

Developers seek green light for homes at beach

By GILLIAN O'NEILL

A change to Thames Coromandel District Council's District Plan is being sought to pave the way for 20 house sites to be established at the entrance to Hot Water Beach.

Hot Developments Ltd wants a new structure plan for 34ha of land zoned rural and coastal at Hot Water Beach Rd. The company has already outlined its proposals to Mercury Bay Community Board, local iwi and other affected parties.

If approved, the plan change would allow future staged subdivision for 20 houses along with a programme of indigenous vegetation and wetland restoration.

Under the structure plan, the developer would limit the amount of land available for building. The remaining 22ha would be covered by an Ecological Restoration Management Plan.

There would also be set design criteria in terms of the nature of any houses to be constructed.

Some widening and improvements to Hot Water Beach Rd would also be likely in order to accommodate increased traffic movements associated with future housing.

Details of the plan change request were considered by the council's Policy and Planning Committee on

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Tuesday. The proposal will now be publicly notified giving interested parties an opportunity to make submissions.

Meanwhile, further submissions are now being sought in relation to the private plan change request by Hahei Holidays Ltd.

The owners of Hahei Holiday resort are seeking a new structure plan to be inserted into the District Plan to provide for transition from traditional tents and caravans to an increased proportion of fixed roof accommodation. The structure plan would allow the development of cabins, studio units and a function centre up to a maximum height of 10m.

A total of 46 submissions were received by the close of the initial period on April 1. Further submissions will be accepted up to July 1 from any person representing a relevant aspect of the public interest; anyone with special level of interest or a local authority.

Further details are available on the council website.