is appropriate that the Golf Course land including Holes 1 and 2 (Lot 36 DPS 72837) is zoned as open space. It is also appropriate that objectives policies and rules are in place to ensure that the open space is not compromised. The Structure Plan overlay with Open Space is an appropriate method for ensuring the golf course land is retained as open space.

DECISION SOUGHT

The Matarangi Structure Plan overlay is retained as the primary method of retaining open space qualities at Matarangi. Open space zone is applied to the entire golf course land and to greenkeeper's hill.

The open space zone applies to the land currently occupied by golf course and golfing activities whether or not the land is retained as a golf course or for playing golf.

The Open Space Zone is retained as the appropriate zone to ensure golf course land provides the open space relief from buildings or structures between residential clusters to maintain natural values characteristics and attributes of the sand spit.

Objectives Rules and Open Space Zone Purpose and Description are amended to make clear that the open space zone has no development rights because all development rights have been transferred into the development clusters zoned residential commercial and industrial at Matarangi.

OUR SUBMISSION:

We Seek the following amendment to 27.3.1 Objective 1 to recognise that where open space is not currently accessible by the public for example the land containing holes 1 and 2 of the golf course it is to remain as open space because the development rights have been transferred to development cells.

DECISION SOUGHT

Delete Objective 1 and replace with the following:

“Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space.”

OUR SUBMISSION:

We Support the Amenity Landscape Overlay at Matarangi and seek an amendment to their boundaries to more consistently apply over length and depth of ocean beach.

The Amenity Landscape Overlay is inconsistently applied to ocean beach margins and spit end. The overlay needs to be extended to include all the land that meets the qualities the objectives and policies for Amenity Landscapes seek to protect. This includes the contribution to open space and natural values made by the land containing Holes 1 and 2 of the golf course.

DECISION SOUGHT

Extend the Amenity Landscape to cover Holes 1 and 2 (Lot 36 DPS 72837)

OUR SUBMISSION

We Support Part II Overlay Objectives & Policies Section : Section 7 Coastal Environment Objective

1 for subdivision use and development in the coastal environment with amendment to provide a new additional policy to ensure that where open space has been provided in exchange for subdivision and development opportunities, that open space is protected from future subdivision and development regardless of who owns the land.

Within the coastal environment new settlements such as Matarangi are established on the basis of identifying land for development and preserving land to provide open space free of buildings and structures so that the development is contained within cells or neighbourhoods separated by green belts.

This will ensure high level objectives and policies give effect to Policy 6 NZCPS (2010) and provide the framework for the Matarangi Structure Plan provisions that in turn lock in place the trade off for allowing development to occur in exchange for open space. This needs to be made transparent so that future developers do not double dip by expanding development into the green belt that has been set aside from development under the guise of consolidating development on an existing settlement.

DECISION SOUGHT

Add new to Section 7.3 a new Policy1a as follows:

Avoid buildings in structures in open space areas set aside to preserve natural attributes and contain development to clusters within settlements located in the coastal environment.

OUR SUBMISSION

We seek an amendment to 27.3.5 Matarangi Structure Plan Rules Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone containing the golf course at Matarangi.

DECISION SOUGHT

Add to Rule 1.1 c) the words "and the maximum number of buildings on the site shall not exceed 3."

Amend the standard for site coverage in Rule 1.1 d) to "1% or 75m2 gross floor area whichever is the more restrictive"

Amend Rule 3 Subdivision in the Open Space Zone by adding a new proviso as follows:

"c) The new lots shall remain part of "site" for the purpose of applying 27.3.5 Rule 1."

OUR SUBMISIUN

We seek a consequential decision to amend the definition of "site" in Part II Section 3 Definition to be in line with the definition for site in Operative District plan provision for development on the Matarangi Golf Course land.

DECISION SOUGHT

Add to definition of "site" the following: " the Matarangi Golf Course on Lot 1 DPS 83350, Lot 36 DPS 72837, Part of Lot 19 DP 331131 & Lot 101 DP 365624, including the golf course club rooms which are restricted to Lot 1 DPS 83350."

OUR SUBMISSION

We seek amendments to Section 50 Open Space Zone Description and Purpose to ensure the primary purpose of the zone is made clear for Matarangi.

DECISION SOUGHT

Add to Open Space Zone purpose at Matarangi the following words:

The primary purpose of the zone is to ensure:

- open space qualities are achieved and natural attributes are preserved,
 - open space zone applied to land in private ownership development rights identifies where development rights have been transferred out into the development cells or clusters
 - open space zone vested in Council is to be managed as open space free of buildings or community facilities. Buildings and structures required for recreation purposes are located within the Recreation Area or land specifically identified for the purpose at time of subdivision (eg tennis courts, skate park, emergency services, boat trailer parking etc)
-

OUR SUBMISSION

We seek consequential amendments or relief or such other relief that would meet the submitters concerns

DECISION SOUGHT

Any other consequential amendments or such other relief required to give effect to the submitters concerns.

We do not wish to be heard in support of my submission.

We could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence
Director

12 March 2014

Address for service of submitter: Giles Were
C/o Lawrence Cross Chapman & Co Ltd
PO Box 533
THAMES 3450

Telephone: 07 8686 3315

Email: graeme@lcc-planning.co.nz

Contact person: Graeme Lawrence
Director

Form 5

Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991*THAMES-COROMANDEL
DISTRICT COUNCIL

To Thames Coromandel District Council

13 MAR 2014

Name of submitter: Stephen Fisher

RECEIVED BY: Tai
3:08pmThis is a submission on the **THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):**
Notified on 13 December 2013

The specific provisions of the proposal that my submission relates to are:

Objectives Policies & Rules relating to Matarangi Settlement, Matarangi Structure Plan, Matarangi Golf Course and the land containing Holes 1 & 2 in particular.**OUR SUBMISSION:**We **SUPPORT** the inclusion of the Matarangi Golf Course land and "greenkeepers hill" within the Open Space Zone.We **SUPPORT** the extension of the Matarangi Structure Plan to include land containing holes 1 and 2 of the Golf Course.

We seek amendments to ensure the spit end zoned open space zone where land containing the Matarangi Golf Course lies outside the Structure Plan Area is maintained as open space, free of buildings and structures.

REASONS:

The development of Matarangi as a coastal settlement was based on retaining open space around clusters of residential development. The land currently containing the Matarangi Golf Course has been set aside as open space to delineate the residential clusters. It is appropriate that the Golf Course land including Holes 1 and 2 (Lot 36 DPS 72837) is zoned as open space. It is also appropriate that objectives policies and rules are in place to ensure that the open space is not compromised. The Structure Plan overlay with Open Space is an appropriate method for ensuring the golf course land is retained as open space.

DECISION SOUGHT

The Matarangi Structure Plan overlay is retained as the primary method of retaining open space qualities at Matarangi. Open space zone is applied to the entire golf course land and to greenkeeper's hill.

The open space zone applies to the land currently occupied by golf course and golfing activities whether or not the land is retained as a golf course or for playing golf.

The Open Space Zone is retained as the appropriate zone to ensure golf course land provides the open space relief from buildings or structures between residential clusters to maintain natural values characteristics and attributes of the sand spit.

Objectives Rules and Open Space Zone Purpose and Description are amended to make clear that the open space zone has no development rights because all development rights have been transferred into the development clusters zoned residential commercial and industrial at Matarangi.

OUR SUBMISSION:

We Seek the following amendment to 27.3.1 Objective 1 to recognise that where open space is not currently accessible by the public for example the land containing holes 1 and 2 of the golf course it is to remain as open space because the development rights have been transferred to development cells.

