

EXCERPT FROM APPLICATION FOR ENVELOPE APPROVAL FOR EARTHWORKS

AT MATARANGI LINKS GOLF COURSE

Matarangi Beach Estates Limited
Envelope Approval - Earthworks at Matarangi Links Golf Course

August 2005
Reference 1020.120668.01

- Upon completion of the earthworks, the greens will be re-countoured and sown in lawn to ensure the high quality of the Golf Course environment is retained.

6.2 OBJECTIVES AND POLICIES OF THE MATARANGI STRUCTURE PLAN

The objectives and policies relevant to this proposal in the Matarangi Structure Plan area as follows:

Purpose

To create a settlement that complements the ocean beach and harbour values in the contact of an outstanding coastal environment and with the Coromandel ranges providing a visual backdrop.

To achieve this purpose:

...

1.2: *Establish a high quality of amenity for the residents and visitors through preserving and using open space to:*

- (i) *define boundaries of areas for residential development and contain them within neighbourhood villages, and within those villages, neighbourhood cells;*
- (ii) *provide strong linkages between open space areas within the structure plan and the accessways, roads, recreation and open space areas, landscape features and natural areas (including the ocean beach) located outside the structure plan area.*
- (iii) *Create a network of areas which are free from buildings but in variety, function and experiences may include:*
 - *roads*
 - *lakes*
 - *wetland and other stormwater management features*
 - *planted corridors*
 - *view corridors*
 - *pedestrian linkage*
 - *golf course*
 - *recreation facilities*
 - *airfield, if one is retained*
- (iv) *create and maximise edges to coast, lake, managed wetland, golf course, pedestrian access, active or passive recreation which can enhance quality for the residents fronting it;*
- (v) *provide for a range of recreational activities;*
- (vi) *extend from the coastal edge into the internal open space network at regular intervals;*
- (vii) *provide public and private areas which are well vegetated in appropriate coastal vegetation.*

It is considered that the proposal meets the relevant objectives and policies of the Matarangi Structure Plan for the following reasons:

- The proposal will enhance the Matarangi Links Golf Course, which is an important recreational facility for the residents at Matarangi.
- Upon completion of the greens, the proposal will ensure that a high quality recreational experience continues to be provided to the residents of and visitors to Matarangi, in accordance with the objectives and policies of the Matarangi Structure Plan.
- The proposal will continue to ensure that a high quality of amenity is provided by the Golf Course, without affecting the established settlement pattern at Matarangi.
- The proposal is in accordance with Diagram A of the Matarangi Structure Plan, as it ensures that the Golf Course will be continued to be provided in its defined location.

6.3 RULES

The relevant provision of the Proposed District Plan are outlined in the table below:

Rule	Complies	Comment
Permitted Activities		
Earthworks which meet all the permitted activity earthworks standards in Tables 3 or 4		
<i>Permitted Activity Earthworks Standards</i>		
		As detailed in the proposed consent envelope in part 3.3 of this report, the proposed parameters are detailed below:
Maximum volume (m ³) per site per 12 month period: 50 > 1:8 gradient 100 ≤ 1:8 gradient (except in floodways = 0)	No	Maximum volume (m ³) per site per 12 month period: 3000m ³
Max face height (m) per site: 1.5	Yes	
Maximum area per site (m ²): 150 > 1:8 gradient 250 ≤ 1:8 gradient	Yes	Maximum area per site (m ²): 1000m ² > 1:8 gradient 4000m ² ≤ 1:8 gradient
Maximum duration of work within any calendar year: 3 months	No	As the earthworks will take place during the Winter/Spring period, the duration of work may be longer than 3 months