

Yvonne Franklin

From: Karl Baldwin
Sent: Tuesday, 8 September 2015 12:13 p.m.
To: Daisy Ager
Subject: FW: Serenity Retreat, LUC 2013 184, 206A Silverstream Falls ROW

Regards,
Karl Baldwin
KTB Planning Consultants Ltd
021302268
www.ktbplanning.co.nz

From: Alan Hobcroft [<mailto:alanhobcroft@yahoo.com>]
Sent: Tuesday, 8 September 2015 10:14 a.m.
To: erin.berry@TCDC.govt.nz
Cc: Karl Baldwin <karl@ktbplanning.co.nz>; Andrea Lusby <andiehull@slingshot.co.nz>
Subject: Serenity Retreat, LUC 2013 184, 206A Silverstream Falls ROW

Sarah and Alan Hobcroft
Lot 19
129 Silverstream Falls ROW
PO Box 130 Tairua 3544
8th September 2015

LUC 2013 / 184 206A Silverstream Falls ROW

1. We are permanent residents of the block adjacent to the proposed traveler's accommodation and we are in support of the development. As are others who reside permanently at Silverstream. We note that all the Lot Owners that oppose these plans, are not resident at Silverstream, living as far afield as Auckland and Hamilton, and in other cases, America, Germany and Japan.

2. Visual;

We have clearings on our block, similar to the proposed clearings for the cabins, and building in recessive colours the cabins can blend into the bush so that they are invisible from 10m away, the manuka and kanuka regenerate quickly and grow to 5 -6 metre in just a few years, and landscaping will include plantings of natives, which will speed up the regenerative process.

3. Noise;

The bush in summer is a very noisy place, cicadas and crickets operate at very high decibels, and birdsong can be loud too. Neighbours can be disruptive, and already in the first 7 years at Silverstream we have had instances of antisocial behavior, loud arguments, screaming and shouting, inappropriate behavior at communal areas and the disturbance of loud music on occasion, any neighbours can cause disturbance if behavior is unregulated. This proposal will be well-run facility, operating within TCDC regulations and as such accountable for the behavior and conduct of its guests.

An impromptu sound test was conducted on 7th Sept, at approx. 5 o'clock in the afternoon. A chainsaw was used at the site of the prospective Reception Centre and we listened from our house site on Lot 19, and also from our shed site. No sounds were heard at all, we listened for 15

minutes and then text to find out when the chainsaw was starting. The test had already been completed and we were completely unaware. Our house is the closest to the venue.

4. Traffic and building works;

This is a new subdivision with 27 or more prospective house sites. There will be house building and construction works for a few years to come and any buyer would realize this. The roading is a good tar seal with a 20m buffer zone so that the road can be widened if and when necessary.

5. Coromandel

is a tourist destination and although there is a large number of seaside holiday units, there is an increasing demand for eco-tourism and spiritual retreats in this type of stunning natural regenerating bush setting. Overnight guests mean that more income is generated in the area as tourists are encouraged to make longer stays. There is spin-off income generation as tourists visit local restaurants and cafes and visitor attractions. It will also generate much needed local employment; there is already a thriving wedding business in the area, with small local firms and self-employed individuals creating bespoke wedding cakes, flowers, photos etc. as well as employment for hospitality workers and students looking for holiday jobs.

6. Kiwi;

There are kiwi on the subdivision, they are flourishing in large numbers in the Kiwi protection zone created by Whenuakite Kiwi Care group on the other side of SH25 and they are migrating as the numbers grow and they search for new territory. They can live quite happily amongst small developments such as this, as long as care is taken to identify nest areas before building commences, and that disruption is kept to a minimum at breeding times of the year. The subdivision employs a pest controller, and he is keen to set other trap lines to protect kiwi, this is more easily done in an area with small tracks and paths as is planned for this Venue.

The area of Lot 17 that the plans cover is not in covenant and can be used for rural type uses, on other blocks, the non QE11 Covenant areas are variously used for grazing stock, horticulture, orchards and beekeeping. None of these uses are commensurate with preserving kiwi habitat. This plan keeps all the regenerating bush, except for the small clearings, and therefore the majority of the kiwi habitat is preserved.

Regards

Sarah and Alan Hobcroft