DECISION SOUGHT

Delete Objective 1 and replace with the following:

“Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space.”

OUR SUBMISSION:

We Support the Amenity Landscape Overlay at Matarangi and seek an amendment to their boundaries to more consistently apply over length and depth of ocean beach.

The Amenity Landscape Overlay is inconsistently applied to ocean beach margins and spit end. The overlay needs to be extended to include all the land that meets the qualities the objectives and policies for Amenity Landscapes seek to protect. This includes the contribution to open space and natural values made by the land containing Holes 1 and 2 of the golf course.

DECISION SOUGHT

Extend the Amenity Landscape to cover Holes 1 and 2 (Lot 36 DPS 72837)

OUR SUBMISSION

We Support Part II Overlay Objectives & Policies Section : Section 7 Coastal Environment Objective

1 for subdivision use and development in the coastal environment with amendment to provide a new additional policy to ensure that where open space has been provided in exchange for subdivision and development opportunities, that open space is protected from future subdivision and development regardless of who owns the land.

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This will ensure high level objectives and policies give effect to Policy 6 NZCPS (2010) and provide the framework for the Matarangi Structure Plan provisions that in turn lock in place the trade off for allowing development to occur in exchange for open space. This needs to be made transparent so that future developers do not double dip by expanding development into the green belt that has been set aside from development under the guise of consolidating development on an existing settlement.

DECISION SOUGHT

Add new to Section 7.3 a new Policy1a as follows:

Avoid buildings in structures in open space areas set aside to preserve natural attributes and contain development to clusters within settlements located in the coastal environment.

OUR SUBMISSION

We seek an amendment to 27.3.5 Matarangi Structure Plan Rules Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone containing the golf course at Matarangi.

DECISION SOUGHT

Add to Rule 1.1 c) the words "and the maximum number of buildings on the site shall not exceed 3."

Amend the standard for site coverage in Rule 1.1 d) to "1% or 75m2 gross floor area whichever is the more restrictive"

Amend Rule 3 Subdivision in the Open Space Zone by adding a new proviso as follows:

"c) The new lots shall remain part of "site" for the purpose of applying 27.3.5 Rule 1."

OUR SUBMISIUON

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DECISION SOUGHT

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-

OUR SUBMISSION

We seek consequential amendments or relief or such other relief that would meet the submitters concerns

DECISION SOUGHT

Any other consequential amendments or such other relief required to give effect to the submitters concerns.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

We could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence
Director

12 March 2014

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Contact person: Graeme Lawrence
Director

Form 5
Submission on publicly notified Proposed District Plan

Clause 6 of First Schedule, Resource Management Act 1991

**THAMES-COROMANDEL
DISTRICT COUNCIL**

To Thames Coromandel District Council

13 MAR 2014

Name of submitter: Ross Green

RECEIVED BY: Tani
3:08pm

This is a submission on the THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):

Notified on 13 December 2013

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Objectives Policies & Rules relating to Matarangi Settlement, Matarangi Structure Plan, Matarangi Golf Course and the land containing Holes 1 & 2 in particular.

OUR SUBMISSION:

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We **SUPPORT** the extension of the Matarangi Structure Plan to include land containing holes 1 and 2 of the Golf Course.

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REASONS:

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DECISION SOUGHT

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DECISION SOUGHT

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DECISION SOUGHT

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DECISION SOUGHT

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OUR SUBMISSION

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DECISION SOUGHT

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-

OUR SUBMISSION

We seek consequential amendments or relief or such other relief that would meet the submitters concerns

DECISION SOUGHT

Any other consequential amendments or such other relief required to give effect to the submitters concerns.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

We could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence
Director

12 March 2014

Address for service of submitter: Ross Green
C/o Lawrence Cross Chapman & Co Ltd
PO Box 533
THAMES 3450

Telephone: 07 8686 3315

Email: graeme@lcc-planning.co.nz

Contact person: Graeme Lawrence
Director

13 MAR 2014

RECEIVED BY: Tani
3:05 PM

Form 5

Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991***To** Thames Coromandel District CouncilName of submitters: **Ohui Trust**This is a submission on the **THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):**
Notified on 13 December 2013

The specific provisions of the proposal that my submission relates to are:

Section 38 Subdivision Boundary Adjustment**OUR SUBMISSION:**We **support** the provisions in Section 38.4 Rule 2 that provide for Boundary adjustments to be a controlled activity;We **oppose** the terms and conditions contained in Rule 2 1 a) to e); andWe **seek** amendments to the matters of control in Table 4.**REASONS:**

Boundary adjustments can apply to a wide range of circumstances particularly between properties of unequal area and especially when boundaries no longer fit current or sustainable land use practices.

The complexity of the current Proposed District Plan and its myriad of zones and overlays will make it necessary to carry out boundary adjustments to accommodate what are currently boundaries undefined by surveyed boundaries.

Boundary adjustments need to be easily and cost effectively applied without the need for extensive documentation and analysis.

It is not appropriate to take a boundary to full discretionary activity when two lots are being amalgamated to consolidate productive land into one larger lot with a house and unproductive land on a smaller lot for instance

nor is it appropriate where a land use or building do not comply with current standards and the boundary adjustment will provide an improvement without being able to achieve full compliance.

DECISION SOUGHT

Delete Section 38.4 Controlled Activities Rule 2 1 a) to 1e) inclusive and replace with the following:

1. *A boundary adjustment is a controlled activity provided:*
 - a) *The sole purpose of the subdivision is the adjustment of a common boundary between two contiguous land titles; and*
 - b) *The adjustment will leave the lots with the same or similar land areas; or*
 - c) *The adjustment will not create any new or increase the degree of any existing non compliance of the lots with the District plan; or*
 - d) *The adjustment will re-align boundaries that are clearly not in accordance with existing land use and management.*

Amend Rule 2.2 to read as follows:

- " 2. *The Council will exercise its control over the matters 1- 6 (as amended by the following decision) in Table 4 at the end of Section 38."*

Delete from Table 4 the matter of control numbered 4 as follows and renumber.

- ~~4. Consistency with the relevant subdivision design principles for the zone (refer Appendix 4)~~

We wish to be heard in support of my submission.

If others make a similar submission, we will consider presenting a joint case with them at a hearing.

We could not gain a trade advantage through this submission.

Lawrence Cross Chapman & Co Ltd

Graeme Lawrence

Director

12 March 2014



Ohui Trust

C/o Lawrence Cross Chapman & Co Ltd

PO Box 533

THAMES 3450

graeme @cc-planning.co.nz

Phone 868 335

SUBMISSION BY Kopu Landowners & Occupiers Association

TCD Proposed District Plan
**THAMES COROMANDEL
DISTRICT COUNCIL**

13 MAR 2014

RECEIVED BY: Tmi
3:05pm

Form 5

Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991***To** Thames Coromandel District Council**Name of submitter:** Kopu Landowners & Occupiers Association (KLOA)**This is a submission on the** THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):

Notified on 13 December 2013

The specific provisions of the proposal that our submissions relates to are:

Kopu Structure Plan & Diagrams & Industrial Zone**Submission 1****Support** the Industrial Zone as it applies to the land between the Kopu access road and Waihou Bridge approaches**Reason** The land forms an integral part of the industrial estate for Thames and the District in providing a landscaped stormwater ponding area and ecological corridor.**Decision sought****Retain the Industrial Zone (with ecological corridor overlay) as amended in accordance with the following submissions 2 to 4.****Submission 2****Oppose** the provisions for Kaiwhenua Area contained in the Kopu to Thames Structure Plan**Reasons** Kaiwhenua Area provisions are contrived to take visitors out of Thames shift visitor focus to a highway intersection at the outskirts of town. Facilities to support the Kopu industrial work force will become unsustainable. Urban decay is likely to result.

