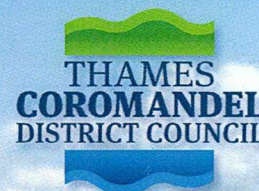


Proposed Thames-Coromandel District Plan



Submission Form

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

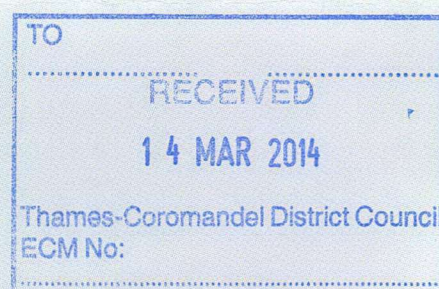
Your submission can be:

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) JUDITH ANNE COULDREY

or Organisation (if relevant) _____

Email Address judith.couldrey@xtra.co.nz

Postal Address 34 ORCHARD RD, HAHU, R.D.1.
WHITIANGA 3591

Phone no. (include area code) (07) 866 3250

Mobile no. 02 79167767

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

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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)

AREA OF INTEREST: PROPOSED Re-Zoning of land in Hahei basin
From Rural Zone to Rural Lifestyle Zone.

Sections referred: PART VIII - Zone Rules, Section 57 Rural Lifestyle Zone,
Planning Maps - Map 19^a Hahei Inset Map, PART VII - District wide Rules
Section 38 - Subdivision 38.6 Rules 9+10, 38.7 Table 2 N° 15.

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:

SEE ATTACHED.

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

Retained ☒ Deleted ☐ Amended ☐ as follows:

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 10/03/2014

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 3540
phone: 07 868 0200 | fax: 07 868 0234
customer.services@tcdc.govt.nz | www.tcdc.govt.nz



Submission on: TCDC Proposed District Plan Review 2014

Area of Interest: Proposed re-zoning of land in Hahei basin from Rural Zone to Rural Lifestyle Zone.

Sections referred:

- * Part V111 – Zone Rules
 - Section 57 - Rural Lifestyle Zone
 - Planning Maps – Map 19a – Hahei Inset Map
- * Part V11 – District Wide Rules
 - Section 38 – Subdivision
 - 38.6 Rules 9 & 10
 - 38.7 Table 2 Number 15

Submission:

I wish to support the proposed Re-zoning change of land adjacent to Coastal Village zone in Hahei basin.

The land under review for zoning change is identified as the lower Western slope and the floor of the Hahei basin. It is the gateway to both the beach settlement of Hahei and the internationally popular Cathedral Cove. As such it has considerable asset value.

In this instance the Lifestyle zoning would be appropriate as a natural transition from rural farmland to urban beach settlement.

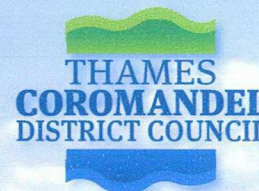
However because the land under review sits either side of the only route into the Hahei settlement care must be taken to ensure future development is sympathetic to the environment and lots created maintain high standards and landscaping details which would be reflective of Hahei's importance as a top tourist destination.

Important Criteria include:-

- * Lot size minimum: 2ha
- * All lots self-sufficient with water (potable) collected on site, modern wastewater systems installed and storm water collection in place where required.
- * Tree planting regime set in place to:-
 - A/ To soften the landscape from the intrusion of buildings.
 - B/ Give shelter to stock in those areas not already provided with shade.
 - C/ Add further wind buffer against the strong South Westerlies that funnel through the valley.

Judith Couldrey
34 Orchard Road
Hahei Beach

Proposed Thames-Coromandel District Plan



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Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)



Submitter Details

Full Name(s)	Peter Joughin Hawley	
or Organisation (if relevant)		
Email Address	peter@haheibeach.co.nz	
Postal Address	19 Hahei Beach Road R.D.1, Whitianga. 3591	
Phone no. <small>include area code</small>	07 8663272	Mobile no. 0274971090

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

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Map 19.4. Change of zoning of the rural land on Haher Beach Road south ~~west~~ west of Jackson Place, from Rural to Rural Lifestyle

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:

Once any subdivision is allowed the unique character of Haher Village will be destroyed.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

Rural zoning to be retained.

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 10.03.14.

