

Thames Coromandel District Council
Private Bag
Thames 3540
Attn: Lisa Madgwick

30 January 2015

Re: Proposed District Plan Submissions – Sections 16 and 38 Subdivision

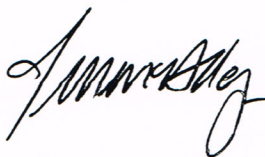
Wharekaho 2013 Ltd is the owner of Lot 1 DP 472771 and has entered into a contract with HR and PJ Balsom the owners of Lot 2 DP 472771, located at 15 Wharekaho Road (State Highway 25), Whitianga, to obtain the necessary resource consents across the entire subject site to enable the subdivision and development of the site, in accordance with the Site Development Plan contained in section 25.2 of the Proposed District Plan. Wharekaho 2013 Ltd has lodged with Thames Coromandel District Council and Waikato Regional Council resource consent applications to undertake a subdivision and development of the site in accordance with the Site Development Plan.

Wharekaho 2013 Ltd made a further submission (Ref: **FS 1358.6**) to the submission of the Environmental Defence Society (Ref: **320.2**) with respect to sections 16 and 38 of the Proposed District Plan Subdivision. On behalf of Wharekaho 2013 Ltd I have reviewed the staff reports related to these submissions and I am satisfied with the recommendations made by staff, including the proposed wording changes.

In particular the non-inclusion of 'prohibited activity' status for subdivision in certain zones/overlays is supported, as defining some subdivision as prohibited is considered to be pre-emptive in terms of assuming the potential effects of any such subdivision will be adverse, whereas the contrary is possible through well designed and implemented subdivision whereby the potential to protect and enhance significant and at risk environments exists.

Wharekaho 2013 Ltd thank you for your time in considering this matter and if staff and/or the Committee have any questions please do not hesitate in contacting the undersigned.

Yours sincerely,



Ian McAlley
Director
McAlley Consulting Group
for Wharekaho 2013 Ltd