

12.3.14.

To: THAMES COROMANDEL DISTRICT COUNCIL.

SUBMISSION ON BEHALF OF D.W. & J.M WRIGHT  
RATEPAYERS 62 PA RD, HAHEI.

ATTACHED : 5 PAGES

*J. Wright*

EMAIL david\_wright@xtra.co.nz.

LISA,

*NB*

HARD COPY TO REPLACE FAX SENT.

12.3.14.

THANKS.

*J. Wright*

TO
RECEIVED
19 MAR 2014
Thames-Coromandel District Council
ECM No:

**PROPOSED THAMES COROMANDEL DISTRICT COUNCIL DISTRICT PLAN****Submission on behalf of: ~~PJ & MA Mahoney~~ D.W. & J.M. WRIGHT****Ratepayers: ~~8 Florence Place, Hahei Beach~~  
62 PA RD,****Reference: Part 3C – Consultation**

From reading the proposed changes to the TCDC District Plan, it does appear that the drafters have either not considered or adequately reflected the views of the Hahei community as incorporated in the detailed submissions and report originally prepared and submitted to Council under the document:

*Hahei Community Plan*

*Draft 2005 to 2015*

The submissions as previously presented to Council at its behest, followed very exhaustive and detailed consultation with members of the Hahei Beach community. The results were incorporated in the plan submitted to Council. Essentially the opinion of the community at that time regarding future growth of the Hahei Village was the recommendation that: *the TCDC accept the plan as a positive step forward by the community in determining the destiny and future of Hahei. It was also suggested that the views incorporated in the community plan be incorporated in the Council's Strategic Plan.*

It is indeed unfortunate that the now proposed reviewed TCDC Plan does not appear to make specific reference to nor incorporate the recommendations as then presented to Council, with the emphasis of Council now apparently being on the blueprint and identification of the principal growth areas, namely: Thames, Coromandel township, Whitianga and Whangamata.

The current review of the District Plan does however incorporate some proposals for rezoning of part of the rural land on the western fringe of the Hahei Village area. This former rural zoned land is now to be considered as a "rural lifestyle" zone. However, without any specific details or disclosure, there appears to be no regard had to the obvious requirement for a comprehensive review to be undertaken by Council regarding *the need for sustainable infrastructure essential for preserving the existing amenity and in consideration of any future growth strategy for the Hahei Village area.*

The infrastructure issues which need to be identified and planned include:

(a) **Sewage/waste water disposal**

Acceptable sewage disposal for all existing properties and ratepayers, before any consideration is given for further land to be developed for residential purposes. Anecdotally, comments/suggestions have been made that the existing TCDC Treatment Plant in Pa Road has available capacity for further development. If there is currently excess capacity in this treatment plant, why is this not being utilised for the benefit of existing ratepayers, rather than the continuation of existing septic tanks and individual in ground sewage disposal systems?

(b) **Water reticulation**

Again, this is a critical infrastructural element which needs to be addressed, with as many as three or possibly four separate water supply systems operating in the village. Many of the rateable properties within the village area do not enjoy the advantages of a reticulated water supply and rely upon tank and roof fed supply which is not a satisfactory long term solution.

(c) **Stormwater disposal**

There appears to be no specific reference to Council's planning or intentions for appropriate stormwater disposal/run-off, particularly where this discharges into the Wigmore Stream and other smaller waterways. The lack of any coherent long term planning or implemented policy in this regard has given rise to major health issues in both the Wigmore Stream/Estuary as well as in the Tutaritari Reserve/Stream. These matters need to be clearly addressed in any planning for development within the Hahei Village urban area.

(d) **Parking for beach access**

It is well recognised by most residents and observant visitors, that there is a undersupply of available community parking for those wishing to utilise the beach and other amenities. This situation is notably evident with the shortage of parking for the multiple thousands of visitors over the summer period wishing to visit Cathedral Cove.

This shortfall will likely be further exacerbated if the suggested Council/Mayor's proposed coastal walkway project linking Hahei Beach with Hot Water Beach is pursued.

**(e) Beach resource**

The attractive Hahei Beach is an amenity which over a defined period in the summer months receives intensive use and provides much enjoyment to residents, visitors and in particular family groups. The beach however has over recent years become far more congested with concessionaires and licensed operators operating from the beach for various tourist related activities. This coupled with the growing number of tractors and motorised vehicles, particularly along the eastern end of the beach near the Wigmore Stream/Estuary, is now well at capacity with little or no further capacity in the event of further urban development.

Further, there is inadequate monitoring and policing by Council of vehicles which travel along the beach beyond the indicated Council signs at the foot of Wigmore steps. The demand for trailer and tractor parking could possibly be partially alleviated over the peak 4/5 week period by Council identifying and the public utilising some of the nearby reserves. However, this will need to be appropriately policed and monitored to ensure that residents can still enjoy the benefits of these vested reserves, particularly for young children and families and their recreational activities.

**Proposed rural lifestyle zoning**

The proposed District Plan identifies approximately 38.5 hectares or 96 acres of land, formerly zoned rural, adjoining the western fringe of the Hahei Village area now to be rezoned "rural/lifestyle". This land bisected by the Hahei Beach Road, together with the adjoining 8 acre allotment on the western corner of Hahei Beach Road, is apparently identified as an area suitable for low density subdivision down to a minimum of 2.0 hectares per allotment.