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

b) does not relate to trade competition or the effects of trade competition.

n/a.
☐ Y ☐ N

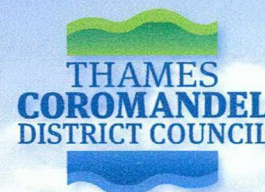
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Proposed Thames-Coromandel District Plan



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Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)



Submitter Details

Full Name(s) Ian Campbell Davidson + Margaret Joyce Davidson
or Organisation (if relevant) _____

Email Address mjdavidson43@gmail.com

Postal Address 27A ANSON AVE
Hamilton 3214

Phone no. 07-8555372
include area code

Mobile no. 0275247111

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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)

The specific provisions to which our submission relates, as laid out in the letter attached to this submission.

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:

Please refer to the accompanying letter which forms part of this submission.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

Please refer to the accompanying letter which forms part of this submission.

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 David M. Davidson Date 12.3.14

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

Trade Competition

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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 –

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RE: Letter in support of my Submission on the TCDC Proposed District Plan

Dear Mayor Leach and TCDC Councilors,

Our names are Ian and Margaret Davidson and we own a holiday house in 116B Pipi Road, Whangamata.

We oppose the various provisions for Visitor Accommodation throughout the Proposed Thames Coromandel District Plan ("Proposed Plan") as they relate to renting out of private dwellings/holiday homes.

There is no proven evidence that the consumption of local resources and the amenity effects on neighbours are any different with holiday rental holiday homes compared to properties used by their owner/family/friends.

The proposed changes will affect existing holiday home owners, as well as those that aspire to holiday home ownership in the Coromandel. In particular we believe the rules:

- Will decrease the income we receive from our holiday home – income we use to offset expenses such as rates and maintenance.**
- Could reduce the value of our property as holiday home ownership becomes less desirable in the Coromandel due to the limitations imposed on holiday rental.**
- Will mean less choice for tourists wishing to stay in the Coromandel, resulting in fewer visitors to the region, impacting on Coromandel businesses as result.**
- Will not change the amenity effects arising from holiday home usage on the Coromandel.**

We urge you to reconsider these rules in your Draft Annual Plan for 2013/2014 and look to implement a system more like that used by Queenstown Lakes District Council that provides allowance for holiday houses to better distinguish them from true commercial accommodation.

We seek the following decision from the Thames Coromandel District Council:

As Principal Relief

(i) Amend the definition of "Visitor Accommodation" in the Proposed Plan, such that the rental of holiday homes is specifically excluded from the definition.

Or, in the alternative, if the principal relief in (i) above is not accepted

(ii) Amend all references to the permitted activity conditions for Visitor Accommodation in the various zones throughout the Proposed Plan relating to "6 tariff-paid customers on-site at any one time" instead amending this to "12 tariff-paid customers on-site at any one time", and delete any condition requiring the activity to be undertaken within an existing dwelling, minor unit or accessory building.

And, in relation to both (i) and (ii) above

(iii) Any consequential amendments necessary as a result of the amendments to grant the relief sought above.

We look forward to your response.

Ian and Margaret Davidson
27A Anson Ave
Fairfield
Hamilton 3214

Ian Davidson

12/3/2014

Proposed Thames-Coromandel District Plan



Submission Form

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

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Online: www.tcdc.govt.nz/dpr
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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)		
or Organisation (if relevant)	WHANGAMATA REAL ESTATE LTD.	
Email Address	murray@whangamatarealstate.co.nz	
Postal Address	PO Box 105 WHANGAMATA.	
Phone no. <small>include area code</small>	07 865 8499	Mobile no. 021 950 4445

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

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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)

ATTACHED

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:

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

Retained ☐ Deleted ☒ Amended ☐ as follows:

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 12.3.2014

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

Trade Competition

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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:

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

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Submission on the Proposed Thames Coromandel District Plan
Under Clause 6 of the First Schedule to the Resource Management Act 1991

Our submission relates to the requirement of Holiday Homes requiring a Resource Consent if there are more than 6 people renting the property for a period of time.

1. Whangamata Real Estate Ltd **oppose** the various provisions for Visitor accommodation throughout the Proposed Thames Coromandel District Plan as they relate to renting out of private dwelling/ holiday homes
2. Our submission requires that the requirement of a Resource Consent for Holiday Homes be **deleted** from the Proposed District Plan.

