

Submission Summary by Plan Section

Category Name: Thames-Coromandel Proposed District Plan - November 2013

PART V - SPECIAL PURPOSE PROVISIONS

Submitter Number:	388	Submitter:	Amy Wilson-White - Brown & Company Planning Group Ltd
On behalf of:	Gusty Ltd		
ECM File Numbers:	3337031 ; 3337032		
Submission Point No:	388.3(Part V - new Site Development Plan/Structure Plan)	Category	PART V - SPECIAL PURPOSE PROVISIONS
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Oppose the removal of the "North Block" Structure Plan from the Operative District Plan.</p> <p>Decision Requested: Reinstate the "North Block" Structure Plan provisions provided for in Rule 347.5 of the Operative District Plan into a Structure Plan or Site Development Plan.</p>		

Submitter Number:	568	Submitter:	Ben and Donna Grubb
On behalf of:			
ECM File Numbers:	3336591 ; 3336590 ; 3336589 ; 3336588 ; 3336587 ; 3336586 ; 3336584 ; 3349405 ; 3336583		
Submission Point No:	568.22(Part V - All Operative Plan Structure Plans)	Category	PART V - SPECIAL PURPOSE PROVISIONS
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>The decisions to not include Structure Plans in the Proposed Plan have been made without public notification or consultation. Other situations where a non-inclusion could lead to opportunity for inappropriate development.</p> <p>Decision Requested: Include all Structure Plans of the Operative Plan into the Proposed Plan without change.</p>		

Submitter Number:	751	Submitter:	John Drummond
On behalf of:	Tairua Environment Society		
ECM File Numbers:	3338034 ; 3338035 ; 3338036		
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Submission Point No:	751.9(Part V - new structure plans)	Category	PART V - SPECIAL PURPOSE PROVISIONS
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Oppose the removal of existing Structure Plans from the District Plan.		
	Decision Requested: Retain all existing Structure Plans, in particular: Tairua Marina, Reichmuth – Pumpkin Hill, Hot Water Beach.		
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Submitter Number:	912	Submitter:	Renee Annan
On behalf of:	Coromandel Watchdog of Hauraki Inc		
ECM File Numbers:	3343201		
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Submission Point No:	912.3(Part V Special Purpose Provisions)	Category	PART V - SPECIAL PURPOSE PROVISIONS
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Strengthen provisions in Part V to enhance public notification requirements, amenity compensation requirements, limits on hours of operation, restrictions on vehicle movements, restrictions on tailings storage, provisions for rehabilitation plans as these apply to mining activities except quarrying.		
	Decision Requested: Strengthen provisions in Part V to enhance public notification requirements, amenity compensation requirements, limits on hours of operation, restrictions on vehicle movements, restrictions on tailings storage, provisions for rehabilitation plans as these apply to mining activities except quarrying.		
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Category Name: PART V - SPECIAL PURPOSE PROVISIONS

Section 25 - Site Development Plans

Submitter Number:	159	Submitter:	Brian Pye
On behalf of:			
ECM File Numbers:	3330334		
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Submission Point No:	159.1(Section 25 - Site Development Plans)	Category	Section 25 - Site Development Plans
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports the inclusion of site development plans and proposes an additional site development plan for Hot Water Beach site in 25.1.4 'Site Development Plan Index'.		
	Decision Requested: Include Hot Developments consented subdivision for 20 lots at Hot Water Beach Road, Hot Water Beach as a site development plan.		
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Submitter Number:	269	Submitter:	Donald Sangster
On behalf of:	Pohutukawa Slopes Ltd		
ECM File Numbers:	3333804 ; 3333811 ; 3333809 ; 3333808 ; 3333807		
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Submission Point No:	269.2(Section 25 Site Development Plans)	Category	Section 25 - Site Development Plans
Support/Oppose/Neutral:	Neutral		
Submission Summary:	Seeks inclusion of a new site development plan '42 Ocean Beach Road Site' in Section 25 (Lot 1 DP 3886622 on Planning Map 24 D) covering 13.2 ha of land including creation of Coastal Living Zone, Coastal Environment, Outstanding Landscape Overlay, Natural Character Overlay areas.		
	Decision Requested: Amend Section 25 to include a new site development plan '42 Ocean Beach Road Site' (refer to the original submission for details).		
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Submitter Number: 397
On behalf of: Thames-Coromandel District Council
ECM File Numbers: [3337663](#); [3337643](#); [3344601](#); [3344635](#); [3344662](#); [3344670](#); [3376232](#); [3348161](#); [334](#)

Submission Point No: 397.31(Section 25.1.1 - Para 1 Sentence 1)
Support/Oppose/Neutral: Support
Submission Summary: Seeks further explicit explanation that Site Development Plans are not meant to be used on
Decision Requested: Amend Section 25.1.1 Para 1 Sentence 1 to read: "Site Development Plans are not meant to be used on a particular parcel or area of land."

Submitter Number: 515 **Submitter:** Katherine Piper
On behalf of:
ECM File Numbers: [3335142](#)

Submission Point No: 515.4(Section 25.5.3 Rule 1 Subdivision) **Category:** Section 25 - Site Development Plans

Support/Oppose/Neutral: Support

Submission Summary: Supports the subdivision rule in the Cooks Beach Expansion Site Development Plan but has concerns regarding stormwater management and yard requirements adjoining the Purangi Estuary esplanade.

Decision Requested: Amend Rule 1 to: 1) provide better clarity about the details/contents/purpose of the stormwater management plan focussing on stormwater quality, quantity and rate of discharge; and mechanisms to ensure the ongoing management and maintenance of stormwater treatment system. Clarify:1) What information the Landscape Management Plan should contain, what it should achieve and who should prepare it. Include criteria for assessment in the Plan.2) Whether the Landscape Management Plan and/or required yard are intended to relate to the Coastal Environment Overlay.

Submission Point No:	515.5(Section 25.5.2 Purpose)	Category	Section 25 - Site Development Plans
Support/Oppose/Neutral:	Support		
Submission Summary:	<p>Supports the general intent of the site development plan to restrict vehicular access onto Purangi Road as a result of subdivision.</p> <p>Decision Requested: Amend the site development plan to ensure that it clearly articulates the expected final road layouts and how the configuration of the parking area and any roads to Purangi Landing Road will continue to provide parking for residents on each side of the Purangi River.</p>		

Submitter Number:	568	Submitter:	Ben and Donna Grubb
On behalf of:			
ECM File Numbers:	3336591 ; 3336590 ; 3336589 ; 3336588 ; 3336587 ; 3336586 ; 3336584 ; 3349405 ; 3336583		

Submission Point No:	568.21(New Site Development Plan - 47 Pumpkin Hill Road)	Category	Section 25 - Site Development Plans
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Oppose removal of the current District Plan's Structure Plan 346.3 over 47 Pumpkin Hill Road without the constraints on subdivision being retained.</p> <p>Decision Requested: Either – The Structure Plan for Lot 1 DPS 17790 is included in the Proposed Plan and in the same format as it is in the Operative Plan.Or – Zoning of Lot 1 DPS 17790 is changed to Rural. Or – Structure Plan is included in Proposed Plan and Zoning is changed to Rural.</p>		

Submitter Number:	648	Submitter:	Bob Renton
On behalf of:	Tairua-Pauanui Community Board		

ECM File Numbers: [3337618](#)

Submission Point No: 648.17(Section 25.3 Sailors Grave Site Development Plan) **Category** Section 25 - Site Development Plans

Support/Oppose/Neutral: Support

Submission Summary: Supports the Sailors Grave Site Development Plan (Map 24C).

Decision Requested: Retain the Sailors Grave Site Development Plan (Map 24C).

Submitter Number: 752 **Submitter:** Graeme Lawrence - Lawrence Cross and Chapman

On behalf of: Kaimarama Trust Ltd

ECM File Numbers: [3338046](#)

Submission Point No: 752.7(Section 25 - new site development plan) **Category** Section 25 - Site Development Plans

Support/Oppose/Neutral:

Submission Summary: In the alternative to all the other submission points in submission #752, a Site Development Plan.

Decision Requested: Insert a Site Development Plan as per Kaimarama Trust Ltd written submission dated 25 January 2012 to the Council on the Draft District Plan.

Submitter Number: 817 **Submitter:** Liane Ngamane

On behalf of: Ngati Tamatera

ECM File Numbers: [3342046](#); [3342045](#)

Submission Point No: 817.14(Section 25 - Site Development Plans) **Category** Section 25 - Site Development Plans

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 25 noting that site development plans should enable development on Maori land and treaty settlement land.

Decision Requested: Amend Section 25 to enable development including cultural activities on Maori land and treaty settlement land through special purpose provisions.

Submitter Number: 891

Submitter: Christopher Errol Turner

On behalf of:

ECM File Numbers: [3342948](#)

Submission Point No: 891.1(Section 25) **Category** Section 25 - Site Development Plans

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose Section 25.

Decision Requested: Delete Section 25.

Category Name: Section 25 - Site Development Plans

15 Wharekaho Road Site Development Plan

Submitter Number:	1190	Submitter:	Melissa Slatter - Beca Limited
On behalf of:	Wharekaho 2013 Limited		
ECM File Numbers:	3367900		
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Submission Point No:	1190.2(25.2 - 15 Wharekaho Road Site Development Plan)	Category	Section 25 - Site Development Plans - Wharekaho Road Site Development Plan
Support/Oppose/Neutral:			
Submission Summary:	<p>The provisions of the Operative District Plan (being the provisions that were adopted as the outcome of the private plan change) are very clear in their intent, designed to enable efficient residential development of the site, including associated site preparation works whilst giving Council the ability to ensure that mitigation measures can be appropriately applied.</p> <p>Decision Requested: Subdivision of the site in accordance with the requirements of the structure plan be a restricted discretionary activity; and associated development works be a restricted discretionary activity; and development of the subdivided lots be in accordance with section 344.9.5 of the Operative District Plan; (Refer to original submission for specific wording)</p>		
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Submitter Number:	787	Submitter:	Jenni Fitzgerald
On behalf of:	New Zealand Transport Agency		
ECM File Numbers:	3338388 ; 3338389 ; 3338390		
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Submission Point No:	787.18(Section 25.2 Wharekaho Road Site Development Plan)	Category	Section 25 - Site Development Plans - Wharekaho Road Site Development Plan
Support/Oppose/Neutral:	Support		

Submission Summary: Supports Section 25.2 and requests inclusion of Diagram 344.9 'Visibility Splays and Proposed Access' from the Operative District Plan and include additional assessment matter into Rule 2.

Decision Requested: Include Diagram 344.9 'Visibility Splays and Proposed Access' from the Operative District Plan. Amend Rule 2 to include additional assessment criterion that acknowledges the safety and efficiency of the state highway as per written submission.

Category Name: Section 25 - Site Development - 112 Sailors Grave Road Site Development Plan

Submitter Number: 568 **Submitter:** Ben and Donna Grubb

On behalf of:

ECM File Numbers: [3336591](#); [3336590](#); [3336589](#); [3336588](#); [3336587](#); [3336586](#); [3336584](#); [3349405](#); [3336583](#)

Submission Point No: 568.2 **Category** Section 25 - Site Development Plans - 112 Sailors Grave Road Site Development Plan

Support/Oppose/Neutral:

Submission Summary: I submit that the Site Development Plan line of the Satoma block (Lot 4 DP345000) be extended to include the adjacent Reichmuth block (Lot 1 DP 17790).

Decision Requested: Extend 112 Sailors Grave Road Site Development Plan to include adjacent Reichmuth block (Lot 1 DP 17790).