The Kaiwhenua Area objectives will not achieve the purpose of the RMA. The Kaiwhenua policies and rules are contrary to the policies and rules that need to be in place to achieve the sustainable management of the natural, physical and community resources of Kopu that in turn are vital to the role Kopu has as the

industrial hub for Thames and District.

The land between the Kopu access road and State Highway Waihou Bridge approaches provides a multifunctional conservation area. The primary function of the Kaiwhenua Area shown as areas A, B and C in Diagram 3 of the Structure Plan is for the ponding of stormwater from the Kopu industrial area and for the backup of the Kirikiri River floodwaters.

Remedial works are required to ensure the ponding areas function properly and to pond stormwater water from the Kopu efficiently and effectively during periods of high intensity rainfall and in accordance with the public work requirements and approved plans. The development proposals for Areas B and C are not compatible with the primary functions for this area.

The three cells together provide:

- flood storage area for both Kopu and Kirikiri
- natural area vegetated in indigenous species
- A landform established to accommodate a ecological restoration, landscape planting, stormwater collection, containment (including ponding) treatment and disposal
- Visually enhance entry with indigenous planting to provide a gateway to the District reinforcing the natural qualities of the District

The Kopu to Thames Structure Structure Plan Report 2010 including Kopu to Thames Structure Plan Stormwater Catchment Management Plans are outdated and not appropriate references for determining applications for consent.

Decision sought

Delete Kaiwhenua provisions in their current form and replace them in the form of: recognising the Kaiwhenua Area as a District Gateway; establishing an ecological corridor linking river with hinterland network of ecological corridors; providing a landscaped area and a natural visual barrier between state highway and industrial area; and enhancing main entrance to the District as a statement of the natural restorative qualities of the district.

Delete 27.2.7 Kaiwhenua Rules and 27.2.8 Assessment Matters & Criteria

Show the Kaiwhenua Area as an “ecological corridor” on Diagram 2

Include Kaiwhenua Area with an “ecological corridor” overlay to provide a District Gateway in natural form under 27.2.6 Stage One Rules and delete the words “excluding Kaiwhenua” wherever they appear.

Amend 27.2.4 Objectives and Policies relating to Kaiwhenua as follows:

Delete 27.2.4 Objective 1 and replace with the following:

“Kaiwhenua is visually attractive and memorable with high quality conservation measures in place providing an ecological corridor and flood storage area landscaped to reinforce the natural qualities of the district.”

Amend Policy 1a and by adding the word “natural restorative qualities” so the Policy reads as follows:

“Kaiwhenua shall be enhanced to provide a positive and memorable first impression of the natural restorative qualities of the District after crossing the Waihou River.”

Amend Policy 1b to delete all references to buildings or commercial and community activities so that it reads as follows:

A comprehensive development plan for Kaiwhenua shall be developed and to achieve the following:

- a) Areas A, B and C together providing a comprehensive management of stormwater for Kopu: its collection, treatment and disposal.*
- b) Areas A, B and C providing sufficient capacity for ponding of flood waters in the event of high intensity rainfall events to ensure the effective and efficient operation of the Kopu and Kirikiri drainage systems.*
- c) Stormwater management to allow for ponding within Areas A, B and C with a minimum of 50% of all industrial zoned land filled or covered within the next 5 years and up to 75% of all land in Kopu covered with impervious surfaces within 10 years.*
- d) No buildings or structures other than structures required for the management of stormwater, collection, storage, treatment and disposal.*
- e) Area A: landscaped with tall growing indigenous species that creates a natural vegetated District Gateway with storm water infrastructure.*
- f) Area B; a landscaped ecological corridor with landform and planting landscaped to provide stormwater infrastructure and ponding when required.*
- g) Area C; a landscaped ecological corridor with landform and planting landscaped to provide a strong natural entry statement to Kopu and Thames at the SH and Kopu Access Road intersection in a manner consistent with providing ponding and infrastructure for the Kopu stormwater.*

Submission 3

Oppose **Section 46 Industrial Zone 46.3 Activity Table in part and Rule 46.4 Permitted Activities Rule 1 entirely.**

Reason Restaurant is not an activity accessory to an industrial activity and should not therefore be classified as a permitted or restricted discretionary activity in the Industrial Zone. Restaurants are an activity that have effects on the environment that are similar to or greater than general commercial activities which are not provided for in the industrial zone.

Decision Sought:

Delete provision for “Restaurant” under “Commercial” in the Activity Table under Section 46.3

Delete Rule 1 Restaurants (including Rules 1.1, 1.2 and 1.3) under 46.4 Permitted activities.

Add to Rule 46.7 Non Complying Activities under Rule 15 a new rule 15.2 stating as follows:

Notwithstanding the listing of “general commercial” and “restaurant” in the Activity Summary Table (in Section 1.8) General Commercial and Restaurant are non-complying activities.

Submission 4

We seek consequential amendments or relief or such other relief that would meet the submitters concerns

Decision Sought:

Any other consequential amendments or such other relief required to give effect to the submitters concerns.

We wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

We could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence
Director

12 March 2014

Address for service of submitter: Hon Secretary
Kopu Landowners & Occupiers Assoc
C/o Lawrence Cross Chapman & Co Ltd
PO Box 533
THAMES 3450

Telephone: 07 8686 3315

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Contact person: Graeme Lawrence
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Form 5
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Clause 6 of First Schedule, Resource Management Act 1991

**THAMES-COROMANDEL
DISTRICT COUNCIL**

To Thames Coromandel District Council

13 MAR 2014

Name of submitters: Conifer Investments Ltd

RECEIVED BY: TWI
3:05pm

This is a submission on the **THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):**
Notified on 13 December 2013

The specific provisions of the proposal that my submission relates to are:

PLANNING MAPS 6 & 6A OVERLAYS

MY SUBMISSION:

I **OPPOSE** the Coastal Erosion Hazard Lines shown for Otautu Bay and Lot 19 DPS 5572 (273 Port Jackson Road Otautu Bay) in particular.

REASONS:

The Coastal Erosion Lines (current & future) are incorrectly shown.

The coastal erosion lines do not accord with the recent coastal hazard assessment for this part of Otautu Bay, are not borne out by any historic events and cannot be supported having regard to future risk.

Lot 19 DPS 5572 is within the Coastal Living Zone and had a site specific coastal hazard assessment done by Jim Dahm of Economos in December 2007.

The beachfront yard of 7.5m provides more than sufficient setback to reduce risk from erosion and to maintain beachfront amenity.

DECISION SOUGHT

We seek the following decision from the local authority:

The Coastal Erosion Line(s) currently shown on Planning Maps 6 and 6A be deleted; and

The Coastal Protection Line(s) be located at the seaward boundary of our property.

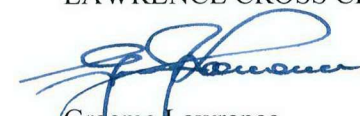
Or to similar effect

We wish to be heard in support of my submission.

If others make a similar submission, we will consider presenting a joint case with them at a hearing.