General Comments for Opposing;

1. We question the motive, who is generating this? If it's the Motellers, what is their loss?
2. People seek to rent holiday properties because Motels have limited space and don't offer the opportunity for pets, tents or boat parking,
3. Rental of Holiday homes is by and large restricted to limited periods at "Xmas" and "Beach Hop" and don't effect Motels, Motor Camps or Hotels as they are already at full capacity.
4. Where is the evidence that properties allowing more than 6 people are causing issues? There are some 1100 properties available in Whangamata through the various agencies and the percentage that cause issues could be .5%.
Currently the TCDC have a Noise Control Officer and also the Police handle any serious matters.
5. "Beach Hop" and the "Xmas period" are two major earning opportunities for the town that has little employment, hence whole communities will be affected.
6. Implementing this as part of the District Plan will force many events such as family reunions and weddings [where families stay together] to be held outside the Coromandel Peninsula.
7. This will lead to some property owners complying and some not complying. The TCDC should not implement an illogical policy that encourages non-compliance and disregard for TCDC rules.
8. By introducing this policy it opens the TCDC to an expensive judicial review proceeding as found with the Freedom Camping bylaws.
9. I refer to an article in the Otago Daily Times on the 10th of March 2014 which states "Under the 2009 plan change, the Queenstown Lakes District Council required owners of such properties to register with the council and accept a rate increase of about 25%". One would question whether the TCDC are also moving towards a similar scenario.
10. Changes to the Rating Structure, District Plan rules and IRD taxation could lead to property owners selling their bachs and less people wanting purchase property on the Coromandel Peninsula.
11. Finally I refer to the TCDC own web site where it clearly states the District Plan needs "to be simpler, more user friendly and cut through unnecessary red tape to help economic development, while still protecting the qualities that make the Coromandel such a special place. It would appear that the proposed rules relating to visitor accommodation are not consistent with these objectives.

In conclusion, we administer beach rentals for a lot of beach house owners and know them better than most, and those who rent the beach houses. This rule change could have a wide-ranging effect on the beach communities of the Coromandel, impacting on employment and the general economy.

There appears to be little upside to the rule change, so we oppose it.

Murray Cleland
Principal
Whangamata Real Estate Ltd

Proposed Thames-Coromandel District Plan



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Submitter Details

Full Name(s)	Ian Bruce Patton	
or Organisation (if relevant)	Pattinson Holdings Ltd	
Email Address	ian@apw.net.nz	
Postal Address	Po Box 20 200 Hamilton	
Phone no. <small>include area code</small>	0274 934969	Mobile no.

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PRIVACY ACT 1993

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plan 34 D.

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)

NO 524 TA-RUA RO
SU 25 Wanganui.

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:

The Provision in the District Plan 1999
notes the commercial activity of the
and PUB on this side.

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

Retained ☒ Deleted ☐ Amended ☐ as follows:

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 Amelia Date 13/3/2014

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:

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b) does not relate to trade competition or the effects of trade competition. ☐ Y ☐ N

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Hello - we made inquiries
in 2004 with these "planners"
and this was the advice
we were given.

In reply please quote
Our Ref: 6359-01

RMS
SURVEYORS
Stewart Group Limited

604 Port Road PO Box 93
Whangamata
Tel 07 865 8993
Fax 07 865 8963
Freephone 0800 367 767

30 January 2007

This is A Flat piece
of land at the entrance
to a Town Street on
Commercial/Industrial land.
The site is limited as it has no
sewer or water But
this could be an opportunity
to accelerate these
services to other properties
in the area

Patinger Holdings Ltd
P O Box 122
HAMILTON

Attention: Ian Paton

RE: WHANGAMATA HOTEL SITE
524 TAIRUA ROAD (SH25), WHANGAMATA

Thank you for your instructions in respect of your development proposal for this site.

Following a meeting on the 9th January with Julie Shanks and the writer we confirm your intention to develop the site for:

- Low Cost Cabin Accommodation
- Motor Home Park
- Boat Storage Sheds

Overall the proposal is a non-complying activity in terms of the Thames Coromandel Proposed District Plan.

We discussed the various issues that needed to be addressed which included:

- Consultation with Transit NZ, adjoining owners and Iwi.
- Effluent Disposal, Stormwater Disposal and Water Supply
- Landscaping
- Noise
- Lighting
- Parking

As a first stage we have carried out a detailed topographical survey of the property. Copies of the plan are enclosed for your use.

As discussed you will prepare a draft of the layout and we will add this to the plan.