Submission Point No: 568.20(Section 25.3) **Category** Section 25 - Site Development Plans - 112 Sailors Grave Road Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Support 112 Sailors Grave Road Site Development Plan, with two minor changes to propose and emphasise the intent and purpose of the Plan.

Decision Requested: In Section 25:1. Rule 2.1(e): Insert "all" before "accessory buildings".2. Rule 2.1(f): Change the title of the management plan to "Ecological Restoration and Landscape Management Plan".

Category Name: Section 25 - Site Development Plans

Cooks Beach Expansion Site Development Plan

Submitter Number: 131 **Submitter:** Paul Kelly

On behalf of: Mercury Bay Community Board

ECM File Numbers: [3329109](#)

Submission Point No: 131.13(Section 25.5 - Rule 1) **Category** Section 25 - Site Development Plans - Cooks Beach Expansion Site Development Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose the site development plan unless a comprehensive storm water management plan that ensures no additional effects on the storm water network and Cooks Beach stream is developed.

Decision Requested: Add rules to:1) Require a comprehensive stormwater management plan for the site (or zone) that ensures no additional stormwater effects on the Cooks Beach Stream.2) Require the direction of any stormwater (not contained on site) into the Purangi Estuary (with suitable pre-treatment) not the Cooks Beach stream.

Submitter Number: 397

On behalf of: Thames-Coromandel District Council

ECM File Numbers: [3337663](#); [3337643](#); [3344601](#); [3344635](#); [3344662](#); [3344670](#); [3376232](#); [3348161](#); [334](#)

Submission Point No: 397.32(Section 25.5.3 - New Rules 1.1A and 1.1B)

Support/Oppose/Neutral: Support

Submission Summary: Seeks addition of new Rule to Section 25.5 to make subdivision a restricted discretionary

Decision Requested: Add new Rule to Section 25.5: 1A. Subdivision that would be a res
a) The minimum average lot area for all lots is 800 m²; and
b) The land has not been the subject of previous subdivision under Rule 1, except as prov
c) A lot may be subdivided in two or more stages, provided that in conjunction with the ap
Section 38 Tables 2 and 3 and Section 25.5.3 Rule 1.1 a) - i) (the design of future subdivi
1.1B If a subdivision consent is granted under Rule 1.1A, the Council will impose a conse

Submitter Number: 422 **Submitter:** Amy Wilson-White - Brown & Company Planning Group

On behalf of: Longreach Developments Ltd

ECM File Numbers: [3338060](#); [3338061](#)

Submission Point No: 422.1(Section 25.5 - Rule 1.1) **Category** Section 25 - Site Development Plans - Cooks Beach Expansion Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 25.5 Rule 1.1 subject to subdivision being a controlled activity within the Site Development Plan.

Decision Requested: Modify Rule 1.1 as shown in strikeout and addition: "1. Subdivision that is a controlled activity in Section 38 Subdivision retains its activity status; ..."

Submission Point No: 422.10(Section 25.5 - zone and overlay description) **Category** Section 25 - Site Development Plans - Cooks Beach Expansion Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Delete the "Natural Character Overlay" and "Amenity Landscape Overlay" as they do not apply to the Cooks Beach Expansion Site Development Plan area.

Decision Requested: Delete the "Natural Character Overlay" and "Amenity Landscape Overlay" from the zone and overlay description at the beginning of Section 25.5 The Cooks Beach Expansion Site Development Plan.

Submission Point No: 422.2(Section 25.5 - Rule 1.1 d)) **Category** Section 25 - Site Development Plans - Cooks Beach Expansion Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Support Section 25.5 Rule 1.1 d) with amendments to ensure that the specific works required by the rule can be addressed in stages.

Decision Requested: Modify Rule 1.1 as shown: "(d) A Landscape Management Plan is included with any subdivision application which includes land adjoining or containing any part of the 20m Esplanade Reserve shown on the Site Development Plan. The Landscape Management Plan must specify the areas, numbers and plant species to be established within that part of the Purangi Estuary esplanade reserve, and must include monitoring and management in the form of a covenant of or other etc....; and"

Submission Point No: 422.3(Section 25.5 - Rule 1.1 e)) **Category** Section 25 - Site Development Plans - Cooks Beach Expansion Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 25.5 Rule 1.1 e) with amendments to ensure that the specific works required by the rule can be addressed in stages.

Decision Requested: Modify Rule 1.1 e) as shown: "(e) The relevant part of Purangi Estuary esplanade reserve is fully planted and landscaped by the developer in accordance with the Landscape Management Plan prior to approval under section 224 RMA for the stage of the subdivision that adjoins that part of the Purangi Estuary esplanade reserve; and..."

Submission Point No: 422.4(Section 25.5 - Rule 1.1 f)) **Category** Section 25 - Site Development Plans - Cooks Beach Expansion Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 25.5 Rule 1.1 f) with amendments to ensure that the specific works required by the rule can be addressed in stages.

Decision Requested: Amend Rule 1.1 f) as shown: "(f) A comprehensive stormwater management plan is included with any subdivision application, which includes adequate land to enable stormwater to be managed on the land being subdivided so that it will eventually connect to the Stormwater Overflow Area running through the land subject to shown on the Site Development Plan; and ..." (Refer to original submission for specific wording)

Submission Point No:	422.5 (Section 25.5 - Rule 1.1 g))	Category	Section 25 - Site Development Plans - Cooks Beach Expansion Site Development Plan
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Support/Oppose/Neutral: Support

Submission Summary: Supports Section 25.5 Rule 1.1 g) with amendments to ensure that the specific works required by the rule can be addressed in stages.

Decision Requested: Amend Rule 1.1 g) as shown: "(g) The comprehensive stormwater management plan is fully implemented in respect of the land contained within an approved subdivision plan by the developer prior to approval under section 224 RMA; and..." (Refer to original submission for specific wording)

Submission Point No:	422.6 (Section 25.5 - Rule 1.1 h))	Category	Section 25 - Site Development Plans - Cooks Beach Expansion Site Development Plan
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Support/Oppose/Neutral: Support

Submission Summary: Support Rule 1.1 h) with amendments to ensure that the specific works required by the rule can be addressed in stages.

Decision Requested: Amend Rule 1.1 h) as shown: "(h) Any application for subdivision of land adjoining Purangi Road shall include a road reserve at least 10m wide fronting Purangi Road is to be vested in the Council that includes a walkway, cycle track, and a visual and noise attenuation buffer and plantation strip to be fully established by the developer prior to approval under section 224 RMA; and"

Submission Point No:	422.7 (Section 25.5 - Rule 1.2)	Category	Section 25 - Site Development Plans - Cooks
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Support/Oppose/Neutral: Support

Submission Summary: Supports Section 25.5 Rule 1.2 in general but suggests subdivision within the Site Development Plan be a controlled activity.

Decision Requested: Amend Rule 1.2 to relate it to being a controlled activity (see original submission for specific wording).

Submission Point No:	422.8(Section 25.5 - Table 2 title and new matter)	Category	Section 25 - Site Development Plans - Cooks Beach Expansion Site Development Plan
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Support/Oppose/Neutral: Support

Submission Summary: Supports matters in Table 2 and suggests they should be applied to controlled, not restricted discretionary subdivision consents. Also seeks a matter for 'commercial sites' to be included.

Decision Requested: Amend Table 2 heading by replacing "restricted discretionary" with "controlled. Add: "Matter 6: Commercial sites a) The location, number, size, and dimensions of commercial sites"

Submission Point No:	422.9(Section 25.5 - Rule 1.3)	Category	Section 25 - Site Development Plans - Cooks Beach Expansion Site Development Plan
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Support/Oppose/Neutral: Support

Submission Summary: Support the subdivision catch-all rule (1.3) but change the activity status from non-complying to discretionary.

Decision Requested: Amend Rule 1.3 by replacing "non-complying" with "discretionary".

Category Name: Section 25 - Site Development Plans

Coromandel Business Park Site Development Plan

Submitter Number: 787 **Submitter:** Jenni Fitzgerald

On behalf of: New Zealand Transport Agency

ECM File Numbers: [3338388](#); [3338389](#); [3338390](#)

Submission Point No: 787.19(Section 25.6 Coromandel Business Park Site Development Plan) **Category** Section 25 - Site Development Plans - Coromandel Business Park Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 25.6 and requests amendments to Table 2.3 to enable consideration of alignment of development with NZTA comments and/or approval.

Decision Requested: Retain Sections 25.6.2 c) and e) , Rule 1.1, Rule 2, Table 1.2 Rooding and vehicle access as notified. Amend Table 2.3 Rooding.(Refer to original submission for specific wording)

Category Name: Section 25 - Site Development Plans

Hahei Holiday Resort Site Development Plan

Submitter Number:	24	Submitter:	Patricia M Hishon
On behalf of:			
ECM File Numbers:	3304940 ; 3304941		
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Submission Point No:	24.14(Section 25.7 - Hahei Holiday Resort Site Development Plan)	Category	Section 25 - Site Development Plans - Hahei Holiday Resort Site Development Plan
Support/Oppose/Neutral:	Support		
Submission Summary:	Support in part. There looks to have been a loss of information in the translation of the maps and diagrams to this Plan.		
	Decision Requested: Amend Rule 25.7 to include Diagrams C and D of Rule 344.8 of the operative plan and to include the schedule of important trees and groups of trees; and show all current building positions.		
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Submission Point No:	24.16(Hahei Holiday Resort Site Development Plan Rule 1)	Category	Section 25 - Site Development Plans - Hahei Holiday Resort Site Development Plan
Support/Oppose/Neutral:			
Submission Summary:	Rule 1 only provides for a single amenity building the resort actually needs more than one amenity building in an area.		
	Decision Requested:		
	Amend rule 25.7.1 to show the plural word "amenity buildings" instead of the singular "amenity building".		
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Submitter Number:	411	Submitter:	Ian Johnson - Environmental Management Services Ltd
On behalf of:	Hahei Holidays Ltd		

ECM File Numbers: [3336459](#)

Submission Point No: 411.10(Section 25.7 - Rule 2) **Category** Section 25 - Site Development Plans - Hahei Holiday Resort Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Support Rule 2 with amendments to clarify that works on non-specified trees are permitted. Also to provide for proposals that don't meet standards to be restricted discretionary without public or limited notification and with assessment criteria relating to the standards.

Decision Requested:

1. Amend Rule 2.2 to read: "Emergency works that are not permitted under Rule 2.1 are a restricted discretionary activity."2. Include additional rules for Council to restrict its discretion to and for any emergency works; and for notification.(Refer to original submission for specific wording)

Submission Point No: 411.11(Section 25.7 - Rule 3) **Category** Section 25 - Site Development Plans - Hahei Holiday Resort Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Support with amendments to clarify that any works affecting non-specified trees are permitted. Also activities that do not meet standards should be a restricted discretionary activity with no public or limited notification and assessment criteria relating to the standards.

Decision Requested: 1. Amend Rule 3.2 so "Trimming and maintenance of trees that is not permitted under Rule 3.1 is a restricted discretionary activity."2. Add rules for the to Council restrict its discretion to and tree trimming and maintenance works; and notification of resource consents(Refer to original submission for specific wording)

Submission Point No: 411.12(Section 25.7 - Rule 4) **Category** Section 25 - Site Development Plans - Hahei Holiday Resort Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Support Rule 4.

Decision Requested: Retain Rule 4.

Submission Point No: 411.13(Section 25.7 - Rule 5) **Category** Section 25 - Site Development Plans - Hahei Holiday Resort Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Support Rule 5.

Decision Requested: Retain Rule 5.

Submission Point No: 411.14(Section 25.7 - Rule 6) **Category** Section 25 - Site Development Plans - Hahei Holiday Resort Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Support Rule 6

Decision Requested: Retain Rule 6.