We could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence
Director

12 March 2014

Address for service of submitter: Conifer Investments Ltd
C/o Lawrence Cross Chapman & Co Ltd
PO Box 533
THAMES 3450

Telephone: 07 868 3315

Email: graeme@lcc-planning.co.nz

Contact person: Graeme Lawrence
Director

Form 5

Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991*THAMES-COROMANDEL
DISTRICT COUNCIL

To Thames Coromandel District Council

13 MAR 2014

Name of submitter: R Bros Trust

RECEIVED BY: Tni
3:05pm

This is a submission on the THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):

Notified on 13 December 2013

The specific provisions of the proposal that our submissions relates to are:

Kopu Structure Plan & Diagrams & Industrial Zone**Submission 1****Support** the Industrial Zone as it applies to the land between the Kopu access road and Waihou Bridge approaches**Reason** The land forms an integral part of the industrial estate for Thames and the District in providing a landscaped stormwater ponding area and ecological corridor.**Decision sought****Retain the Industrial Zone (with ecological corridor overlay) as amended in accordance with the following submissions 2 to 4.****Submission 2****Oppose** the provisions for Kaiwhenua Area contained in the Kopu to Thames Structure Plan**Reasons** Kaiwhenua Area provisions are contrived to take visitors out of Thames shift visitor focus to a highway intersection at the outskirts of town. Facilities to support the Kopu industrial work force will become unsustainable. Urban decay is likely to result.

The Kaiwhenua Area objectives will not achieve the purpose of the RMA. The Kaiwhenua policies and rules are contrary to the policies and rules that need to be in place to achieve the sustainable management of the natural, physical and community resources of Kopu that in turn are vital to the role Kopu has as the

industrial hub for Thames and District.

The land between the Kopu access road and State Highway Waihou Bridge approaches provides a multifunctional conservation area. The primary function of the Kaiwhenua Area shown as areas A, B and C in Diagram 3 of the Structure Plan is for the ponding of stormwater from the Kopu industrial area and for the backup of the Kirikiri River floodwaters.

Remedial works are required to ensure the ponding areas function properly and to pond stormwater water from the Kopu efficiently and effectively during periods of high intensity rainfall and in accordance with the public work requirements and approved plans. The development proposals for Areas B and C are not compatible with the primary functions for this area.

The three cells together provide:

- flood storage area for both Kopu and Kirikiri
- natural area vegetated in indigenous species
- A landform established to accommodate a ecological restoration, landscape planting, stormwater collection, containment (including ponding) treatment and disposal
- Visually enhance entry with indigenous planting to provide a gateway to the District reinforcing the natural qualities of the District

The Kopu to Thames Structure Structure Plan Report 2010 including Kopu to Thames Structure Plan Stormwater Catchment Management Plans are outdated and not appropriate references for determining applications for consent.

Decision sought

Delete Kaiwhenua provisions in their current form and replace them in the form of: recognising the Kaiwhenua Area as a District Gateway; establishing an ecological corridor linking river with hinterland network of ecological corridors; providing a landscaped area and a natural visual barrier between state highway and industrial area; and enhancing main entrance to the District as a statement of the natural restorative qualities of the district.

Delete 27.2.7 Kaiwhenua Rules and 27.2.8 Assessment Matters & Criteria

Show the Kaiwhenua Area as an “ecological corridor” on Diagram 2

Include Kaiwhenua Area with an “ecological corridor” overlay to provide a District Gateway in natural form under 27.2.6 Stage One Rules and delete the words “excluding Kaiwhenua” wherever they appear.

Amend 27.2.4 Objectives and Policies relating to Kaiwhenua as follows:

Delete 27.2.4 Objective 1 and replace with the following:

"Kaiwhenua is visually attractive and memorable with high quality conservation measures in place providing an ecological corridor and flood storage area landscaped to reinforce the natural qualities of the district."

Amend Policy 1a and by adding the word "natural restorative qualities" so the Policy reads as follows:

"Kaiwhenua shall be enhanced to provide a positive and memorable first impression of the natural restorative qualities of the District after crossing the Waihou River."

Amend Policy 1b to delete all references to buildings or commercial and community activities so that it reads as follows:

A comprehensive development plan for Kaiwheua shall be developed and to achieve the following:

- a) Areas A, B and C together providing a comprehensive management of stormwater for Kopu: its collection, treatment and disposal.*
- b) Areas A, B and C providing sufficient capacity for ponding of flood waters in the event of high intensity rainfall events to ensure the effective and efficient operation of the Kopu and Kirikiri drainage systems.*
- c) Stormwater management to allow for ponding within Areas A, B and C with a minimum of 50% of all industrial zoned land filled or covered within the next 5 years and up to 75% of all land in Kopu covered with impervious surfaces within 10 years.*
- d) No buildings or structures other than structure required for the management of stormwater, collection, storage, treatment and disposal.*
- e) Area A: landscaped with tall growing indigenous species that creates a natural vegetated District Gateway with storm water infrastructure.*
- f) Area B; a landscaped ecological corridor with landform and planting landscaped to provide stormwater infrastructure and ponding when required.*
- g) Area C; a landscaped ecological corridor with landform and planting landscaped to provide a strong natural entry statement to Kopu and Thames at the SH and Kopu Access Road intersection in a manner consistent with providing ponding and infrastructure for the Kopu stormwater.*

Submission 3

Oppose **Section 46 Industrial Zone 46.3 Activity Table in part and Rule 46.4 Permitted Activities Rule 1 entirely.**

Reason Restaurant is not an activity accessory to an industrial activity and should not therefore be classified as a permitted or restricted discretionary activity in the Industrial Zone. Restaurants are an activity that have effects on the environment that are similar to or greater than general commercial activities which are not provided for in the industrial zone.

Decision Sought:

Delete provision for "Restaurant" under "Commercial" in the Activity Table under Section 46.3

Delete Rule 1 Restaurants (including Rules 1.1, 1.2 and 1.3) under 46.4 Permitted activities.

Add to Rule 46.7 Non Complying Activities under Rule 15 a new rule 15.2 stating as follows:

Notwithstanding the listing of "general commercial" and "restaurant" in the Activity Summary Table (in Section 1.8) General Commercial and Restaurant are non-complying activities.

Submission 4

We seek consequential amendments or relief or such other relief that would meet the submitters concerns

Decision Sought:

Any other consequential amendments or such other relief required to give effect to the submitters concerns.

We wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

We could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD

A handwritten signature in blue ink, appearing to read 'Graeme Lawrence', with a stylized flourish extending to the right.

Graeme Lawrence
Director

12 March 2014

Address for service of submitter: R Bros Trust
C/o Lawrence Cross Chapman & Co Ltd
PO Box 533
THAMES 3450

Telephone: 07 8686 3315

Email: graeme@lcc-planning.co.nz

Contact person: Graeme Lawrence
Director

Form 5
Submission on publicly notified Proposed District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Thames Coromandel District Council

Name of submitter: James Were

This is a submission on the **THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP)**
Notified on 13 December 2013

THAMES-COROMANDEL
DISTRICT COUNCIL

13 MAR 2014

RECEIVED BY: Tmi
3:08pm

The specific provisions of the proposal that my submission relates to are:

Objectives Policies & Rules relating to Matarangi Settlement, Matarangi Structure Plan, Matarangi Golf Course and the land containing Holes 1 & 2 in particular.

OUR SUBMISSION:

We **SUPPORT** the inclusion of the Matarangi Golf Course land and "greenkeepers hill" within the Open Space Zone.

We **SUPPORT** the extension of the Matarangi Structure Plan to include land containing holes 1 and 2 of the Golf Course.

We seek amendments to ensure the spit end zoned open space zone where land containing the Matarangi Golf Course lies outside the Structure Plan Area is maintained as open space, free of buildings and structures.

REASONS:

The development of Matarangi as a coastal settlement was based on retaining open space around clusters of residential development. The land currently containing the Matarangi Golf Course has been set aside as open space to delineate the residential clusters. It is appropriate that the Golf Course land including Holes 1 and 2 (Lot 36 DPS 72837) is zoned as open space. It is also appropriate that objectives policies and rules are in place to ensure that the open space is not compromised. The Structure Plan overlay with Open Space is an appropriate method for ensuring the golf course land is retained as open space.