Once the development is finalised we can consult with Transit NZ and Iwi. We have had discussions with the Hauraki Maori Trust Board and confirm that the Iwi for the area is Ngati Whanaunga. We confirm that you wish to carry out the consultation with the neighbours. We can prepare the necessary description and consultation forms for their approval.

~~RMS~~

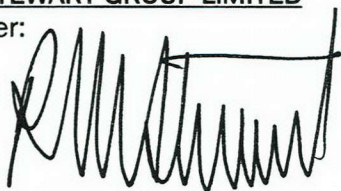
In due course the services of an Engineer, Landscape Architect and possibly a Traffic Engineer may need to be engaged if difficulties are encountered with Transit NZ. We understand you have copies of correspondence with Transit NZ for a previous development proposal for the property. We would be pleased to receive this information in due course.

We trust this brief summary is of assistance. We enclose our account for fees in respect of the matter to date and our Conditions of Engagement. Please sign one copy of the Engagement Form and return it to this office at your convenience.

Yours faithfully

STEWART GROUP LIMITED

per:

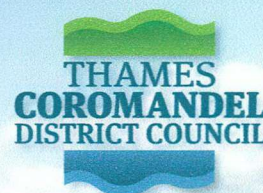
A handwritten signature in black ink, appearing to read 'R M Stewart', written over a horizontal line.

**R M STEWART
DIRECTOR**

rms:kp

E-mail: ross@rms-surveyors.co.nz

Proposed Thames-Coromandel District Plan



Submission Form

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

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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)

To CTS
Received
13 MAR 2014
Thames-Coromandel District Council
Coromandel
File No:.....

Submitter Details

Full Name(s)	Susan Lysaght		
or Organisation (if relevant)	Coromandel Accommodation Solutions Ltd		
Email Address	susan@coromandelaccommodation.co.nz		
Postal Address	265 Kapanga Rd. Coromandel.		
Phone no. <small>include area code</small>	07-8668803	Mobile no.	0274361729

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PRIVACY ACT 1993

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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)

The specific provisions to which our submission relates, as laid out in the letter attached to this submission.

Visitor Accommodation - Permitted Activity (a) No more than 6
tariff paying visitors

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:

Please refer to the accompanying letter which forms part of this submission.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

Please refer to the accompanying letter which forms part of this submission.

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 Shiraghi Date 11.03.2014

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

Trade Competition

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☒ Y ☐ N

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TCDC SUBMISSION-VISITOR ACCOMMODATION-PERMITTED ACTIVITY

I oppose the various provisions for Visitor Accommodation throughout the Proposed Thames Coromandel District Plan ("Proposed Plan") as they relate to renting out of private dwellings/holiday homes.

There is no proven evidence that the consumption of local resources and the amenity effects on neighbours are any different with holiday rental holiday homes compared to properties used by their owner/family/friends.

The proposed changes will affect existing holiday home owners, as well as those that aspire to holiday home ownership in the Coromandel. In particular I believe the rules:

- Will decrease the income holiday home owners receive – income most often used to offset expenses such as rates and maintenance.
- Could reduce the value of properties as holiday home ownership becomes less desirable in the Coromandel due to the limitations imposed on holiday rental. It could also bring on an influx of properties being placed on the sale market as many would struggle to cover the costs that are currently being covered by short term rentals.
- Will mean less choice for tourists wishing to stay in the Coromandel, resulting in fewer visitors to the region, impacting on Coromandel businesses as result. This is an industry I have worked in locally for over 18 years and we struggle to cater for holiday makers in the peak season so putting these restrictions in place will mean families, who are our main source of client, will simply go elsewhere.
- This will have a major effect on Coromandel Township reducing our visitor numbers therefore affecting local income all round and overall the town would suffer.

My understanding is that there are no complaints on file for the Coromandel Township area in regard to homes being over populated. We personally have not dealt with any noise complaints or neighbour complaints from holiday homes that we manage.

The Majority of bookings we handle for 6 or more people are for joint family holidays and the bigger houses we have on our books are set up for this purpose only and family bookings are encouraged for these properties. Applicants are carefully vetted before being accepted and if they do not fit the parameters then they do not proceed.