Submission Point No: 411.15(Section 25.7 - Rule 7) **Category** Section 25 - Site Development Plans - Hahei Holiday Resort Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Support Rule 7

Decision Requested: Retain Rule 7

Submission Point No:	411.16(Section 25.7 - Table 1)	Category	Section 25 - Site Development Plans - Hahei Holiday Resort Site Development Plan
Support/Oppose/Neutral:	Support		
Submission Summary:	Support Table 1 with an added advisory note to clarify that the 6 m setback is more flexible than the Zone standard. Decision Requested: Amend Table 1 Item 6 to include the following advisory note: " <u>Note: this standard prevails over the requirements of Rule 41.9, Table 5, item 2.</u> "		
Submission Point No:	411.17(Section 25.7 - Table 2)	Category	Section 25 - Site Development Plans - Hahei Holiday Resort Site Development Plan
Support/Oppose/Neutral:	Support		
Submission Summary:	Support, with removal of matters that are not needed for management of hospitality activities. Decision Requested: Amend Table 2 to delete items 2, 5 and 7.		
Submission Point No:	411.18(Section 25.7 - Table 3)	Category	Section 25 - Site Development Plans - Hahei Holiday Resort Site Development Plan
Support/Oppose/Neutral:	Support		
Submission Summary:	Support Table 3 with a clarification that criterion 2 c) would only apply in relation to a failure to comply with standards 9 or 11 of Table 1. This is relevant to both Rule 4.4 and Rule 6.2. Decision Requested: Amend Table 3.2 c) to read: " <u>Where a proposal is otherwise a permitted or controlled activity but fails to comply with standards 9 or 11 of Table 1, whether traffic safety and efficiency of the road network will be compromised.</u> "		
Submission Point No:	411.19(Section 25.7 - Diagram A)	Category	Section 25 - Site Development Plans - Hahei

Support/Oppose/Neutral: Support

Submission Summary: Support Diagram A but amend it to regain clarity and critical tree information requirements, building setbacks, and car parking positioning and dimensions.

Decision Requested: Include Diagrams C and D of Rule 344.8 of the Operative Plan, and include the schedule of important trees and groups of trees attached to this submission.

Submission Point No: 411.7(Section 25.7.1) **Category** Section 25 - Site Development Plans - Hahei Holiday Resort Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Support with amendments to explain that the Resort is also subject to Coastal Living Zone provisions.

Decision Requested: Add the following to Section 25.7.1: "The Site Development Plan provides exceptions to the policies and rules applying to the underlying zone and takes precedence over those provisions. Where no specific provision is made within the Site Development Plan, the requirements of the underlying Zone apply."

Submission Point No: 411.8(Section 25.7.2) **Category** Section 25 - Site Development Plans - Hahei Holiday Resort Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Support this framework and context for the Site Development Plan provisions.

Decision Requested: Retain Section 25.7.2.

Submission Point No: 411.9(Section 25.7 - Rule 1) **Category** Section 25 - Site Development Plans - Hahei Holiday Resort Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Support, except for the need to provide for multiple amenity buildings, and to change Council's restricted discretionary matters to a matter that specifically relates to the activities in this Rule.

Decision Requested: 1. Replace "amenity building" with "amenity buildings".2. Amend Rule 1.3 to read: "The Council restricts its discretion to the management of the effects of not meeting the specific standard."

Category Name: Section 25 - Site Development Plans

Otama Campground Site Development Plan

Submitter Number: 298 **Submitter:** Dean Glen
On behalf of: Dean Glen, Claire Elliot, Sol Glen, Roy Glen and Black Jack Farms
ECM File Numbers: [3334658](#); [3334659](#)

Submission Point No: 298.58(25.8 - Otama Campground Site Development Plan) **Category** Section 25 - Site Development Plans - Otama Campground Site Development Plan

Support/Oppose/Neutral: Support

Submission Summary: Supports the Purpose, Rules, Definitions and Diagram A for the Otama Campground Site Development Plan; Notes that Rule 25.8.1 “User information” needs further clarification.

Decision Requested: Retain and make no changes to the: Purpose (25.8.2); Rules (25.8.3); Definitions; and Diagram A of the Otama Camping Ground Site Development Plan;

Clarify the User Information (25.8.1) as follows:
“All development of the campground and camping activities only within the Site Development Plan area must be in accordance with the purpose and rules of the Site Development Plan and be in general accordance with the Site Development Plan diagrams. The purpose of the Site Development Plan sets the policy framework for development of the ~~camping ground and~~ camping activities only within the Site Development Plan area and will be used when assessing ~~all~~ applications for resource consent for camping ground activities”

Category Name: Section 25 - Site Development Plans

Part Manaia 6 Block Site Development Plan

Submitter Number: 787 **Submitter:** Jenni Fitzgerald

On behalf of: New Zealand Transport Agency

ECM File Numbers: [3338388](#); [3338389](#); [3338390](#)

Submission Point No:	787.20(Section 25.9 Part Manaia 6 Block Site Development Plan)	Category	Section 25 - Site Development Plans - Part Manaia 6 Block Site Development Plan
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Support/Oppose/Neutral: Support

Submission Summary: Supports Section 25.9 and seeks amendments to restrict access from the development site to be taken from the local road rather than from State Highway 25 and introduction of a new Matter of discretion 'Access from a Local Road'.

Decision Requested: Seeks amendments to restrict access from the development site to be taken from the local road rather than from State Highway 25 and introduction of a new Matter of discretion 'Access from a Local Road'.(Refer to original submission for specific wording)

Category Name: PART V - SPECIAL PURPOSE PROVISIONS

Section 26 - Site Specific Activities

Submitter Number:	131	Submitter:	Paul Kelly
On behalf of:	Mercury Bay Community Board		
ECM File Numbers:	3329109		
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Submission Point No:	131.4(Section 26 - Tables 1 and 3)	Category	Section 26 - Site Specific Activities
Support/Oppose/Neutral:	Support		
Submission Summary:	<p>Support for general relaxation of noise standards across the District, but need further relaxation of noise standards for Council-owned community facilities to allow for reasonable community use.</p> <p>Decision Requested: Amend Table 3 - Community Hall to include: Coroglen Hall, Hahei Community Centre, Cooks Beach Community Centre, Kuaotunu Hall. Increase the permitted maximum noise level from 40 dBL 107 to 55 dBL 107 (day and night) and allow a finish time of 11 pm rather than 10 pm Increase the permitted noise levels for all Council-owned community facilities/halls, but as a minimum increase the permitted noise levels for all Council-owned hall facilities in the Mercury Bay area.</p>		
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Submitter Number:	225	Submitter:	Tracey Lamason - Planners Plus
On behalf of:	Lukas Reilly		
ECM File Numbers:	3331831 ; 3331833		
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Submission Point No:	225.1(Section 26.4 - Site Specific Activities - Table 1 - SSA35 (Map 13C Overlays))	Category	Section 26 - Site Specific Activities
Support/Oppose/Neutral:			
Submission Summary:	<p>Seeks an amendment to SSA35 to include all three sites where commercial activities operate.</p> <p>Decision Requested: Amend Section 26.4 Table 1 SSA35 and Map 13C</p>		

Overlays to include 16, 18 and 20 Black Jack Road, Kuaotunu within the area identified as a site specific activity with the description of activities extended (details provided).

Submission Point No:	225.4(Section 26.7 - Site Specific Activities - Standards)	Category	Section 26 - Site Specific Activities
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Support/Oppose/Neutral:

Submission Summary: Suggests that the underlying zone standards for noise levels should not be relied on for site specific activities.

Decision Requested: Amend Section 26.7 Standards to include a new table with noise standards for restaurants/cafes, licensed premises and general commercial activities (details provided)

Submitter Number:	322	Submitter:	Dave Burton - AECOM
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On behalf of: Waikato District Health Board

ECM File Numbers: [3335250](#) ; [3335251](#)

Submission Point No:	322.1(Section 26 Thames Hospital)	Category	Section 26 - Site Specific Activities
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Support/Oppose/Neutral: Support

Submission Summary: General support for Site Specific Activities Section 26 as it applies to the Thames Hospital with some suggested amendments to allow for more flexible, less regulated ongoing operation and development of the hospital.

Decision Requested: Amend Section 26:Delete 26.3 Policy 1a and insert:' Changes to and growth of site specific activities identified in Table 1 shall be provided for consistent with the amenities of the surrounding area.' Amend 26.4 Table 1, Thames Hospital Overlay Map and Zone - '31C Residential Zone and add Extra Density Residential Zone 'Site Location - Add 606-610 Mackay Street, Thames (Main Hospital) and 412 Mary Street, Thames (Birthing Unit)Legal Description - add Pt Te Kopi 3 Blk, and Sec 1 SO 353385; and delete Lot 2 DPS 8811.Amend Section 26.7 Standards 'Table 4 - Thames Hospital' by adding the following standards: Height in relation to boundary - 3m and 45 degree Coverage

- 50%Earthworks -Residential Zone rules apply No other zone standards apply.

Submitter Number: 335 **Submitter:** Stephen Louis Holehouse

On behalf of:

ECM File Numbers: [3335358](#)

Submission Point No: 335.4(Section 26.4 Table 1 SSA12 Hahei Garage) **Category** Section 26 - Site Specific Activities

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes inclusion of the activity 'dive compressor' in the description of Site Specific Activity 12, Hahei Garage.

Decision Requested: Amend Table 1 Site Specific Activities to exclude 'dive compressor' from SSA12 Hahei Garage.

Submitter Number: 353 **Submitter:** Kim Coppersmith - Pauanui Community Office

On behalf of: Pauanui Ratepayers and Residents Association

ECM File Numbers: [3335552](#)

Submission Point No: 353.22(Section 26 - Site Specific Activities 26.7 Table 3) **Category** Section 26 - Site Specific Activities

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes 26.7 Table 3 - Maximum noise received at the notional boundary of the site above the relevant permitted zone standard.

Decision Requested:

Increase the permitted activity standard of noise levels for all Council owned community facilities/halls from zone standard + 15 dB LAeq (15 min) to zone standard + 20 dB LAeq (15 min)

Submitter Number: 397

On behalf of: Thames-Coromandel District Council

ECM File Numbers: [3337663](#); [3337643](#); [3344601](#); [3344635](#); [3344662](#); [3344670](#); [3376232](#); [3348161](#); [334](#)

Submission Point No: 397.33(Section 26 - Table 1, Table 2)

Support/Oppose/Neutral: Support

Submission Summary: Seeks changes to labelling and linking of Tables 1 and 2 in Section 26.

Decision Requested: Within Section 26 separate Table 1 into two tables: Table 1A: Therapeutic Recreation Activities and General Commercial Activities Activities Listed in Table 1B". Make

Submitter Number: 528

Submitter: Russell Douglas Taylor

On behalf of:

ECM File Numbers: [3335637](#)

Submission Point No: 528.1(Section 26.4 Table 1 - Site Specific Activities) **Category** Section 26 - Site Specific Activities

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the removal of 101 Achilles Avenue, Whangamata (Lot 2 DPS 6527) as an identified commercial site.

Decision Requested: Amend Table 1 - Site Specific Activities to include 101 Achilles Avenue, Whangamata as an identified site specific activity.

Submitter Number: 599 **Submitter:** David Paul Sosich

On behalf of:

ECM File Numbers: [3337284](#)

Submission Point No: 599.1(Section 26.4 Table 1 - Site Specific Activities) **Category** Section 26 - Site Specific Activities

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the removal of 101 Achilles Avenue, Whangamata (Lot 2 DPS 6527) as an identified commercial site.

Decision Requested: Amend Section 26 Table 1 - Site Specific Activities to include 101 Achilles Avenue, Whangamata as an identified site specific activity.