DECISION SOUGHT

The Matarangi Structure Plan overlay is retained as the primary method of retaining open space qualities at Matarangi. Open space zone is applied to the entire golf course land and to greenkeeper's hill.

The open space zone applies to the land currently occupied by golf course and golfing activities whether or not the land is retained as a golf course or for playing golf.

The Open Space Zone is retained as the appropriate zone to ensure golf course land provides the open space relief from buildings or structures between residential clusters to maintain natural values characteristics and attributes of the sand spit.

Objectives Rules and Open Space Zone Purpose and Description are amended to make clear that the open space zone has no development rights because all development rights have been transferred into the development clusters zoned residential commercial and industrial at Matarangi.

OUR SUBMISSION:

We Seek the following amendment to 27.3.1 Objective 1 to recognise that where open space is not currently accessible by the public for example the land containing holes 1 and 2 of the golf course it is to remain as open space because the development rights have been transferred to development cells.

DECISION SOUGHT

Delete Objective 1 and replace with the following:

“Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space.”

OUR SUBMISSION:

We Support the Amenity Landscape Overlay at Matarangi and seek an amendment to their boundaries to more consistently apply over length and depth of ocean beach.

The Amenity Landscape Overlay is inconsistently applied to ocean beach margins and spit end. The overlay needs to be extended to include all the land that meets the qualities the objectives and policies for Amenity Landscapes seek to protect. This includes the contribution to open space and natural values made by the land containing Holes 1 and 2 of the golf course.

DECISION SOUGHT

Extend the Amenity Landscape to cover Holes 1 and 2 (Lot 36 DPS 72837)

OUR SUBMISSION

We Support Part II Overlay Objectives & Policies Section : Section 7 Coastal Environment Objective

1 for subdivision use and development in the coastal environment with amendment to provide a new additional policy to ensure that where open space has been provided in exchange for subdivision and development opportunities, that open space is protected from future subdivision and development regardless of who owns the land.

Within the coastal environment new settlements such as Matarangi are established on the basis of identifying land for development and preserving land to provide open space free of buildings and structures so that the development is contained within cells or neighbourhoods separated by green belts.

This will ensure high level objectives and policies give effect to Policy 6 NZCPS (2010) and provide the framework for the Matarangi Structure Plan provisions that in turn lock in place the trade off for allowing development to occur in exchange for open space. This needs to be made transparent so that future developers do not double dip by expanding development into the green belt that has been set aside from development under the guise of consolidating development on an existing settlement.

DECISION SOUGHT

Add new to Section 7.3 a new Policy1a as follows:

Avoid buildings in structures in open space areas set aside to preserve natural attributes and contain development to clusters within settlements located in the coastal environment.

OUR SUBMISSION

We seek an amendment to 27.3.5 Matarangi Structure Plan Rules Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone containing the golf course at Matarangi.

DECISION SOUGHT

Add to Rule 1.1 c) the words "and the maximum number of buildings on the site shall not exceed 3."

Amend the standard for site coverage in Rule 1.1 d) to "1% or 75m2 gross floor area whichever is the more restrictive"

Amend Rule 3 Subdivision in the Open Space Zone by adding a new proviso as follows:

"c) The new lots shall remain part of "site" for the purpose of applying 27.3.5 Rule 1."

OUR SUBMISIUON

We seek a consequential decision to amend the definition of "site" in Part II Section 3 Definition to be in line with the definition for site in Operative District plan provision for development on the Matarangi Golf Course land.

DECISION SOUGHT

Add to definition of "site" the following: " the Matarangi Golf Course on Lot 1 DPS 83350, Lot 36 DPS 72837, Part of Lot 19 DP 331131 & Lot 101 DP 365624, including the golf course club rooms which are restricted to Lot 1 DPS 83350."

OUR SUBMISSION

We seek amendments to Section 50 Open Space Zone Description and Purpose to ensure the primary purpose of the zone is made clear for Matarangi.

DECISION SOUGHT

Add to Open Space Zone purpose at Matarangi the following words:

The primary purpose of the zone is to ensure:

- open space qualities are achieved and natural attributes are preserved,
 - open space zone applied to land in private ownership development rights identifies where development rights have been transferred out into the development cells or clusters
 - open space zone vested in Council is to be managed as open space free of buildings or community facilities. Buildings and structures required for recreation purposes are located within the Recreation Area or land specifically identified for the purpose at time of subdivision (eg tennis courts, skate park, emergency services, boat trailer parking etc)
-

OUR SUBMISSION

We seek consequential amendments or relief or such other relief that would meet the submitters concerns

DECISION SOUGHT

Any other consequential amendments or such other relief required to give effect to the submitters concerns.

We wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

We could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence
Director

12 March 2014

Address for service of submitter: James Were
C/o Lawrence Cross Chapman & Co Ltd
PO Box 533
THAMES 3450

Telephone: 07 8686 3315

Email: graeme@lcc-planning.co.nz

Contact person: Graeme Lawrence
Director

Form 5
Submission on publicly notified Proposed District Plan

Clause 6 of First Schedule, Resource Management Act 1991

**THAMES-COROMANDEL
DISTRICT COUNCIL**

To Thames Coromandel District Council

13 MAR 2014

Name of submitter: Toby King

RECEIVED BY: Tani
3:06pm

This is a submission on the **THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):**

Notified on 13 December 2013

The specific provisions of the proposal that my submission relates to are:

Objectives Policies & Rules relating to Matarangi Settlement, Matarangi Structure Plan, Matarangi Golf Course and the land containing Holes 1 & 2 in particular.

OUR SUBMISSION:

We **SUPPORT** the inclusion of the Matarangi Golf Course land and "greenkeepers hill" within the Open Space Zone.

We **SUPPORT** the extension of the Matarangi Structure Plan to include land containing holes 1 and 2 of the Golf Course.

We seek amendments to ensure the spit end zoned open space zone where land containing the Matarangi Golf Course lies outside the Structure Plan Area is maintained as open space, free of buildings and structures.

REASONS:

The development of Matarangi as a coastal settlement was based on retaining open space around clusters of residential development. The land currently containing the Matarangi Golf Course has been set aside as open space to delineate the residential clusters. It is appropriate that the Golf Course land including Holes 1 and 2 (Lot 36 DPS 72837) is zoned as open space. It is also appropriate that objectives policies and rules are in place to ensure that the open space is not compromised. The Structure Plan overlay with Open Space is an appropriate method for ensuring the golf course land is retained as open space.

DECISION SOUGHT

The Matarangi Structure Plan overlay is retained as the primary method of retaining open space qualities at Matarangi. Open space zone is applied to the entire golf course land and to greenkeeper's hill.

The open space zone applies to the land currently occupied by golf course and golfing activities whether or not the land is retained as a golf course or for playing golf.

The Open Space Zone is retained as the appropriate zone to ensure golf course land provides the open space relief from buildings or structures between residential clusters to maintain natural values characteristics and attributes of the sand spit.

Objectives Rules and Open Space Zone Purpose and Description are amended to make clear that the open space zone has no development rights because all development rights have been transferred into the development clusters zoned residential commercial and industrial at Matarangi.

OUR SUBMISSION:

We Seek the following amendment to 27.3.1 Objective 1 to recognise that where open space is not currently accessible by the public for example the land containing holes 1 and 2 of the golf course it is to remain as open space because the development rights have been transferred to development cells.

DECISION SOUGHT

Delete Objective 1 and replace with the following:

“Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space.”

