



22 June 2018

PPL Ref: 180/055

Thames-Coromandel District Council  
C/ - KTB Planning Limited  
Attn: Christina Walker  
Email: [christina@ktbplanning.co.nz](mailto:christina@ktbplanning.co.nz)

Dear Christina

**Re: RMA/2018/203 – 418 Ocean Road, Whangamata**

As you will be aware the Council has engaged Planners Plus Limited to process the resource consent application for the 'Comprehensive Events' consent at 418 Ocean Road, Whangamata. The application was accepted for processing on 14 June 2018. I have not undertaken a site visit yet, but I know the area well.

The Act requires you to undertake one of the following options within 15 working days of the date of request:

- (a) Provide the requested information; or
- (b) Tell the consent authority in a written notice that the applicant agrees to provide the information and provide a date when this information will be received by Council; or
- (c) Tell the consent authority in a written notice that the applicant refuses to provide the information.

Please note that the statutory timeframes for processing your application will be put on hold until the further information requested has been received.

**Requested Further Information:**

Pursuant to Section 92 of the RMA 1991 the following information is requested in order to undertake a thorough assessment of your resource consent application:

- (i) Please refer to Section 2.3 (last paragraph) of the planning report. Can you please provide some clarification on this paragraph;
- (ii) In my opinion, figures 2 and 3 contained within the planning report should be provided at A3 (in colour) and to scale. Figure 3 within the noise report should

also be provided at A3 (in colour) and to scale. These plans are difficult to read and understand, especially if the application is to be publicly notified as requested;

- (iii) The proposal section confirms that 20 day time events and 7 night events per year are being applied for. In my opinion, the type of activities or examples of the activities likely to operate within the 20 day time and 7 night time events should be provided. This list or examples of events would provide more informed information for the public and the Commissioner to consider when making a decision on the application; and
- (iv) Although the application is not requesting existing use rights, in my opinion, it would be beneficial if greater detail of the history of events is provided. This should include the following:
  - All events held during a typical year;
  - Dates, times and attendance;
  - Area of reserve utilised for these previously held events; and
  - Whether in your professional planning perspective that some of these activities actually have existing use rights under the Operative or Transitional District Plan. In my opinion, this assessment of existing use rights, whether it can be adequately demonstrated or not, would provide a useful background assessment for the Commissioner to consider when making a decision.

The application has been written as if all property owners know what activities have previously occurred on-site and that may not be the case for current and new property owners to the area.

Notification Information:

Once all the further information requested above has been received the application will be publicly notified as requested.

If you have any questions, please call me.

Yours faithfully  
**Planners Plus Limited**

A handwritten signature in blue ink, appearing to read 'D. Lamason', with a horizontal line extending to the right.

David Lamason  
**Director**