Submitter Number: 648 **Submitter:** Bob Renton

On behalf of: Tairua-Pauanui Community Board

ECM File Numbers: [3337618](#)

Submission Point No: 648.16(Section 26.4 Table 1 Community Halls) **Category** Section 26 - Site Specific Activities

Support/Oppose/Neutral: Support

Submission Summary: Supports the site specific activities identified in Table 1 but seeks to have Tairua Hall included.

Decision Requested: Amend Section 26.4 Table 1 Community Halls to include

the Tairua Hall.

Submission Point No: 648.18(Section 26.4 Table 3 Community Halls - Maximum noise) **Category** Section 26 - Site Specific Activities

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the maximum noise levels for community halls.

Decision Requested: Amend that maximum noise levels in Section 26.4 Table for all Council owned Community Halls to + 20dBLAeq (15 min).

Submitter Number: 655 **Submitter:** Ian Bruce Patton

On behalf of:

ECM File Numbers: [3337652](#)

Submission Point No: 655.1(Section 26.4 Site Specific Activities) **Category** Section 26 - Site Specific Activities

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the Proposed Plan not carrying through the provision for commercial activity on 524 Tairua Road, SHWY 25 Whangamata (Map 34D Zones).

Decision Requested: Retain the provision in the Operative District Plan providing for commercial activity on 524 Tairua Road, SHWY 25 Whangamata (Map 34D Zones).

Submitter Number: 772 **Submitter:** Margaret Harrison

On behalf of: Coromandel-Colville Community Board

ECM File Numbers: [3338195](#)

Submission Point No: 772.4(Section 26 - Table 1 (new SSA) and 3) **Category** Section 26 - Site Specific Activities

Support/Oppose/Neutral: Support

Submission Summary: Support the general relaxation around noise standards. Opposes the noise standards for community facilities, as they need to provide for reasonable public use of these facilities.

Decision Requested: 1. Add new SSA to Table 1: Coromandel Citizens' Hall.2. Extend the permitted maximum noise level duration from 7 -10 pm to 7pm - 1 am.

Submitter Number: 774 **Submitter:** Larissa Doherty

On behalf of: Thames Community Board

ECM File Numbers: [3338200](#) ; [3338198](#)

Submission Point No: 774.5(Section 26 - Tables 1 and 3; noise rules) **Category** Section 26 - Site Specific Activities

Support/Oppose/Neutral: Support

Submission Summary: Support the general relaxation around noise standards across the district, but oppose the specific noise rule standards for community facilities.

Decision Requested: 1. Add new SSA to Table 1 to include: Puriri Hall, Te Puru Community Centre, Tapu Flats Hall.2. Amend Table 3 to increase the permitted noise from 40dB to 55dB (day and night) and allow a finish time of 11 pm rather than 10 pm.3. Increase the permitted noise levels for all Council owned community facilities/halls.(Refer to original submission for specific wording)

Submitter Number:	817	Submitter:	Liane Ngamane
On behalf of:	Ngati Tamatera		
ECM File Numbers:	3342046 ; 3342045		
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Submission Point No:	817.15(Section 26 - Site Specific Activities)	Category	Section 26 - Site Specific Activities
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Section 26 excluding Maori land.		
	Decision Requested: Amend Section 26 to enable development including cultural activities on Maori land and treaty settlement land.		
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Submitter Number:	966	Submitter:	Terry Walker
On behalf of:	Whangamata Community Board		
ECM File Numbers:	3343769		
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Submission Point No:	966.9(Section 26 - Tables 1, 3)	Category	Section 26 - Site Specific Activities
Support/Oppose/Neutral:	Support		
Submission Summary:	Support the general relaxation around noise standards. Oppose noise standards for community facilities. Council owned community facilities (halls) need to have noise standards that provide for reasonable public use.		
	Decision Requested: 1. Add Whangamata War Memorial Hall to Table 1 - Community Halls.2. Increase the permitted maximum noise level in Table 3 from 40 dB L107 to 55 dB L107 (day and night) and allow a finish time of 11 pm rather than 10 pm. 3. Increase the permitted noise levels for all Council-owned community facilities/halls, but as a minimum increase the permitted noise levels for all Council-owned hall facilities in the Whangamata area.		
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Category Name: PART V - SPECIAL PURPOSE PROVISIONS

Section 27 - Structure Plans

Submitter Number:	2	Submitter:	Chris Mygind
On behalf of:	Mygind Family Trust		
ECM File Numbers:	3280286		
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Submission Point No:	2.1(Section 27 - Structure Plans)	Category	Section 27 - Structure Plans
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes the removal of Opito Bay (North) - Skippers Road Structure Plan (Map 14A Overlay).		
	Decision Requested: Reinsert the Structure Plan and limit the number of lots to 79.		
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Submitter Number:	296	Submitter:	Tony Banbrook
On behalf of:	Pauanui Dream Estate Ltd		
ECM File Numbers:	3334636 ; 3334638 ; 3334637		
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Submission Point No:	296.7(Section 27 - Structure Plans)	Category	Section 27 - Structure Plans
Support/Oppose/Neutral:			
Submission Summary:	Insert a new structure plan in Section 27: Structure Plans		
	Decision Requested: Apply a structure plan to Lot 206 DP 375136, 996 Hikuai Settlement Road in accordance with the definition of structure plan and the structure plan rules, to provide for the subdivision and development of the site in accordance with Plan Change 6. Include a walkway along the elevated (rear) part of the site, as indicated in the background studies for the area.		
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Submitter Number:	320	Submitter:	Nicola de Wit
On behalf of:	Environmental Defence Society Ltd		
ECM File Numbers:	3334665 ; 3334666		
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Submission Point No:	320.37(Structure Plans removed)	Category	Section 27 - Structure Plans
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Opposes the removal of structure plans from the Plan where they add additional environmental protections which strengthen the underlying zone provisions, for example Opito to Matapaua, Matapaua Bay, and Tuatēawa.</p> <p>Decision Requested: Re-include the structure plans from the current Operative Plan where the contents provide additional environmental protections that strengthen underlying zone provisions.</p>		
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Submitter Number:	360	Submitter:	Simon Farrell-Green
On behalf of:	Blackjack Protection Society		
ECM File Numbers:	3335185 ; 3335186		
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Submission Point No:	360.10(Section 27)	Category	Section 27 - Structure Plans
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Opposes the removal of structure plans, in particular Structure Plan 342.4 (Ohinau Drive Opito) from the Operative District Plan.</p> <p>Decision Requested: Reinstate the Ohinau Drive Opito Structure Plan (from the Operative District Plan) into the Proposed District Plan.</p>		
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Submitter Number: 467 **Submitter:** Grant and Kristine McCurrach

On behalf of:

ECM File Numbers: [3334748](#)

Submission Point No: 467.2(Section 27.3.4 Objective 1) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to 27.3 Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.

Decision Requested: Delete 27.3 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space."

Submission Point No: 467.5(Section 27.3.5 Rule 1 Activities in the Open Space Zone) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to 27.3 Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone.

Decision Requested: Amend 27.3 Rule 1.1 c) to include the words "and the maximum number of buildings on the site shall not exceed 3." Amend Rule 1.1 d) to make the maximum site coverage 1% or 75 m2 gross floor area, whichever is the more restrictive."

Submission Point No: 467.6(Section 27.3.5 Rule 3 Subdivision in the Open Space Zone) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Structure Plan rules to limit the extent to which buildings and structures may be erected in the open space zone.

Decision Requested: Amend 27.3 Rule 3 Subdivision in the Open Space Zone

by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submitter Number: 501 **Submitter:** Robin Mahood

On behalf of: Kuaotunu Peninsula Tramping Group

ECM File Numbers: [3335036](#) ; [3335037](#) ; [3335035](#) ; [3335034](#)

Submission Point No: 501.5(Section 27 - removed Matapaua Structure Plan) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Oppose the removal of the Matapaua Structure Plan, particularly as the s224 consent condition requiring all-tide public access along the coast has not been fulfilled.

Decision Requested: Retain the Matapaua Structure Plan, especially the requirement for a formed all-tide public walking access.

Submitter Number: 555 **Submitter:** Gary Blake

On behalf of:

ECM File Numbers: [3336569](#)

Submission Point No: 555.10(Section 27.2 - Kopu to Thames Structure Plan) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: The Kopu village require urgent help and long term goals. The impact of the new bridge has not been adequately addressed and the old bridge must be retained.

Decision Requested: Not stated.

Submitter Number: 575 **Submitter:** Barbara Beate Ingrid Needham

On behalf of:

ECM File Numbers: [3337097](#)

Submission Point No: 575.7(Section 27 - Structure Plans) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Insert a new structure plan in Section 27: Structure Plans.

Decision Requested: Apply a structure plan to Lot 206 DP 375136, 996 Hikuai Settlement Road in accordance with the definition of structure plan and the structure plan rules, to provide for the subdivision and development of the site in accordance with Plan Change 6. Include a walkway along the elevated (rear) part of the site, as indicated in the background studies for the area.

Submitter Number: 576 **Submitter:** Gregory Abe Needham

On behalf of:

ECM File Numbers: [3337099](#)

Submission Point No: 576.7(Section 27 - Structure Plans) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Insert a new structure plan in Section 27: Structure Plans

Decision Requested: Apply a structure plan to Lot 206 DP 375136, 996 Hikuai Settlement Road in accordance with the definition of structure plan and the structure plan rules, to provide for the subdivision and development of the site in accordance with Plan Change 6. Include a walkway along the elevated (rear) part of the site, as indicated in the background studies for the area.

Submitter Number: 577 **Submitter:** Paul Wilson - Dawsons Lawyers
On behalf of: Pauanui Mountain Estate Ltd
ECM File Numbers: [3337115](#)

Submission Point No: 577.7(Section 27 - Structure Plans) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Insert a new structure plan in Section 27: Structure Plans

Decision Requested: Apply a structure plan to Lot 206 DP 375136, 996 Hikuai Settlement Road for its subdivision and development in accordance with Plan Change 6. Include a walkway along the elevated (rear) of the site, as indicated in the background studies for the area.

Submitter Number: 606 **Submitter:** Graeme Lawrence
On behalf of: Stephen Fisher
ECM File Numbers: [3337335](#)

Submission Point No: 606.2(Section 27.3.4 Objective 1) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.

Decision Requested: Delete 27.3 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space."

Submission Point No: 606.6(Section 27.3.5 Rule 3 Subdivision in the Open Space Zone) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Structure Plan rules to limit the extent to which buildings and structures may be erected in the open space zone.

Decision Requested: Amend 27.3 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submitter Number: 607 **Submitter:** Graeme Lawrence

On behalf of: Ross Green

ECM File Numbers: [3337337](#)

Submission Point No: 607.2(Section 27.3.4 Objective 1) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.

Decision Requested: Delete Section 27.3 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space."

Submitter Number:	648	Submitter:	Bob Renton
On behalf of:	Tairua-Pauanui Community Board		
ECM File Numbers:	3337618		
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Submission Point No:	648.1(Section 27.4 - Pauanui Orchard Estate Structure Plan)	Category	Section 27 - Structure Plans
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports the Pauanui Orchard Estate Structure Plan.		
	Decision Requested: Retain the Pauanui Orchard Estate Structure Plan.		
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Submitter Number:	657	Submitter:	Barry Titchmarsh
On behalf of:			
ECM File Numbers:	3337654		
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Submission Point No:	657.1(Section 27.3 Matarangi Structure Plan)	Category	Section 27 - Structure Plans
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports use of the Matarangi Structure Plan to manage activities within its area.		
	Decision Requested: Retain the Matarangi Structure Plan and include holes 1 and 2 (Lot 36 DPS 72837) of the Matarangi Golf Course.		
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Submission Point No:	657.3(Section 27.3 Matarangi Structure Plan)	Category	Section 27 - Structure Plans
Support/Oppose/Neutral:			

Submission Summary: Seeks amendments to the Purpose, Objectives, Policies and Rules of the Matarangi Structure Plan.