OUR SUBMISSION:

We Support the Amenity Landscape Overlay at Matarangi and seek an amendment to their boundaries to more consistently apply over length and depth of ocean beach.

The Amenity Landscape Overlay is inconsistently applied to ocean beach margins and spit end. The overlay needs to be extended to include all the land that meets the qualities the objectives and policies for Amenity Landscapes seek to protect. This includes the contribution to open space and natural values made by the land containing Holes 1 and 2 of the golf course.

DECISION SOUGHT

Extend the Amenity Landscape to cover Holes 1 and 2 (Lot 36 DPS 72837)

OUR SUBMISSION

We Support Part II Overlay Objectives & Policies Section : Section 7 Coastal Environment Objective

1 for subdivision use and development in the coastal environment with amendment to provide a new additional policy to ensure that where open space has been provided in exchange for subdivision and development opportunities, that open space is protected from future subdivision and development regardless of who owns the land.

Within the coastal environment new settlements such as Matarangi are established on the basis of identifying land for development and preserving land to provide open space free of buildings and structures so that the development is contained within cells or neighbourhoods separated by green belts.

This will ensure high level objectives and policies give effect to Policy 6 NZCPS (2010) and provide the framework for the Matarangi Structure Plan provisions that in turn lock in place the trade off for allowing development to occur in exchange for open space. This needs to be made transparent so that future developers do not double dip by expanding development into the green belt that has been set aside from development under the guise of consolidating development on an existing settlement.

DECISION SOUGHT

Add new to Section 7.3 a new Policy1a as follows:

Avoid buildings in structures in open space areas set aside to preserve natural attributes and contain development to clusters within settlements located in the coastal environment.

OUR SUBMISSION

We seek an amendment to 27.3.5 Matarangi Structure Plan Rules Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone containing the golf course at Matarangi.

DECISION SOUGHT

Add to Rule 1.1 c) the words "and the maximum number of buildings on the site shall not exceed 3."

Amend the standard for site coverage in Rule 1.1 d) to "1% or 75m2 gross floor area whichever is the more restrictive"

Amend Rule 3 Subdivision in the Open Space Zone by adding a new proviso as follows:

"c) The new lots shall remain part of "site" for the purpose of applying 27.3.5 Rule 1."

OUR SUBMISIUON

We seek a consequential decision to amend the definition of "site" in Part II Section 3 Definition to be in line with the definition for site in Operative District plan provision for development on the Matarangi Golf Course land.

DECISION SOUGHT

Add to definition of "site" the following: " the Matarangi Golf Course on Lot 1 DPS 83350, Lot 36 DPS 72837, Part of Lot 19 DP 331131 & Lot 101 DP 365624, including the golf course club rooms which are restricted to Lot 1 DPS 83350."

OUR SUBMISSION

We seek amendments to Section 50 Open Space Zone Description and Purpose to ensure the primary purpose of the zone is made clear for Matarangi.

DECISION SOUGHT

Add to Open Space Zone purpose at Matarangi the following words:

The primary purpose of the zone is to ensure:

- open space qualities are achieved and natural attributes are preserved,
 - open space zone applied to land in private ownership development rights identifies where development rights have been transferred out into the development cells or clusters
 - open space zone vested in Council is to be managed as open space free of buildings or community facilities. Buildings and structures required for recreation purposes are located within the Recreation Area or land specifically identified for the purpose at time of subdivision (eg tennis courts, skate park, emergency services, boat trailer parking etc)
-

OUR SUBMISSION

We seek consequential amendments or relief or such other relief that would meet the submitters concerns

DECISION SOUGHT

Any other consequential amendments or such other relief required to give effect to the submitters concerns.

We wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

We could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence
Director

12 March 2014

Address for service of submitter: Toby King
C/o Lawrence Cross Chapman & Co Ltd
PO Box 533
THAMES 3450

Telephone: 07 8686 3315

Email: graeme@lcc-planning.co.nz

Contact person: Graeme Lawrence
Director

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

Submission Form

Form 5 Clause 6 of the First Schedule to the Resource Management Act 1991

Your submission can be:

- Online:** www.tcdc.govt.nz/dpr
Using our online submissions form
- Posted to:** Thames-Coromandel District Council
Proposed Thames-Coromandel District Plan
Private Bag, Thames 3540
Attention: District Plan Manager
- Email to:** customer.services@tcdc.govt.nz
- Delivered to:** Thames-Coromandel District Council, 515 Mackay Street, Thames
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

Submitter Details

Full Name(s)	Marin James Glucina	
or Organisation (if relevant)		
Email Address	m.glucina@clancyfisher.co.nz	
Postal Address	P.O Box 66 Takaroa	
Phone no. <small>Include area code</small>	078865168	Mobile no. 02102843214

Submissions must be received no later than 5 pm Friday 14 March 2014

If you need more writing space, just attach additional pages to this form.

PRIVACY ACT 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to make this information available under the Resource Management Act 1991. Your contact details will only be used for the purpose of the Proposed District Plan process. The information will be held by the Thames-Coromandel District Council. You have the right to access the information and request its correction.



Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

lot 3DP 376088 being used to provide controlled public access to the Northern End of Hotwater Beach and the Hotwater Beach to Hohaia Walking Track
No allowance for this has been made in the plan

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

I wish the plan to be amended so that parking toilets and other amenities can be provided to persons wishing to visit the northern end of the beach

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☐ Amended ☒ as follows:

Have as a permitted use for the land the provision of amenities such as parking and toilets, showers for visitors

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☐ Y ☐ N

Signature of submitter [Signature] Date 14/3/14

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

- a) adversely affects the environment; and ☐ Y ☐ N
b) does not relate to trade competition or the effects of trade competition. ☐ Y ☐ N

If you require further information about the Proposed District Plan please visit the Council website www.tcdc.govt.nz/dpr

THAMES-COROMANDEL DISTRICT COUNCIL
Private Bag, 515 Mackay Street, Thames 3560
phone: 07 868 0200 | fax: 07 868 0236
customer.services@tcdc.govt.nz | www.tcdc.govt.nz





1:10000



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Form 5

Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991*THAMES-COROMANDEL
DISTRICT COUNCIL

13 MAR 2014

To Thames Coromandel District Council

Name of submitter: Landowners Adjacent to Holes 1 & 2 of the Matarangi Golf Course

RECEIVED BY: Tani
3:08pmThis is a submission on the **THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):**

Notified on 13 December 2013

The specific provisions of the proposal that my submission relates to are:

Objectives Policies & Rules relating to Matarangi Settlement, Matarangi Structure Plan, Matarangi Golf Course and the land containing Holes 1 & 2 in particular.**OUR SUBMISSION:**We **SUPPORT** the inclusion of the Matarangi Golf Course land and "greenkeepers hill" within the Open Space Zone.We **SUPPORT** the extension of the Matarangi Structure Plan to include land containing holes 1 and 2 of the Golf Course.

We seek amendments to ensure the spit end zoned open space zone where land containing the Matarangi Golf Course lies outside the Structure Plan Area is maintained as open space, free of buildings and structures.

REASONS:

The development of Matarangi as a coastal settlement was based on retaining open space around clusters of residential development. The land currently containing the Matarangi Golf Course has been set aside as open space to delineate the residential clusters. It is appropriate that the Golf Course land including Holes 1 and 2 (Lot 36 DPS 72837) is zoned as open space. It is also appropriate that objectives policies and rules are in place to ensure that the open space is not compromised. The Structure Plan overlay with Open Space is an appropriate method for ensuring the golf course land is retained as open space.

DECISION SOUGHT

The Matarangi Structure Plan overlay is retained as the primary method of retaining open space qualities at Matarangi. Open space zone is applied to the entire golf course land and to greenkeeper's hill.