I understand that the Motel Association is encouraging this change. The people booking larger holiday homes would be highly unlikely to book out 1 or more units in a motel for their family stay so these properties are not "taking: the

business from the motels but catering for a completely different style of guest. The cost of booking a motel unit for more than 6 people would be prohibitive on an extended basis and most motels do not cater for families with private bbq areas, grounds for children's play, boat parking or provide the guests with the many extras that most private homes can do for families. I do not believe that these larger homes are disadvantaging the Motels in any way.

I urge you to reconsider these rules in your Draft Annual Plan for 2013/2014 and look to implement a system more like that used by Queenstown Lakes District Council that provides allowance for holiday houses to better distinguish them from true commercial accommodation.

I seek the following decision from the Thames Coromandel District Council:

As Principal Relief

(i) Amend the definition of "Visitor Accommodation" in the Proposed Plan, such that the rental of holiday homes is specifically excluded from the definition.

Or, in the alternative, if the principal relief in (i) above is not accepted

(ii) Amend all references to the permitted activity conditions for Visitor Accommodation in the various zones throughout the Proposed Plan relating to "6 tariff-paid customers on-site at any one time" instead amending this to "12 tariff-paid customers on-site at any one time", and delete any condition requiring the activity to be undertaken within an existing dwelling, minor unit or accessory building.

And, in relation to both (i) and (ii) above

(iii) Any consequential amendments necessary as a result of the amendments to grant the relief sought above.

Proposed Thames-Coromandel District Plan



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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)	Barry Ity not Titchmarsh	
or Organisation (if relevant)		
Email Address	barrann a xtra . CO. NZ	
Postal Address	102 Mercury View Matarangi	
Phone no. <small>include area code</small>	07 866 2867	Mobile no. 027 464 8584

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

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PRIVACY ACT 1993

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(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

SUBMISSION ATTACHED

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Signature of submitter [Signature] Date 12/1/2014

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

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Submission 1

The use of the Matarangi Structure Plan to manage activities within the area covered by the Structure Plan, and the inclusion of Hole 1 and Hole 2 of the Matarangi golf course within the Structure Plan, are supported.

Reason

The Structure Plan approach is the most appropriate technique to provide for future high quality development at Matarangi. Inclusion of Hole 1 and Hole 2 of the golf course in the Structure Plan will help ensure that the intentions of earlier subdivision consents at Matarangi can continue to be upheld. Relief

Sought

That the Matarangi Structure Plan continue as the principal technique for managing change and development at Matarangi and the area encompassing Hole 1 and 2 of the golf course (Lot 36 DPS 72837) be included within the boundary of the Structure Plan.

Submission 2

The Open Space zoning applied to the area encompassed by the Matarangi golf course is supported.

Reason

The zone gives effect to the intention of the proposed Matarangi Structure Plan, and to previous versions of the District Plan, to retain the area occupied by the golf course as structuring open space separating compartments of residential development.

Relief Sought

That the Open Space zoning over all land occupied by the Matarangi golf course be retained. The expectation arising from the Structure plan that golf course land would remain protected in perpetuity has historically established premium prices for lots adjoining such land, residents and ratepayers deserve to be protected from any variation to that intent.

Submission 3

The Purpose, Objectives. Policies and Rules of the Matarangi Structure Plan should be altered and expanded on to ensure:

- a. That better provision is made for dedicated walking routes, other than on roads
- b. That an appropriate width of reserve is provided between the Whangapoua Harbour edge and any future residential development.
- c. That any future subdivisions are clearly required to provide a ratio of 40% open space to 60% residential lots.
- d. That all open space areas within new subdivisions are either vested in the Council as reserve, or have a consent notice on their title that preserves public access to the open space in perpetuity.

Reason

The quantity and quality of open space provision that is evident in most of the early subdivision of Matarangi has not been provided with the more recent development that has occurred on the southern side of Matarangi Drive. To avoid this happening in future a more specific statement of purpose is required, and strong rules are required to ensure that appropriate open space is provided and that it is protected in perpetuity.

Relief Sought

(a) That the second paragraph under '27.3.2 Purpose' of the Draft Plan be deleted and replaced with the following wording:

New development will be based around Whangapoua Harbour with distinct neighbourhood cells defined by areas of open space. There will be enhancement of the natural character of the Whangapoua Harbour coastline, protection of the Coromandel Ranges visual backdrop and strong and dedicated pedestrian connections to the ocean, the harbour, the commercial centre, other neighbourhood cells and to create recreational opportunities.