Decision Requested: Amend Section 27.3.2 Purpose; include a new rule called "Key Structural Elements"; and amend Diagram A (specific wording provided in submission).

Submitter Number: 658 **Submitter:** Ian Gordon Patrick

On behalf of:

ECM File Numbers: [3337656](#)

Submission Point No: 658.1(Section 27.3 Matarangi Structure Plan) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral: Support

Submission Summary: Supports use of the Matarangi Structure Plan to manage activities within its area.

Decision Requested: Retain the Matarangi Structure Plan and include holes 1 and 2 (Lot 36 DPS 72837) of the Matarangi Golf Course.

Submission Point No: 658.3(Section 27.3 Matarangi Structure Plan) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Purpose, Objectives, Policies and Rules of the Matarangi Structure Plan.

Decision Requested: Amend Section 27.3.2 Purpose; include a new rule called "Key Structural Elements"; and amend Diagram A (specific wording provided in submission).

Submitter Number: 742 **Submitter:** Graeme Lawrence -

On behalf of: David and Jeanette Griffiths

ECM File Numbers: [3338013](#)

Submission Point No: 742.2(Section 27.3.4 Objective 1) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.

Decision Requested: Delete Section 27 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space."

Submission Point No: 742.5(Section 27.3.5 Rule 1 Activities in the Open Space Zone) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone.

Decision Requested: Amend Section 27 Rule 1.1 c) to include the words "and the maximum number of buildings on the site shall not exceed 3." Amend Rule 1.1 d) to make the maximum site coverage 1% or 75 m2 gross floor area, whichever is the more restrictive."

Submission Point No: 742.6(Section 27.3.5 Rule 3 Subdivision in the Open Space Zone) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Structure Plan rules to limit the extent to which buildings and structures may be erected in the open space zone.

Decision Requested: Amend Section 27 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submitter Number: 743 **Submitter:** Graeme Lawrence

On behalf of: Meagan Schick

ECM File Numbers: [3338016](#)

Submission Point No: 743.2(Section 27.3.4 Objective 1) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.

Decision Requested: Delete Section 27 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space."

Submission Point No: 743.5(Section 27.3.5 Rule 1 Activities in the Open Space Zone) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone.

Decision Requested: Amend Section 27 Rule 1.1 c) to include the words "and the maximum number of buildings on the site shall not exceed 3." Amend Rule 1.1 d) to make the maximum site coverage 1% or 75 m2 gross floor area, whichever is the more restrictive."

Submission Point No: 743.6(Section 27.3.5 Rule 3 Subdivision in the Open Space Zone) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Structure Plan rules to limit the extent to which buildings and structures may be erected in the open space zone.

Decision Requested: Amend Section 27 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submitter Number: 760 **Submitter:** Marilyn Dodds - Madent Holdings Ltd Resource Management

On behalf of: Mapbar Ltd

ECM File Numbers: [3338102](#)

Submission Point No: 760.1(Section 27.2 Diagram 1) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral: Oppose

Submission Summary: The zoning shown for 364-366 Ngat Maru Highway, with the exception of Kaitawa No 5 Block 5901 is zoned Light Industrial on Diagram 1 but the zoning of Kaitawa No 5 Block 5901 is zoned Rural on Map 31F Zones.

Decision Requested: Amend Diagram 1 in Section 27.2 by changing the zone of Kaitawa No 5 Block 5901 from Rural to Light Industrial and retain the zoning of Light Industrial on Map 31F Zones.

Submitter Number: 761 **Submitter:** Marilyn Dodds - Madent Holdings Ltd Resource Management

On behalf of: Malawi Farm Ltd

ECM File Numbers: [3338105](#)

Submission Point No: 761.1(Section 27.2 Kopu to Thames Structure Plan) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the structure plan on the basis that the complex layers of provisions will restrict development of land at 106 Totara Valley Road (Map 31K and 31G).

Decision Requested: Remove the Kopu to Thames Structure Plan from the Plan. Undertake further investigations to support or amend the Structure Plan on 106 Totara Valley Road.

Submitter Number: 785 **Submitter:** Paul Cook

On behalf of: Opito Bay Ratepayers Association

ECM File Numbers: [3337942](#); [3337941](#)

Submission Point No: 785.42(Section 27 - Structure Plans) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Does not support the removal of structure plans, in particular the structure plan for Opito to Matapaua.

Decision Requested: Amend Section 27 to include the Opito to Matapaua structure plan.

Submitter Number: 805 **Submitter:** Steve Baker

On behalf of: Thames-Coromandel District Council - Audit Committee

ECM File Numbers: [3341933](#)

Submission Point No: 805.2(Section 27 Structure Plans) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral: Support

Submission Summary: Supports requirement for new development to connect to Council water supply infrastructure and to install rain water collection tanks for non-potable water.

Decision Requested: Retain requirement for new development to connect to Council water supply infrastructure and to install rain water collection tanks for non-potable water.

Submitter Number: 817 **Submitter:** Liane Ngamane

On behalf of: Ngati Tamatera

ECM File Numbers: [3342046](#); [3342045](#)

Submission Point No: 817.16(Section 27 - Structure Plans) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 27 as it does not provide for the development aspirations of Ngati Tamatera on Maori land and treaty settlement land to provide for their social, cultural and economic well-being.

Decision Requested: Amend Section 27 to enable development including cultural activities on Maori land and treaty settlement land.

Submitter Number: 821 **Submitter:** Richard Forbes - Boffa Miskell

On behalf of: Northern Land Property Limited

ECM File Numbers: [3342074](#)

Submission Point No: 821.5(Section 27 - Structure Plans) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral:

Submission Summary: Seeks a new structure plan covering the area in and around Te Pungapunga Station, Whangapoua and Wainuiototo (New Chums) into the Plan.

Decision Requested: Insert a new Structure Plan for Te Pungapunga Station, Whangapoua and Wainuiototo (New Chums), including if necessary neighbouring properties, as described in the submission.

Submitter Number: 893 **Submitter:** Karl Cook - Barker and Associates Ltd

On behalf of: Isaac Lane and Noel Lane

ECM File Numbers: [3342167](#)

Submission Point No: 893.9(Section 27 - Waihirere Structure Plan) **Category** Section 27 - Structure Plans

Support/Oppose/Neutral: Oppose

Submission Summary: We oppose the omission of the Waihirere Structure Plan (in the Operative Plan). The 2005 resource consent did not include consent notices to incorporate defined building areas. Concern that without the Structure Plan, residential development will not be in accordance with its anticipated outcomes. The s32 analysis on Operative Plan Structure Plans prefers to exclude Structure Plans where the development has largely been given effect to. The Structure Plan has not been given effect to.

Decision Requested: In Section 27: Amend the structure plan provisions to include the Waihirere Structure Plan of the Operative District Plan; and Amend the planning maps to include the Waihirere Structure Plan area and defined building areas of the Operative District Plan.

Category Name: Section 27 - Structure Plans

27.2 - Kopu to Thames Structure Plan

Submitter Number: 397
On behalf of: Thames-Coromandel District Council
ECM File Numbers: [3337663](#); [3337643](#); [3344601](#); [3344635](#); [3344662](#); [3344670](#); [3376232](#); [3348161](#); [334](#)

Submission Point No: 397.34(Section 27.2 - Rule 4.1 e), Table 2.6 a), Table 2.7 a))
Support/Oppose/Neutral: Support
Submission Summary: Amend the Kopu to Thames Structure Plan to remove requirement for the three waters' in

Decision Requested:

Change Section 27.2 Rule 4.1 e) Table 2.6a) and Table 2.7a) to read:Delete: "e) All peak demands from the proposed subdivision in accordance with Table 1."

Move Table 1 to Section 27.2.8, just before Table 2.

"6. a) The extent to which the subdivision or development ~~the hydraulic neutrality in the development. in the Industrial Zone is improved.~~"

"7. a) The extent to which the subdivision or development ~~reasonably contributes toward an assessment of the impact on the infrastructure including network capacity.~~"

Submission Point No: 397.35(Section 27.2 - Diagram 1)
Support/Oppose/Neutral: Support
Submission Summary: Seeks changes to Diagram 1 to replace Open Space Zone with Residential Zone in Section
Decision Requested: Amend Section 27.2 as follows:Replace the Open Space Zone sho

Submitter Number: 609	Submitter: Graeme Lawrence
On behalf of: Kopu Landowners and Occupiers Association	

ECM File Numbers: [3337343](#)

Submission Point No: 609.2(27.2 - Kopu to Thames Structure Plan) **Category** Kopu to Thames Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose Kaiwhenua Area provisions because of effects on Thames, Kopu facilities, urban decay, and stormwater and flood management.

Decision Requested: Delete Kaiwhenua provisions and replace them with provisions (as set out in the submission) that recognise the Kaiwhenua Area as a District Gateway, establishing an ecological corridor, providing a landscaped area and a natural visual barrier between state highway and industrial area.

Submitter Number: 611 **Submitter:** Graeme Lawrence - Lawrence Cross and Chapman

On behalf of: R Bros Trust

ECM File Numbers: [3337348](#)

Submission Point No: 611.1(27.2 - Kopu to Thames Structure Plan) **Category** Kopu to Thames Structure Plan

Support/Oppose/Neutral: Support

Submission Summary: Supports the Industrial Zone between the Kopu access road and Waihou Bridge approaches, as part of the industrial estate and a landscaped stormwater ponding area and ecological corridor.

Decision Requested: Retain the Industrial Zone (with ecological corridor overlay) as amended in accordance with the submission points 2 to 4.

Submission Point No: 611.2(27.2 - Kopu to Thames Structure Plan) **Category** Kopu to Thames Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose Kaiwhenua Area provisions because of effects on Thames, Kopu facilities, urban decay, and stormwater and flood management.

Decision Requested: Delete Kaiwhenua provisions and replace them with provisions (as set out in the submission) that recognise the Kaiwhenua Area as a District Gateway, establishing an ecological corridor, providing a landscaped area and a natural visual barrier between state highway and industrial area.

Submitter Number: 723

Submitter: Lester Yates

On behalf of:

ECM File Numbers: [3337859](#)

Submission Point No: 723.1(Section 27.2 Kopu to Thames Structure Plan)

Category: Kopu to Thames Structure Plan

Support/Oppose/Neutral: Support

Submission Summary: Supports Kopu to Thames Structure Plan and requests no development to occur south of the new Kopu round-about and Kirkiri West Rd.

Decision Requested: Retain Kopu to Thames Structure Plan and do not develop area south of the new Kopu round-about and Kirkiri Rd.

Submitter Number: 746

Submitter: Graeme Lawrence

On behalf of: Post Family Trust

ECM File Numbers: [3338020](#)

Submission Point No: 746.2(Section 27.2 - Kaiwhenua provisions)

Category: Kopu to Thames Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose the provisions in 27.2 and Diagrams for Kaiwhenua Area contained in the Kopu to Thames Structure Plan.

Decision Requested: Delete Kaiwhenua provisions in their current form and replace them with an ecological corridor linking river with the hinterland network of ecological corridors; provide for a landscaped area and a natural visual barrier between the state highway and industrial area to maintain a natural Gateway to the Thames-Coromandel District.

Submission Point No: 746.3(Section 27.2 - Objective 3, Policies 3a, 3b) **Category** Kopu to Thames Structure Plan

Support/Oppose/Neutral: Support

Submission Summary: Support 27.2.4 Objective 3 Quality of the Environment and Policies 3a and 3b in part with amendments to take account of the need to achieve a quality industrial environment efficiently and effectively.