The open space zone applies to the land currently occupied by golf course and golfing activities whether or not the land is retained as a golf course or for playing golf.

The Open Space Zone is retained as the appropriate zone to ensure golf course land provides the open space relief from buildings or structures between residential clusters to maintain natural values characteristics and attributes of the sand spit.

Objectives Rules and Open Space Zone Purpose and Description are amended to make clear that the open space zone has no development rights because all development rights have been transferred into the development clusters zoned residential commercial and industrial at Matarangi.

OUR SUBMISSION:

We Seek the following amendment to 27.3.1 Objective 1 to recognise that where open space is not currently accessible by the public for example the land containing holes 1 and 2 of the golf course it is to remain as open space because the development rights have been transferred to development cells.

DECISION SOUGHT

Delete Objective 1 and replace with the following:

“Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space.”

OUR SUBMISSION:

We Support the Amenity Landscape Overlay at Matarangi and seek an amendment to their boundaries to more consistently apply over length and depth of ocean beach.

The Amenity Landscape Overlay is inconsistently applied to ocean beach margins and spit end. The overlay needs to be extended to include all the land that meets the qualities the objectives and policies for Amenity Landscapes seek to protect. This includes the contribution to open space and natural values made by the land containing Holes 1 and 2 of the golf course.

DECISION SOUGHT

Extend the Amenity Landscape to cover Holes 1 and 2 (Lot 36 DPS 72837)

OUR SUBMISSION

We Support Part II Overlay Objectives & Policies Section : Section 7 Coastal Environment Objective

1 for subdivision use and development in the coastal environment with amendment to provide a new additional policy to ensure that where open space has been provided in exchange for subdivision and development opportunities, that open space is protected from future subdivision and development regardless of who owns the land.

Within the coastal environment new settlements such as Matarangi are established on the basis of identifying land for development and preserving land to provide open space free of buildings and structures so that the development is contained within cells or neighbourhoods separated by green belts.

This will ensure high level objectives and policies give effect to Policy 6 NZCPS (2010) and provide the framework for the Matarangi Structure Plan provisions that in turn lock in place the trade off for allowing development to occur in exchange for open space. This needs to be made transparent so that future developers do not double dip by expanding development into the green belt that has been set aside from development under the guise of consolidating development on an existing settlement.

DECISION SOUGHT

Add new to Section 7.3 a new Policy1a as follows:

Avoid buildings in structures in open space areas set aside to preserve natural attributes and contain development to clusters within settlements located in the coastal environment.

OUR SUBMISSION

We seek an amendment to 27.3.5 Matarangi Structure Plan Rules Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone containing the golf course at Matarangi.

DECISION SOUGHT

Add to Rule 1.1 c) the words "and the maximum number of buildings on the site shall not exceed 3."

Amend the standard for site coverage in Rule 1.1 d) to "1% or 75m2 gross floor area whichever is the more restrictive"

Amend Rule 3 Subdivision in the Open Space Zone by adding a new proviso as follows:

"c) The new lots shall remain part of "site" for the purpose of applying 27.3.5 Rule 1."

OUR SUBMISIUON

We seek a consequential decision to amend the definition of "site" in Part II Section 3 Definition to be in line with the definition for site in Operative District plan provision for development on the Matarangi Golf Course land.

DECISION SOUGHT

Add to definition of "site" the following: " the Matarangi Golf Course on Lot 1 DPS 83350, Lot 36 DPS 72837, Part of Lot 19 DP 331131 & Lot 101 DP 365624, including the golf course club rooms which are restricted to Lot 1 DPS 83350."

OUR SUBMISSION

We seek amendments to Section 50 Open Space Zone Description and Purpose to ensure the primary purpose of the zone is made clear for Matarangi.

DECISION SOUGHT

Add to Open Space Zone purpose at Matarangi the following words:

The primary purpose of the zone is to ensure:

- open space qualities are achieved and natural attributes are preserved,
 - open space zone applied to land in private ownership development rights identifies where development rights have been transferred out into the development cells or clusters
 - open space zone vested in Council is to be managed as open space free of buildings or community facilities. Buildings and structures required for recreation purposes are located within the Recreation Area or land specifically identified for the purpose at time of subdivision (eg tennis courts, skate park, emergency services, boat trailer parking etc)
-

OUR SUBMISSION

We seek consequential amendments or relief or such other relief that would meet the submitters concerns

DECISION SOUGHT

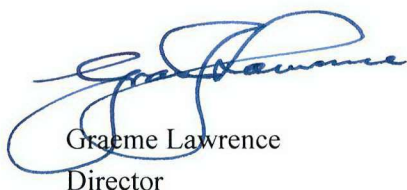
Any other consequential amendments or such other relief required to give effect to the submitters concerns.

We wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

We could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence
Director

12 March 2014

Address for service of submitter: Landowners Adjacent to Holes 1 & 2 Matarangi Golf Course
C/o Lawrence Cross Chapman & Co Ltd
PO Box 533
THAMES 3450

Telephone: 07 8686 3315

Email: graeme@lcc-planning.co.nz

Contact person: Graeme Lawrence
Director

Form 5
Submission on publicly notified Proposed District Plan

Clause 6 of First Schedule, Resource Management Act 1991

**THAMES-COROMANDEL
DISTRICT COUNCIL**

To Thames Coromandel District Council

13 MAR 2014

Name of submitter: **Nick Dodd**

RECEIVED BY: *TMI*
3:05pm

This is a submission on the **THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):**

Notified on 13 December 2013

The specific provisions of the proposal that my submission relates to are:

Objectives Policies & Rules relating to Matarangi Settlement, Matarangi Structure Plan, Matarangi Golf Course and the land containing Holes 1 & 2 in particular.

OUR SUBMISSION:

We **SUPPORT** the inclusion of the Matarangi Golf Course land and "greenkeepers hill" within the Open Space Zone.

We **SUPPORT** the extension of the Matarangi Structure Plan to include land containing holes 1 and 2 of the Golf Course.

We seek amendments to ensure the spit end zoned open space zone where land containing the Matarangi Golf Course lies outside the Structure Plan Area is maintained as open space, free of buildings and structures.

REASONS:

The development of Matarangi as a coastal settlement was based on retaining open space around clusters of residential development. The land currently containing the Matarangi Golf Course has been set aside as open space to delineate the residential clusters. It is appropriate that the Golf Course land including Holes 1 and 2 (Lot 36 DPS 72837) is zoned as open space. It is also appropriate that objectives policies and rules are in place to ensure that the open space is not compromised. The Structure Plan overlay with Open Space is an appropriate method for ensuring the golf course land is retained as open space.

DECISION SOUGHT

The Matarangi Structure Plan overlay is retained as the primary method of retaining open space qualities at Matarangi. Open space zone is applied to the entire golf course land and to greenkeeper's hill.

The open space zone applies to the land currently occupied by golf course and golfing activities whether or not the land is retained as a golf course or for playing golf.

The Open Space Zone is retained as the appropriate zone to ensure golf course land provides the open space relief from buildings or structures between residential clusters to maintain natural values characteristics and attributes of the sand spit.

Objectives Rules and Open Space Zone Purpose and Description are amended to make clear that the open space zone has no development rights because all development rights have been transferred into the development clusters zoned residential commercial and industrial at Matarangi.

OUR SUBMISSION:

We Seek the following amendment to 27.3.1 Objective 1 to recognise that where open space is not currently accessible by the public for example the land containing holes 1 and 2 of the golf course it is to remain as open space because the development rights have been transferred to development cells.

