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District Plan Further Submission Form

in support of or in opposition to a submission
Proposed Hauraki Gulf Islands Section 2006

Please print clearly		For office use only	
Full name: <i>Gavin and Carolyn Smart</i>		Submission No.	
Organisation: (if the submission is on behalf of an organisation)		2363	
Agent: (if applicable)			
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e-mail address: <i>Gand C. Smart@Xtra.co.nz</i>			
Please use a separate form for each separate matter for submission			
I / We support <input type="checkbox"/> / oppose <input checked="" type="checkbox"/> the submission of:			
<i>(name and address of original submitter and submission number of original submission if available)</i>			
<i>J. Yates</i>			
<i>35 Tiri Rd</i>			
<i>Oneroa, Waheke Is</i>			
Submission number			<i>3710</i>
The particular parts of the above submission which I / we support <input type="checkbox"/> / oppose <input checked="" type="checkbox"/> are:			
<i>(clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			
<i>All of it</i>			
The reasons for my / our support or opposition to the above submission are:			
<i>Please see attached</i>			
I / We seek			
<input type="checkbox"/>	the whole submission be allowed		
<input checked="" type="checkbox"/>	the whole submission be disallowed		
<input type="checkbox"/>	part of the submission be allowed		
<input type="checkbox"/>	part of the submission be disallowed		
I / We wish to be heard at the council planning hearing		Yes <input checked="" type="checkbox"/>	No
I / We would be prepared to present a joint case at the hearing with any others making a similar submission		Yes <input checked="" type="checkbox"/>	No
Signed	<i>G Smart</i>	Date	<i>28/5/07</i>

Further Submission to the Proposed Hauraki Gulf Islands District Plan

Re Submission # 3710 from J. Yates of 35 Tiri Rd

We oppose the above submission to delete the proposed re-zoning of the street frontage along the western end of Tiri Rd. We do not believe that the re-zoning of this strip of land to Traditional Residential will be detrimental to the rural aspect of the remaining land west of Tiri Rd. The proposed strip of land is only about 40m wide, slopes down from the road, and would involve the creation of only about 4 - 5 additional dwelling sites along the street frontage due to the minimum 2,000sqm allowance (there are already two existing dwellings, with no dwelling yet on what would be 32 Tiri Rd and which is already permissible).

Re the points raised in the above submission, we would note that:

1. Minimal additional traffic would be created by this proposal, and, as Tiri Rd is a loop road, this traffic would be spread over the two access directions. The road is not overly dangerously narrow as portrayed, and would not need widening. The corner focused on, although admittedly tight if cars park there, is away from the street frontage concerned, and is therefore unlikely to be used for parking by any new residences along the proposed re-zoned street frontage. We would support the council in painting no-parking yellow lines around the corner concerned.
2. The proposed re-zoning would not necessitate the installation of footpaths, just as there are no footpaths along the rest of Tiri Rd (both sides of which are zoned Residential). As the land slopes well away from the road, the proposed re-zoning would not destroy the beautiful outlook over the Matiatia Valley – in fact it would most likely improve it due to the likely clearing of scrub along the street edge opening up the views.
3. We do not believe the value of homes across the street would be adversely affected, as their rural outlook would not be significantly affected, due to the land along the proposed re-zoned street frontage dropping away from the road and therefore any development being mainly below view. This would also mean that there should not be any disruption to the general peace and quiet of the area. Note that the houses on the eastern side of the street are already surrounded by houses (each other) closely on 3 sides.
4. There are already two dwellings in the proposed re-zone strip, with a third already allowable (on what would be 32 Tiri Rd), hence it is incorrect to say “there is one side of the road without housing at present”. As mentioned above, because the land slopes away from the road, the proposed re-zoning would not be detrimental to the rural outlook westwards. Also, as part of the re-zoning, there is a possibility of opening up a walkway from Tiri Rd down to Ocean View Rd as part of the development contribution. This would allow residents along Tiri Rd quick and easy walking access directly down towards Matiatia, which would also help reduce traffic.
5. We do not believe the re-zoning of a 40m wide strip up along Tiri Rd would adversely affect wild bird life in the area, or even reduce the area’s wildlife value. In fact, it could even help to improve it with clearing of gorse and the addition of subsequent plantings.