Decision Requested: 1. Delete Policy 3a a) 2. Retain Policy 3a b) 3. Delete Policy 3a c) 4. Delete Policy 3b (Refer to original submission for specific wording)

Submission Point No: 746.6(Section 27.2 - Diagram 1) **Category** Kopu to Thames Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose the intersection and the indicative Collector Roads located at northern boundary and north south through the Post Family Trust land east of SH 25.

Decision Requested: 1. Relocate the intersection and indicative collector road from the northern boundary to the southern boundary of the Post Trust property. 2. Remove the indicative collector running north south parallel with SH 25.

Submission Point No: 746.9(Section 27.2 Diagrams 1 and 2) **Category** Kopu to Thames Structure Plan

Support/Oppose/Neutral: Neutral

Submission Summary: Supports Section 27.2 Diagrams 1 and 2 in part, and seeks amendments to provide for light industrial activities.

Decision Requested: Enable the Industrial Zone shown in Diagrams 1 and 2 to provide for light industrial activities, including applying the subdivision standards for the Light Industrial Zone in Section 38.7 Table 2.

Submitter Number: 774 **Submitter:** Larissa Doherty

On behalf of: Thames Community Board

ECM File Numbers: [3338200](#); [3338198](#)

Submission Point No: 774.1(Section 27.2) **Category:** Kopu to Thames Structure Plan

Support/Oppose/Neutral: Support

Submission Summary: Support the Kopu to Thames Structure Plan, with amendments as detailed in the submission, particularly related to development of the Kaiwhenua area and a proposed Kopu Marine Precinct.

Decision Requested: Amend Section 27.2 - Kopu to Thames Structure Plan and such other relief that will achieve a similar outcome. New Kopu Concept Plans; New Kaiwhenua Concept Plan; Amended and new policy that relate to Kaiwhenua development; New Objective 9 and 10; Amended and new Structure Plan rules to manage activities within Kaiwhenua; New Kopu Marine Precinct rule; New Table 2 for development standards within Kaiwhenua; New restricted discretionary activity matters and assessment criteria; New subsection of explanatory notes for the Kopu and Kaiwhenua Concept Plan.(Refer to original submission for specific wording and plans)

Submitter Number: 787 **Submitter:** Jenni Fitzgerald

On behalf of: New Zealand Transport Agency

ECM File Numbers: [3338388](#); [3338389](#); [3338390](#)

Submission Point No:	787.21(Section 27.2 Kopu to Thames Structure Plan)	Category	Kopu to Thames Structure Plan
Support/Oppose/Neutral:	Support		
Submission Summary:	<p>Section 27.2 is supported with amendments sought to more explicitly manage the interface between the Kaiwhenua area and State Highway 25.</p> <p>Decision Requested: Retain Structure Plan 27.2. Amend Section 27.2.7 to introduce new performance standards and assessment matters to enable efficient management of the interface between the Kaiwhenua area and SH 25.</p>		

Submitter Number:	836	Submitter:	Katie Treadaway - KTB Planning
On behalf of:	Trevor Masters		
ECM File Numbers:	3342117		

Submission Point No:	836.1(Section 27.2 Kopu to Thames Structure Plan)	Category	Kopu to Thames Structure Plan
Support/Oppose/Neutral:	Support		
Submission Summary:	<p>Supports intent of Section 27.2 and seeks amendments to simplify the Plan and to reflect new direction being made by the Community Board and TCDC with regard to the draft Kopu and Kaiwhenua Concept Plan.</p> <p>Decision Requested: In Section 27.2: Amend Policy 1b and District Gateway Diagram 3 to consider Kaiwhenua Land as a whole rather than in parts and to promote the area as being the 'gateway' to the Coromandel. Amend Structure Plan to promote opportunities for commercial/retail development in appropriate locations.</p>		

Category Name: Section 27 - Structure Plans

Matarangi Structure Plan

Submitter Number: 103 **Submitter:** Caroline Austwick

On behalf of:

ECM File Numbers: [3323827](#); [3323828](#)

Submission Point No: 103.1(Section 27.3) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Support

Submission Summary: Supports the Matarangi Structure Plan to manage activities within the Structure Plan area, including golf course holes 1 and 2.

Decision Requested: Continue the Matarangi Structure Plan 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 Point No: 103.2(Maps 12, 12B and 12C - Zones) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Support

Submission Summary: Support the Open Space zoning applied to the area encompassed by the Matarangi golf course.

Decision Requested: Retain the Open Space Zoning over the Matarangi Golf Course area in Zone Maps 12, 12B and 12C.

Submission Point No: 103.3(Section 27.3.2 - Purpose, second paragraph) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the Purpose as worded. It should be altered to ensure:a. Better provision for dedicated walking routesb. Appropriate reserve width.c. A ratio of 40% open space to 60% residential lots.d. All open space areas within new subdivisions are either vested in the Council as reserve, or have a consent notice that preserves public access in perpetuity.

Decision Requested: Delete the second paragraph under 27.3.2 Purpose and replace with: "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 recreational opportunities."

Submission Point No: 103.4(Section 27.3 - Rule 4) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Support

Submission Summary: Add or replace standards to ensure:
a. Better provision for dedicated walking routes
b. Appropriate reserve width
c. A ratio of 40% open space to 60% residential lots
d. All open space areas within new subdivisions are either vested in the Council as reserve, or have a consent notice that preserves public access in perpetuity.

Decision Requested: Include new or replacement standards under a new heading 'Key Structural Elements' in Section 27.3 Rule 4.(Refer to original submission for specific wording)

Submission Point No: 103.5(Section 27.3 - Diagram A) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Support

Submission Summary: Amend Diagram A and add other diagrams to show the direction, width and landscaping of key pedestrian routes.

Decision Requested: Amend Section 27.3 Diagram A to show the direction of key pedestrian routes through land still to be developed. Prepare new Diagrams to demonstrate that these key pedestrian routes should be 10 - 15 m wide with a concrete path and an appropriate number and variety of trees.

Submitter Number: 1154 **Submitter:** Stephen Bootten

On behalf of:

ECM File Numbers: [3345397](#)

Submission Point No: 1154.2(Matarangi Structure Plan) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.

Decision Requested: Delete 27.3 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space."

Submission Point No: 1154.5(Matarangi Structure Plan) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone.

Decision Requested: Amend Section 27.3 Rule 1.1 c) to include the words "and the maximum number of buildings on the site shall not exceed 3." Amend Rule 1.1 d) to make the maximum site coverage 1% or 75 m2 gross floor area, whichever is the more restrictive."

Submission Point No: 1154.6(Matarangi Structure Plan) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Structure Plan rules to limit the extent to which buildings and structures may be erected in the open space zone.

Decision Requested: Amend 27.3 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submitter Number: 311

Submitter: Alfred David Harford

On behalf of:

ECM File Numbers: [3333158](#); [3333159](#)

Submission Point No: 311.1(Section 27.3 Matarangi Structure Plan) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Neutral

Submission Summary: The use of the Matarangi Structure Plan to manage activities within the area covered by the structure plan, including Holes 1 and 2, is supported.

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

Submission Point No: 311.2(27.3 - Matarangi Structure Plan) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Support

Submission Summary: The Open Space zoning applied to the area of the Matarangi Golf Course is supported.

Decision Requested: The the Open Space Zone over all land occupied by the Matarangi Golf Course be retained.

Submission Point No: 311.3(27.3 - Matarangi Structure Plan) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Support

Submission Summary: The Matarangi Structure Plan should be altered and expanded to make better provision for walking routes, appropriate reserves, future subdivision open space and vesting of open space as Council reserve.

Decision Requested: That the second paragraph 27.3.2 Purpose be deleted and new wording inserted (see submission); andNew standards inserted into Rule 4 (see submission); andSubdivision not meeting the standards is a non-complying activity; andDiagram A amended to show pedestrian routes of 10-15 metres in width and landscaped.

Submitter Number: 319 **Submitter:** Del Cynthia Cameron

On behalf of:

ECM File Numbers: [3334663](#)

Submission Point No: 319.1(Section 27.3 Matarangi Structure Plan) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Support

Submission Summary: General support for inclusion of holes 1 and 2 of the Golf Course into the Matarangi Structure Plan, to include the 'greenkeepers hill' within the Open Space Zone, some amendments , to limit the extent to which buildings and structures may be erected in the Open Space Zone containing the golf course at Matarangi.

Decision Requested: Delete 27.3 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.Extend Amenity Landscape to cover Holes 1 and 2 (Lot 36 DPS 72837).Amend Section 27.3.5 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 75 m2 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.'

Submitter Number: 334 **Submitter:** Paul M Warner

On behalf of:

ECM File Numbers: [3335349](#)

Submission Point No: 334.1(Section 27.3 Matarangi Structure Plan, **Category** Matarangi Structure Plan

Section 50 Open Space
Zone Purpose)

Support/Oppose/Neutral: Support

Submission Summary: Supports inclusion of Matarangi Golf Course land and 'greenkeeper's hill' within the Open Space Zone, supports the extension of Matarangi Structure Plan to include land containing holes 1 and 2 of the Golf Course, seeks 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.

Decision Requested: Retain Matarangi Structure Plan. Amend Objective 1. Extend the Amenity Landscape to cover Holes 1 and 2 (Lot 36 DPS 72837). 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 75 m² 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.' Add additional words to Open Space Zone purpose at Matarangi. (Refer to original submission for specific wording)

Submitter Number: 437 **Submitter:** Amy Wilson-White - Brown and Company Planning Ltd

On behalf of: Burfoot Ltd

ECM File Numbers: [3338551](#); [3338552](#)

Submission Point No: 437.1 (Section 27.3) **Category:** Matarangi Structure Plan

Support/Oppose/Neutral: Support

Submission Summary: Supports Matarangi Structure Plan as set out in section 27.3.

Decision Requested: Retain Section 27.3 with amendments (refer to the original submission for specific changes).

Submitter Number: 477 **Submitter:** The Secretary Matarangi Ratepayers

On behalf of: Matarangi Ratepayers Association Incorporated

ECM File Numbers: [3334805](#); [3334809](#); [3334808](#); [3334807](#)

Submission Point No: 477.1(Section 27.3) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Support

Submission Summary: Supports the concept of the Matarangi Structure Plan to manage activities within the Structure Plan area and also supports the extension of the Structure Plan to include the area of land encompassed by Holes 1 and 2 of the golf course.

Decision Requested: Retain the Matarangi Structure Plan as the principal technique for managing change and development at Matarangi and the area encompassing Holes 1 and 2 of the golf course (Lot 36 DPS 72837) be included within the boundary of the Structure Plan.

Submission Point No: 477.10(Section 27.3 - Policy 2a b)) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 27.3 policy 2a b) as it is inaccurate as it relates only to the golf course, but provides for clearly defined open space between development cells and future subdivision. The golf course already provides the open space between development cells, which was an integral part of previous subdivision consents. Future subdivision of the golf course is inconsistent and the wording of Policy 2a b) should be amended for consistency.

Decision Requested: Amend 27.3 Policy 2a b) as follows: "(b) Provide clearly defined open space between existing development cells"

Submission Point No: 477.11(Section 27.3 - Rule 1.1 a)) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Rule 1.1 a) as it does not accurately reflect the situation within the golf course open space zone.

Decision Requested: Amend 27.3 Rule 1.1 a) as follows: The site remains publicly accessible (whether or not there is a charge for public access and use); and"

Submission Point No: 477.12(Section 27.3 - Rule 3.3) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Rule 3.3 suggesting that subdivision of land in the Open Space Zone that does not comply with Rule 3.1 should be a prohibited activity.