The proposed rules also provide that the two hectare allotments can with adoption of a structure plan and appropriate resource consent approvals be reduced further to a minimum of 600 square metre building site. The proposal as such: is to rezone this land based on the existing rules and create the opportunity for further intensive residential development without appropriate regard being given to provision of and addressing essential infrastructure elements as identified above. The long term potential of this land for future development under the proposed "rural lifestyle" zoning could well then provide up to a further 200 building allotments which will place further demand and constraints on the existing infrastructure services with particular impact on: sewage disposal/treatment, stormwater run-off, water supply, available parking within the

existing village area and future utilisation of the beach, particularly with additional tractors, boats and motorised transport.

### **Submission**

It is the writers' submission that:

- Any further intensive residential development within or adjoining the Hahei Village area should not proceed until Council has undertaken a comprehensive investigation and report on the essential infrastructure requirements for the existing and any planned future development.
- That the "*rural lifestyle*" zoning as proposed and rules associated therewith, are inappropriate and inconsistent with the inherent objectives of the District Plan to provide sustainable development in this location which will preserve and enhance the amenities of the locality as well as avoid development which is detrimental to both the environment and the attractiveness of the locality.

### **Proposed Structure Plan for incorporation in the proposed District Plan as submitted by owners/applicants of 38.5 hectares of the "*rural lifestyle*" land**

The suggestion of a draft Concept or Structure Plan being considered and incorporated as a part of the "*rural lifestyle*" zoning change, is in the submitters' view a totally inappropriate mechanism to be considered or adopted by Council when addressing the prospects for future development of land so zoned. The current proposal as suggested by the existing owners is in our respectful submission arguably an attempt to enhance the value of this land for the possible eventual sale to an independent third party who could in the same manner as the present owners then likely use the Structure Plan or Concept Plan as the base negotiating document for further potentially more intensive development.

It is therefore submitted that the "*rural lifestyle*" zoning as proposed should provide as a permitted use: subdivision to the stated minimum of 2.0 hectares but with any further or intensive development being the subject of a notified application where the community and affected property owners/ratepayers, will have the opportunity to consider the proposal in greater detail and make their respective submissions accordingly.

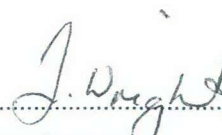
The scale and type of development for this "*rural lifestyle*" land should not be left to the discretion of planning officers and applicants based on a Council adopted Structure Plan, without due regard to the overall effect and impact on the existing Hahei Village

development and the opportunity for affected property owners/ratepayers to make appropriate submissions.

The Hahei Village with its special character and attractiveness should not be compromised and treated for future residential development in a manner similar to that which has taken place over recent years in nearby Cooks Beach and in other coastal locations such as Whangamata and Matarangi. The unique qualities of this special area of Hahei should be protected and any future development only undertaken with provision of sustainable supporting infrastructure.

  
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~~PJ Mahoney~~

D.W. WRIGHT

  
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~~MA Mahoney~~

J.M. WRIGHT

# 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](http://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](mailto: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, Whangumata or Whitianga)

### Submitter Details

Full Name(s)	CATHERINE CARLISLE HADLEY	
or Organisation (if relevant)	N/A	
Email Address	mickhadley@gmail.com	
Postal Address	45 BERKLEY AV HILLCREST HAMILTON	
Phone no. include area code	07 8567292	Mobile no. N/A

**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.



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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)

I OPPOSE THE VARIOUS PROVISIONS FOR VISITOR ACCOMMODATION AS THEY RELATE TO RENTING PRIVATE HOLIDAY HOMES & THE NUMBER OF GUESTS ALLOWED.

**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:**

THERE IS NO EVIDENCE (PROVEN OR OTHERWISE) THAT THE LOCAL RESOURCES OR AMENITIES WILL BE AFFECTED IN ANYWAY. NO CONSIDERATION HAS BEEN GIVEN TO LARGE FAMILIES.

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

Retained  Deleted  Amended  as follows:

AND AS ATTACHED PAGES 3 & 4

### 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 Oct 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.  Y  N

If you require further information about the Proposed District Plan please visit the Council website [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr)

THAMES-COROMANDEL DISTRICT COUNCIL  
Private Bag, 518 Macky Street, Thames 3740  
phone: 07 868 0200 | fax: 07 868 0242  
customer.services@tcdc.govt.nz | www.tcdc.govt.nz



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

Dear Mayor Leach and TCDC Councilors,

My name is Mrs C Hadley and I own a holiday house in Whangamata

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 I receive from my holiday home – income I use to offset expenses such as rates and maintenance.
- Could reduce the value of my 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.

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

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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.

I look forward to your response.



Name *C. HADLEY*

Address *45 BERKLEY AV HILLCREST HAMILTON*

*483*

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: *Del Cynthia Camero*

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.

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**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."

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**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 Policy 1a 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 75m<sup>2</sup> 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 SUBMISSION**

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




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

~~I/We wish to be heard in support of my submission.~~

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

I/we could not gain a trade advantage through this submission.



Signed

Date

12/3/14

Address for service of submitter:

11A Papahia St, Ponell, Auckland

Telephone:

021621771

Email:

del@rodel.co.nz

Contact person:

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