(b) That the following new or replacement standards be included under a new heading 'Key Structural Elements' in Rule 4 (Subdivision in the Residential Zone) of the Matarangi Structure Plan.

(i) Residential lots are no closer than 40 metres from Mean High Water Spring (MHWS) or the Whangapoua Harbour boundary of the esplanade reserve vested in the Council, and any land between the residential lots and the existing Council reserve is vested as Council reserve; and

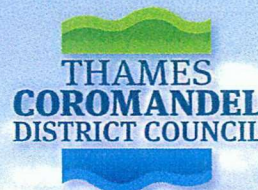
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(c) That the above three standards are governed by the following rule:
Subdivision in the Residential Zone that fails to meet any of the 'Key Structural Elements' standards is a non-complying activity.

(d) That Diagram A of the Matarangi Structure Plan be amended to show the direction of key pedestrian routes through land still to be developed, and that new Diagrams be prepared to demonstrate that these key pedestrian routes should be range between 10 and 15 metres in width and include a concrete path and an appropriate number and variety of trees

Proposed Thames-Coromandel District Plan



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Submitter Details

Full Name(s)	IAN GORDON PATRICK		
or Organisation (if relevant)			
Email Address	igdup@xtia.co.nz		
Postal Address	130 PUKA CRESCENT, MATARANGI RD 2 WHITIANGA 3592		
Phone no. <small>include area code</small>	07	8660751	Mobile no.

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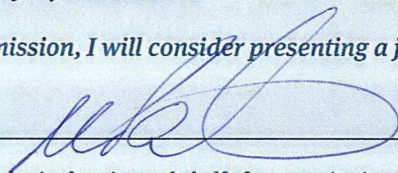
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Signature of submitter



Date

12/8/2014

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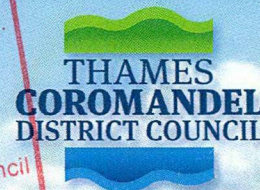
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Submitter Details

Full Name(s)	JUNE FRANCES BENNETT	
or Organisation (if relevant)		
Email Address	janbr@slingshot.co.nz	
Postal Address	8 PURIRI PLACE, WHITIANGA 3510	
Phone no. <small>(include area code)</small>	07 866-5996	Mobile no. 027 2788785

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① SECTION 29. BIODIVERSITY 29.1.

(2) SECTION 32 PART 11.1C CONSULTATION-
VISITOR ACCOMMODATION, PAGE 31

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Signature of submitter J. L. Bennett Date 13/3/14

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Attached submissions to the Proposed Thames Coromandel District Plan 12 March 2014

June Bennett, 8 Puriri Place, Whitianga 3510. Phone 07 866 5996

Section 29. Biodiversity:

29 1. I do not support a Resource Consent requirement for any clearing of vegetation on private farmland significant or otherwise.

I do not consider that any private farmland or lifestyle block should be visited by anyone which could add further costs for private land owners /farmers.

I would ask that this proposed rule and operative rule now be deleted from the District Plan.

Reason:

That there are enough significant areas under Conservation and QE 11 land already and it should be only these areas that require this kind of protection.

Comments: Many farmers already protect their areas of significant vegetation and native bush areas that they consider important. Further some farmers specifically grow Kanuka and Manuka for their own use as firewood or barbecues. Also how do you intend to protect all these areas from grazing cattle?

This is another example of "Nanny State" which is becoming all too relevant in this country.

I oppose this rule as a past farmer's daughter vehemently.

June Bennett

Section 32 Part 111 C. Consultation - Visitor accommodation. Page 31.

I support the Council staff proposed changes they are suggesting to the existing rules but would like to add that more changes are required.

Significantly their suggestion that a current rate policy for holiday homes are to be rated as "domestic" rather than "commercial" for the economic development activity.

Further changes that are required and the reasons are:

Those private home owners who need to supplement a low income by renting out a section of their private home while they are away on holiday should be able to do so without encumbrances or expensive Resource Consents.

For some private home owners this is the only way that they can afford to stay in their homes and pay their rates etc.

Further the exorbitant fees charged will do nothing to entice or encourage people to buy homes on the Coromandel, and this current rule of only family and non paying friends is already having a detrimental effect on real estate in this area.

I also support Council staff recommendation of a restriction of too many people staying on a site at once. I.e. over 7 should be questioned in one house at a time.

Thank you for your time to consider these submissions.

June Bennett

12 March 2014