DECISION SOUGHT

Delete Objective 1 and replace with the following:

“Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space.”

OUR SUBMISSION:

We Support the Amenity Landscape Overlay at Matarangi and seek an amendment to their boundaries to more consistently apply over length and depth of ocean beach.

The Amenity Landscape Overlay is inconsistently applied to ocean beach margins and spit end. The overlay needs to be extended to include all the land that meets the qualities the objectives and policies for Amenity Landscapes seek to protect. This includes the contribution to open space and natural values made by the land containing Holes 1 and 2 of the golf course.

DECISION SOUGHT

Extend the Amenity Landscape to cover Holes 1 and 2 (Lot 36 DPS 72837)

OUR SUBMISSION

We Support Part II Overlay Objectives & Policies Section : Section 7 Coastal Environment Objective

1 for subdivision use and development in the coastal environment with amendment to provide a new additional policy to ensure that where open space has been provided in exchange for subdivision and development opportunities, that open space is protected from future subdivision and development regardless of who owns the land.

Within the coastal environment new settlements such as Matarangi are established on the basis of identifying land for development and preserving land to provide open space free of buildings and structures so that the development is contained within cells or neighbourhoods separated by green belts.

This will ensure high level objectives and policies give effect to Policy 6 NZCPS (2010) and provide the framework for the Matarangi Structure Plan provisions that in turn lock in place the trade off for allowing development to occur in exchange for open space. This needs to be made transparent so that future developers do not double dip by expanding development into the green belt that has been set aside from development under the guise of consolidating development on an existing settlement.

DECISION SOUGHT

Add new to Section 7.3 a new Policy1a as follows:

Avoid buildings in structures in open space areas set aside to preserve natural attributes and contain development to clusters within settlements located in the coastal environment.

OUR SUBMISSION

We seek an amendment to 27.3.5 Matarangi Structure Plan Rules Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone containing the golf course at Matarangi.

DECISION SOUGHT

Add to Rule 1.1 c) the words "and the maximum number of buildings on the site shall not exceed 3."

Amend the standard for site coverage in Rule 1.1 d) to "1% or 75m2 gross floor area whichever is the more restrictive"

Amend Rule 3 Subdivision in the Open Space Zone by adding a new proviso as follows:

"c) The new lots shall remain part of "site" for the purpose of applying 27.3.5 Rule 1."

OUR SUBMISIUON

We seek a consequential decision to amend the definition of "site" in Part II Section 3 Definition to be in line with the definition for site in Operative District plan provision for development on the Matarangi Golf Course land.

DECISION SOUGHT

Add to definition of “site” the following: “ the Matarangi Golf Course on Lot 1 DPS 83350, Lot 36 DPS 72837, Part of Lot 19 DP 331131 & Lot 101 DP 365624, including the golf course club rooms which are restricted to Lot 1 DPS 83350.”

OUR SUBMISSION

We seek amendments to Section 50 Open Space Zone Description and Purpose to ensure the primary purpose of the zone is made clear for Matarangi.

DECISION SOUGHT

Add to Open Space Zone purpose at Matarangi the following words:

The primary purpose of the zone is to ensure:

- open space qualities are achieved and natural attributes are preserved,
 - open space zone applied to land in private ownership development rights identifies where development rights have been transferred out into the development cells or clusters
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-

OUR SUBMISSION

We seek consequential amendments or relief or such other relief that would meet the submitters concerns

DECISION SOUGHT

Any other consequential amendments or such other relief required to give effect to the submitters concerns.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

I could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence
Director

12 March 2014

Address for service of submitter: Nick Dodd
C/o Lawrence Cross Chapman & Co Ltd
PO Box 533
THAMES 3450

Telephone: 07 8686 3315

Email: graeme@lcc-planning.co.nz

Contact person: Graeme Lawrence
Director

Form 5

Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991*THAMES-COROMANDEL
DISTRICT COUNCIL

To Thames Coromandel District Council

13 MAR 2014

Name of submitter: Jay Cameron

RECEIVED BY: Tani.
3:08pmThis is a submission on the **THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):**
Notified on 13 December 2013

The specific provisions of the proposal that my submission relates to are:

Objectives Policies & Rules relating to Matarangi Settlement, Matarangi Structure Plan, Matarangi Golf Course and the land containing Holes 1 & 2 in particular.**OUR SUBMISSION:**We **SUPPORT** the inclusion of the Matarangi Golf Course land and "greenkeepers hill" within the Open Space Zone.We **SUPPORT** the extension of the Matarangi Structure Plan to include land containing holes 1 and 2 of the Golf Course.

We seek amendments to ensure the spit end zoned open space zone where land containing the Matarangi Golf Course lies outside the Structure Plan Area is maintained as open space, free of buildings and structures.

REASONS:

The development of Matarangi as a coastal settlement was based on retaining open space around clusters of residential development. The land currently containing the Matarangi Golf Course has been set aside as open space to delineate the residential clusters. It is appropriate that the Golf Course land including Holes 1 and 2 (Lot 36 DPS 72837) is zoned as open space. It is also appropriate that objectives policies and rules are in place to ensure that the open space is not compromised. The Structure Plan overlay with Open Space is an appropriate method for ensuring the golf course land is retained as open space.

DECISION SOUGHT

The Matarangi Structure Plan overlay is retained as the primary method of retaining open space qualities at Matarangi. Open space zone is applied to the entire golf course land and to greenkeeper's hill.

The open space zone applies to the land currently occupied by golf course and golfing activities whether or not the land is retained as a golf course or for playing golf.

The Open Space Zone is retained as the appropriate zone to ensure golf course land provides the open space relief from buildings or structures between residential clusters to maintain natural values characteristics and attributes of the sand spit.

Objectives Rules and Open Space Zone Purpose and Description are amended to make clear that the open space zone has no development rights because all development rights have been transferred into the development clusters zoned residential commercial and industrial at Matarangi.

OUR SUBMISSION:

We Seek the following amendment to 27.3.1 Objective 1 to recognise that where open space is not currently accessible by the public for example the land containing holes 1 and 2 of the golf course it is to remain as open space because the development rights have been transferred to development cells.

DECISION SOUGHT

Delete Objective 1 and replace with the following:

“Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space.”

OUR SUBMISSION:

We Support the Amenity Landscape Overlay at Matarangi and seek an amendment to their boundaries to more consistently apply over length and depth of ocean beach.

The Amenity Landscape Overlay is inconsistently applied to ocean beach margins and spit end. The overlay needs to be extended to include all the land that meets the qualities the objectives and policies for Amenity Landscapes seek to protect. This includes the contribution to open space and natural values made by the land containing Holes 1 and 2 of the golf course.

DECISION SOUGHT

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OUR SUBMISSION

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Add new to Section 7.3 a new Policy1a as follows:

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OUR SUBMISSION

We seek an amendment to 27.3.5 Matarangi Structure Plan Rules Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone containing the golf course at Matarangi.

DECISION SOUGHT

Add to Rule 1.1 c) the words "and the maximum number of buildings on the site shall not exceed 3."

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"c) The new lots shall remain part of "site" for the purpose of applying 27.3.5 Rule 1."

OUR SUBMISIUON

We seek a consequential decision to amend the definition of "site" in Part II Section 3 Definition to be in line with the definition for site in Operative District plan provision for development on the Matarangi Golf Course land.

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-

OUR SUBMISSION

We seek consequential amendments or relief or such other relief that would meet the submitters concerns

DECISION SOUGHT

Any other consequential amendments or such other relief required to give effect to the submitters concerns.

I wish to be heard in support of my submission.

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LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence
Director

12 March 2014

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Contact person: Graeme Lawrence
Director