Decision Requested: Amend 27.3 Rule 3.3 as follows: "Subdivision in the Open Space Zone that is not a controlled activity under Rule 3.1 is a prohibited activity."

Submission Point No: 477.13(Section 27.3 - Rule 4.1) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Rule 4.1 on the basis that the rule has two types of standards to be met (measurable versus flexible) and the default activity status for not meeting these should reflect this.

Decision Requested: Amend 27.3 Rule 4.1 to correct the referencing to diagrams; to tidy up the wording of some standards and to include a new standard relating to the ratio of open space to residential lots (refer to original submission for specific wording).

Submission Point No: 477.14(Section 27.3 - Rule 4.2) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Rule 4.2 references the incorrect table for restricted discretionary activity matters and the Rule requires rewording to take into account the identification of Key Structural Elements.

Decision Requested: Amend 27.3 Rule 4.2 as follows: "The Council restricts its discretion in relation to Standards 1(d) – 1(n) to all the matters in Section 27.3.6 Table 3 and the matters in Section 38 Subdivision Table 5."

Submission Point No:	477.15(Section 27.3 - Rule 4.3)	Category	Matarangi Structure Plan
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Opposes Rule 4.3 as the default activity status for subdivision not meeting the standards does not provide sufficient certainty that adequate publicly accessible and permanently protected open space will be provided, both adjacent to Whangapoua Harbour and within the whole of the undeveloped Structure Plan area. Key Structural Elements should be identified, and breach of these should be a non-complying activity.</p> <p>Decision Requested: Amend Rule 4.3 as follows: Subdivision in the Residential Zone that does not meet the Key Structural Elements standards 1(a) – 1(c) under Rule 4.1 is a non-complying activity.</p>		
Submission Point No:	477.17(Section 27.3 - Table 2.2)	Category	Matarangi Structure Plan
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Oppose assessment matter 2 in Section 27.3.6 Table 3 as it does not reference the permanent protection of public access and open space character.</p> <p>Decision Requested: Amend 27.3 matter 2 in Table 3 to ensure that public access and open space character is permanently protected.</p>		
Submission Point No:	477.18(Section 27.3 - Table 3.2c)	Category	Matarangi Structure Plan
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Opposes Section 27.3.6 assessment matter 2 c) in Table 3 as it provide for assessment against a wider range of matters.</p> <p>Decision Requested: Amend 27.3 Table 3 assessment matter 2 c) to include the ocean beach, the commercial centre, other neighbourhood cells and other recreational opportunities.</p>		
Submission Point No:	477.19(Section 27.3 - Diagram A)	Category	Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Diagram A as it does not recognise the need to provide for key pedestrian linkages throughout the undeveloped area within the Structure Plan, and shows an indicative reserve fronting Matarangi Drive that is more extensive than needed.

Decision Requested: Amend 27.3 Diagram A to include the Key Pedestrian Connections (refer to the original submission for details); and to show a reduced scale for the Indicative Reserve on the Matarangi Drive road frontage.

Submission Point No: 477.20(Section 27.3 - new Diagrams F and G) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Diagram F and G as they are inadequate and do not show the required scale and character of Key Pedestrian Connections.

Decision Requested: Replace 27.3 Diagrams F and G (proposed new diagrams are included in Appendix 2 and 3 of the original submission).

Submission Point No: 477.3(Section 27.3.1) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Generally support the introductory wording to the Structure Plan, however one part is inaccurate - consent notices may be a means of providing for public access in future, but at present they are not applicable to privately owned land, including the golf course.

Decision Requested: Amend Section 27.3.1 Description as follows: "In the Structure Plan, the term "open space" includes the Open Space Zone and any of the following that are publicly or privately owned, but publicly accessible ~~through a consent notice-~~ whether or not a charge is made:"

Submission Point No: 477.4(Section 27.3.2) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Generally support the statement of purpose but the wording in relation to new development needs to more explicitly identify the need to provide for a high standard of dedicated pedestrian linkages.

Decision Requested: Amend Section 27.3.2 to place emphasis on dedicated pedestrian connections to the ocean, the harbour, the commercial centre, other neighbourhood cells and to recreational opportunities.

Submission Point No: 477.5(Section 27.3 - Objective 1) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Reword Objective 1 to more accurately reflect the situation with the status of the existing open space between neighbourhood cells.

Decision Requested: Amend Objective 1 as follows: "Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of ~~publicly accessible~~ public and private open space."

Submission Point No: 477.6(Section 27.3 - Policy 1a) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Policy 1a as it is insufficient and should provide for a conceptual layout for Key Pedestrian Connections that achieve the Purpose set down in revised Clause 27.3.2 and a more appropriate scale of park to the west of the existing commercial centre.

Decision Requested: Amend Policy 1a as follows: "Subdivision and development of the Structure Plan area shall be in accordance with Diagram A and implement the concepts for open space in Diagrams B, C, D ~~and~~ E, F and G ~~for open space adjacent to the Whangapoua Harbour.~~"

Submission Point No: 477.7(Section 27.3 - Policy 1b) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Policy 1b is insufficient and should:(i) Provide a clearer statement on the provision of open space linkages throughout the whole of the Structure Plan area still available for development.(ii) Make specific reference to provision of a community park near the commercial centre.

Decision Requested: Include the following new sub-policy 1b(h) [possibly to be re-ordered]: "Provide dedicated pedestrian connections to the ocean, the harbour, the commercial centre, other neighbourhood cells, and to recreational opportunities as indicated." Include the following new sub-policy 1b(i) (possibly to be re-ordered): "Provide a community park in the area to the west of the existing commercial centre."

Submission Point No: 477.8(Section 27.3 - Policy 1f) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Policy 1f as it is insufficient and should be amended to make clear that a minimum proportion of 40% open space to 60% residential land should continue to apply to each future stage of development within the Structure Plan area.

Decision Requested: Amend 27.3 Policy 1f as follows: "To maintain the existing character within the structure plan area, the proportion of open space to residential land shall be at least 40% open space to 60% residential land and this ratio shall be applicable to each future stage of subdivision."

Submission Point No: 477.9(Section 27.3 - Objective 2) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Objective 2 as it is not an accurate statement of the current situation and should be amended to more accurately reflect the nature of public access to the golf course.

Decision Requested: Amend 27.3 Objective 2 as follows: "The current Matarangi golf course land remains a publicly accessible open space area for recreation (subject to a charge for public access and use), views, residential amenity and stormwater management."

Submitter Number: 529 **Submitter:** Bill Loutit / Kate Stubbing

On behalf of: Golf (2012) Ltd

ECM File Numbers: [3335625](#); [3335624](#)

Submission Point No: 529.1(Sectioni 27.3 Matarangi Structure Plan) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes proposed Open Space zoning and inclusion of Golf Course Land into Matarangi Structure Plan.

Decision Requested: That the Dunes Golf Resort Site be zoned Residential and not Open Space by: Removing that part of the Site from the Matarangi Structure Plan area and removing references to the Matarangi Golf Course from the Structure Plan; and Removing references to the Matarangi Golf Course in Section 50 - Open Space; and Amending the Planning Maps to show the Site as Residential and any necessary amendments to the Residential Zone provisions in section 54; and Amending the Residential Zone provisions to allow the continued operation of the golf course as a permitted activity on the Site. Any additional relief considered necessary or desirable as a consequence of the issues and concerns raised in this submission.

Submitter Number: 544 **Submitter:** Karen Bootten

On behalf of:

ECM File Numbers: [3336549](#); [3336548](#); [3345257](#)

Submission Point No: 544.4(Matarangi Structure Plan) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to Objective 1 to recognise that where open space in not currently accessible by the public it is to remain as open space.

Decision Requested: Delete 27.3 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space."

Submission Point No: 544.7(Matarangi Structure Plan) **Category** Matarangi Structure Plan

Plan)

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone.

Decision Requested: Amend 27.3 Rule 1.1 c) to include the words "and the maximum number of buildings on the site shall not exceed 3." Amend Rule 1.1 d) to make the maximum site coverage 1% or 75 m2 gross floor area, whichever is the more restrictive."

Submission Point No: 544.8(Matarangi Structure Plan) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Structure Plan rules to limit the extent to which buildings and structures may be erected in the open space zone.

Decision Requested: Amend 27.3 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submitter Number: 551 **Submitter:** Peter and Paula Clarke

On behalf of:

ECM File Numbers: [3336563](#); [3336564](#); [3336565](#); [3336566](#); [3336567](#)

Submission Point No: 551.2(Section 27.3.4 Objective 1) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.

Decision Requested: Delete 27.3 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells defined by

areas of private and public open space."

Submission Point No: 551.5(Section 27.3.5 Rule 1 Activities in the Open Space Zone) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone.

Decision Requested: Amend 27.3 Rule 1.1 c) to include the words "and the maximum number of buildings on the site shall not exceed 3." Amend Rule 1.1 d) to make the maximum site coverage 1% or 75 m2 gross floor area, whichever is the more restrictive."

Submission Point No: 551.6(Section 27.3.5 Rule 3 Subdivision in the Open Space Zone) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Structure Plan rules to limit the extent to which buildings and structures may be erected in the open space zone.

Decision Requested: Amend 27.3 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submitter Number: 580 **Submitter:** Rod Inglis

On behalf of:

ECM File Numbers: [3337138](#)

Submission Point No: 580.10(Section 27.3.5 Rule 3 Subdivision in the Open Space Zone) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Matarangi Structure Plan rules to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: Amend Section 27.3 Rule 3 by adding: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submission Point No: 580.12(Section 27.3.4 Objective 1) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.

Decision Requested: Delete 27.3 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space."

Submission Point No: 580.9(Section 27.3.5 Rule 1 Activities in the Open Space Zone) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to Rule 1.1 c) and d) to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: 1. Amend Section 27.3 Rule 1.1 c) to include: "and the maximum number of buildings on the site shall not exceed 3." 2. Amend Rule 1.1 d) to make the maximum site coverage 1 % or 75 m2 gross floor area, whichever is the more restrictive.

Submitter Number: 605 **Submitter:** Graeme Lawrence - Lawrence Cross Chapman and Co

On behalf of: Giles Were

ECM File Numbers: [3337327](#)

Submission Point No: 605.10(Section 27.3.5 Rule 3 Subdivision in the Open Space Zone) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Matarangi Structure Plan rules to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: Amend Section 27.3 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submission Point No: 605.11(Section 27.3.4 Objective 1) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to Section 27.3 Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.

Decision Requested: Delete Section 27.3 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space."

Submission Point No: 605.9(Section 27.3.5 Rule 1 Activities in the Open Space Zone) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to Section 27.3 Rule 1.1 c) and d) to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: 1. Amend Section 27.3 Rule 1.1 c) to include the words "and the maximum number of buildings on the site shall not exceed 3." 2. Amend Rule 1.1 d) to make the maximum site coverage 1 % or 75 m2 gross floor area, whichever is the more restrictive.

Submitter Number: 606 **Submitter:** Graeme Lawrence

On behalf of: Stephen Fisher

ECM File Numbers: [3337335](#)

Submission Point No: 606.10(Section 27.3.5 Rule 3 Subdivision in the Open Space Zone) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Matarangi Structure Plan rules to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: Amend Section 27.3 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submission Point No: 606.11(Section 27.3.4 Objective 1) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.

Decision Requested: Delete Section 27.3 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space."

Submission Point No: 606.9(Section 27.3.5 Rule 1 Activities in the Open Space Zone) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to Section 27.3 Rule 1.1 c) and d) to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: 1. Amend Section 27.3 Rule 1.1 c) to include the words "and the maximum number of buildings on the site shall not exceed 3." 2. Amend Rule 1.1 d) to make the maximum site coverage 1 % or 75 m2 gross floor area,

whichever is the more restrictive.

Submitter Number: 607 **Submitter:** Graeme Lawrence

On behalf of: Ross Green

ECM File Numbers: [3337337](#)

Submission Point No: 607.10(Section 27.3.5 Rule 3 Subdivision in the Open Space Zone) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Matarangi Structure Plan rules to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: Amend Section 27.3 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submission Point No: 607.9(Section 27.3.5 Rule 1 Activities in the Open Space Zone) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to Section 27.3 Rule 1.1 c) and d) to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: 1. Amend Section 27.3 Rule 1.1 c) to include the words "and the maximum number of buildings on the site shall not exceed 3." 2. Amend Rule 1.1 d) to make the maximum site coverage 1 % or 75 m2 gross floor area, whichever is the more restrictive.

Submitter Number: 612 **Submitter:** Graeme Lawrence

On behalf of: James Were

ECM File Numbers: [3337356](#)

Submission Point No: 612.10(Section 27.3.5 Rule 1 Activities in the Open Space Zone) **Category:** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to Section 27.3 Rule 1.1 c) and d) to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: 1. Amend Section 27.3 Rule 1.1 c) to include the words "and the maximum number of buildings on the site shall not exceed 3." 2. Amend Rule 1.1 d) to make the maximum site coverage 1 % or 75 m2 gross floor area, whichever is the more restrictive.

Submission Point No: 612.11(Section 27.3.5 Rule 3 Subdivision in the Open Space Zone) **Category:** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Matarangi Structure Plan rules to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: Amend Section 27.3 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submission Point No: 612.9(Section 27.3.4 Objective 1) **Category:** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.

Decision Requested: Delete Section 27.3 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells"

defined by areas of private and public open space."

Submitter Number: 613 **Submitter:** Graeme Lawrence

On behalf of: Toby King

ECM File Numbers: [3337358](#)

Submission Point No: 613.10(Section 27.3.5 Rule 1 Activities in the Open Space Zone) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Matarangi Structure Plan rules to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: Amend Section 27.3 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submission Point No: 613.11(Section 27.3.4 Objective 1) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.

Decision Requested: Delete Section 27.3 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space."

Submission Point No: 613.9(Section 27.3.5 Rule 3 Subdivision in the Open Space Zone) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Matarangi Structure Plan rules to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: Amend Section 27.3 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submitter Number: 615 **Submitter:** Graeme Lawrence

On behalf of: Landowners Adjacent to Holes 1 and 2 of the Matarangi Golf Course

ECM File Numbers: [3337364](#)

Submission Point No: 615.5(27.3 - Matarangi Structure Plan) **Category:** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to Section 27.3 Rule 1.1 c) and d) to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: 1. Amend Section 27.3 Rule 1.1 c) to include the words "and the maximum number of buildings on the site shall not exceed 3." 2. Amend Rule 1.1 d) to make the maximum site coverage 1 % or 75 m2 gross floor area, whichever is the more restrictive.

Submission Point No: 615.6(27.3 - Matarangi Structure Plan) **Category:** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Matarangi Structure Plan rules to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: Amend Section 27.3 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submission Point No:	615.9(27.3 - Matarangi Structure Plan)	Category	Matarangi Structure Plan
Support/Oppose/Neutral:			
Submission Summary:	<p>Seeks amendment to Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.</p> <p>Decision Requested: Delete Section 27.3 Objective 1 and replace with "<u>Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space.</u>" Delete Section 27.3 Objective 1 and replace with "<u>Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space.</u>"</p>		

Submitter Number:	616	Submitter:	Graeme Lawrence
On behalf of:	Nick Dodd		
ECM File Numbers:	3337368		

Submission Point No:	616.2(27.3 - Matarangi Structure Plan)	Category	Matarangi Structure Plan
Support/Oppose/Neutral:			
Submission Summary:	<p>Seeks amendment to Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.</p> <p>Decision Requested: Delete Section 27.3 Objective 1 and replace with "<u>Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space.</u>"</p>		

Submission Point No:	616.5(Section 27.3.5 Rule 1 Activities in the Open Space Zone)	Category	Matarangi Structure Plan
Support/Oppose/Neutral:			
Submission Summary:	Seeks amendments to Section 27.3 Rule 1.1 c) and d) to limit the extent to which buildings and structures may be erected in the Open Space Zone.		

Decision Requested: 1. Amend Section 27.3 Rule 1.1 c) to include the words "and the maximum number of buildings on the site shall not exceed 3." 2. Amend Rule 1.1 d) to make the maximum site coverage 1 % or 75 m2 gross floor area, whichever is the more restrictive.

Submission Point No: 616.6(27.3 - Matarangi Structure Plan Rule 3) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Matarangi Structure Plan rules to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: Amend Section 27.3 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submitter Number: 617 **Submitter:** Graeme Lawrence

On behalf of: Jay Cameron

ECM File Numbers: [3337371](#)

Submission Point No: 617.2(27.3 - Matarangi Structure Plan - Objective 1) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.

Decision Requested: Delete Section 27.3 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space."

Submission Point No: 617.5(27.3 - Matarangi Structure Plan - Rule 1) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to Section 27.3 Rule 1.1 c) and d) to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: 1. Amend Section 27.3 Rule 1.1 c) to include the words "and the maximum number of buildings on the site shall not exceed 3." 2. Amend Rule 1.1 d) to make the maximum site coverage 1 % or 75 m2 gross floor area, whichever is the more restrictive.

Submission Point No: 617.6(27.3 - Matarangi Structure Plan - Rule 3) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Matarangi Structure Plan rules to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: Amend Section 27.3 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submitter Number: 618 **Submitter:** Graeme Lawrence

On behalf of: Ken and Jaine Were

ECM File Numbers: [3337373](#)

Submission Point No: 618.2(27.3 - Matarangi Structure Plan Objective 1) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.

Decision Requested: Delete Section 27.3 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space."

Submission Point No: 618.5(27.3 - Matarangi Structure Plan Rule 1) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to Section 27.3 Rule 1.1 c) and d) to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: 1. Amend Section 27.3 Rule 1.1 c) to include the words "and the maximum number of buildings on the site shall not exceed 3." 2. Amend Rule 1.1 d) to make the maximum site coverage 1 % or 75 m2 gross floor area, whichever is the more restrictive.

Submission Point No: 618.6(27.3 - Matarangi Structure Plan Rule 3) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Matarangi Structure Plan rules to limit the extent to which buildings and structures may be erected in the Open Space Zone.

Decision Requested: Amend Section 27.3 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submitter Number: 707 **Submitter:** Mark Wickham

On behalf of:

ECM File Numbers: [3337257](#)

Submission Point No: 707.1(Section 27.3 Matarangi Structure Plan) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Neutral

Submission Summary: Supports provisions for the Matarangi Structure Plan in Section 27.3 and suggests some amendments to protect open space.

Decision Requested: Retain Matarangi Structure Plan and inclusion of Holes 1 and 2 of the Golf Course land (Lot 36 DPS 72837) within the structure plan. Retain Open Space zoning over all land occupied by the Matarangi Structure Plan. Amend Section 27.3.2 'Purpose' to protect natural character of Whangapoua Harbour. Add new standards to Rule 4 (Subdivision in the Residential Zone) to be more specific about open space area arrangements. Make subdivision which does not meet the new standards on 'Key Structural Elements' a non-complying activity. Amend Diagram A to show key pedestrian routes and specify width (10-15m). (Refer to original submission for specific wording)

Submitter Number: 771 **Submitter:** Kenneth Ian and Claire Anna Hayr

On behalf of:

ECM File Numbers: [3338186](#)

Submission Point No: 771.2(Matarangi Structure Plan) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendment to Objective 1 to recognise that where open space is not currently accessible by the public it is to remain as open space.

Decision Requested: Delete 27.3 Objective 1 and replace with "Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space."

Submission Point No: 771.5(Matarangi Structure Plan Rule 1) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone.

Decision Requested: Amend 27.3 Rule 1.1 c) to include the words "and the maximum number of buildings on the site shall not exceed 3." Amend Rule 1.1 d) to make the maximum site coverage 1% or 75 m2 gross floor area, whichever is

the more restrictive."

Submission Point No: 771.6(Matarangi Structure Plan Rule 3) **Category** Matarangi Structure Plan

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Structure Plan rules to limit the extent to which buildings and structures may be erected in the open space zone.

Decision Requested: Amend 27.3 Rule 3 Subdivision in the Open Space Zone by adding a new standard: "the new lots shall remain part of 'site' for the purpose of applying 27.3.5 Rule 1."

Submitter Number: 906 **Submitter:** Robert Stevens

On behalf of:

ECM File Numbers: [3343174](#)

Submission Point No: 906.1(Section 27.3 Matarangi Structure Plan) **Category** Matarangi Structure Plan

Support/Oppose/Neutral: Support

Submission Summary: Seeks protection of open space areas within Matarangi Structure Plan.

Decision Requested: Within Section 27.3:1. Delete Objective 1 and replace with supplied text.2. Extend the Amenity Landscape to cover Holes 1 and 2, Lot 36 DPS 72837). 3. Add new Policy 1a with supplied text 4. Add to Rule 1.1 c) the supplied words.5. Amend the standard for site coverage in Rule 1.1 d).6. Add a new proviso to Rule 3.(Refer to original submission for specific wording)

Category Name: Section 27 - Structure Plans

Whitianga Waterways Structure Plan

Submitter Number:	1182	Submitter:	David Lamason
On behalf of:	Whitianga Waterways Ltd		
ECM File Numbers:	3346137		
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Submission Point No:	1182.1(Section 27.5)	Category	Whitianga Waterways Structure Plan
Support/Oppose/Neutral:			
Submission Summary:	<p>Supports the identification of key planning matters, but seeks amendment of certain parts of the Structure Plan to provide for greater certainty, decrease the uncertainty and costs associated with the resource consent process, and enable flexibility for future projects. The Structure Plan diagram does not reflect the various forward-thinking opportunities for the land. Appropriately zoned land is needed without the uncertainty of non-complying and likely publicly notified resource consent applications, as shown in Attachments A and B.</p> <p>Decision Requested: Amend the Whitianga Waterways Structure Plan to:1. Include appropriately zoned land for activities in Attachments A and B.</p> <p>2. Remove the 'reserve indicated' to the north of Joan Gaskell Drive.</p> <p>(Refer to original submission for specific wording)</p>		
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Submission Point No:	1182.3(Section 27.5 - Rule 5)	Category	Whitianga Waterways Structure Plan
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>The Structure Plan has had lengthy consultation with the community. Restricted discretionary status for subdivision brings an unacceptable level of uncertainty as further consultation, delays and costs may occur.</p> <p>Decision Requested: Change the activity status of subdivision in Rule 1 from restricted discretionary to controlled.</p>		
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Submitter Number:	397
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On behalf of: Thames-Coromandel District Council

ECM File Numbers: [3337663](#); [3337643](#); [3344601](#); [3344635](#); [3344662](#); [3344670](#); [3376232](#); [3348161](#); [334](#)

Submission Point No: 397.36(Section 27.5 - Diagram 1)

Support/Oppose/Neutral: Support

Submission Summary: Seeks alignment of Whitianga Waterways Structure Plan diagram with boundaries as per

Decision Requested: Change Diagram 1 in Section 27.5 as follows:Refine the boundary

Submitter Number: 787 **Submitter:** Jenni Fitzgerald

On behalf of: New Zealand Transport Agency

ECM File Numbers: [3338388](#); [3338389](#); [3338390](#)

Submission Point No: 787.22(Section 27.5 Whitianga Waterways Structure Plan) **Category** Whitianga Waterways Structure Plan

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 27.5 as notified.

Decision Requested: Retain Section 27.5 as notified.
