

**Q2: Urban, commercial and rural development to be controlled and appropriate for the area in order to retain Kuaotunu's existing 'small beach village' atmosphere and bush/farm backdrop**

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Generally I agree with the statements made in the current community plan. Industrial development eg mine/processing or factories should be prohibited. Commercial activities restricted to what is currently zoned in the Kuaotunu village and what is catered for in the current District Plan. Some discussion needs to be had on whether or not Kuaotunu should restrict or otherwise further residential developments/subdivisions as well, irrespective of TCDC's planning provisions. Is there room in the collective mind of Kuaotunu Resident & Ratepayers for more housing? My opinion is that areas should not be considered for mass housing developments. We should leave this progression to Whitianga as per the District Plan.

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Please no freedom camping or motorhome parking anywhere in Kuaotunu .

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I think that some area for development should be planned for but not on the sea front. The fire brigade moved with that land returned to nature or with a small fishing wharf. Space for new small cafes and recreational enterprises as the current ones are difficult to use and greedy with prices as there is no competition. Life changes and people want to be able to dine out with family.

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I am against further development, particularly close to the beach

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what residents and visitors find attractive IS that 'small laid back feels', if we change that, a vital aspect of what makes Kuaotunu will be gone.

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Agree to a degree, but not in order to change or interfere with existing rights of ratepayers to subdivide or develop their properties legally within the current regulations.

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No more development , it's already becoming more "urban " than rural.

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Would like to think no more subdivision if possible!

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Kuaotunu has evolved over time from a 19th century gold mining centre to the relaxed coastal fishing village we know today - Outside interference trying impose strict controls on how the village evolved have not been required in the past, and could be counter productive if it impinges on existing property rights.

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I trust people -in general- don't come here to develop another Auckland. Perhaps they need to be reminded of what they came here for....

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Basically this means to me to keep the look and feel of Kuaotunu as a small village and I definitely agree. We aren't and don't want to be Whitianga or Matarangi. The whole point is that Kuaotunu is different and too much development just makes it feel like a housing estate. We don't want to happen to us what has happened at Wharekaho or Opito.

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we are in danger of losing the character of the village and backdrop.

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There is an incredible sense of community in Kuaotunu and it would be sad to see it go the same way most coromandel beaches have gone.

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We can't ignore or control the rights of individual land owners but similarly, we shouldn't have to accept inappropriate development that might impact on our special village character or our property values.

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We

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Kuaotunu is unique. I am not against new people coming to live in our part of paradise but I wouldn't like to see big subdivisions or high rise development of any kind

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Won't achieve this in the long term, but important to voice the opinion and hold the line as long as possible

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Commercial development is limited in the village with only two commercial sites e.g. Luke's and the shop. Each facility provides a level of service for what the village requires, but additional (angle) parking needs to be extended along the road to the beach under the trees, to cope with the extras at holiday time. (Currently people parallel park, angle parking would provide more parks).

I don't think that there is much land available with the appropriate zoning for future urban development.

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I think the horse has bolted re 'small beach village' with the popularity of both the community for residential and beach houses and Luke's. There has been a lot of development in the past 10 years. However, it is a very close and supportive community thanks to a sizable percentage of permanent residents. For the village to thrive it is important that any development maintains the ratio of permanent residents - I think the target should be 60%.

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Development required to increase rate payer basis/platform.

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Any additional commercial development or multiunit dwellings risk destroying what makes the area so unique and special.

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As the popularity grows the opportunity for commercial development should not be denied but sympathetic to the community.

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Contrasting Kuaotunu with neighbouring bays highlights the goldilocks principle for me. Matarangi has 'developed' too much, Otama not quite enough, and Kuaotunu is 'just right'.

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As a coastal village Kuaotunu is unique in this aspect - hence our dislike of concrete pathways

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Although I'd like Kuaotunu to stay 'small', it's a bit exclusive to say no to certain developments. Easy to say when you are 'in the door' of this oasis. I have been trying to move back into the area for some time, but the prices are so much higher it is very difficult.

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I'm concerned about the visual amenities of the landscape, especially the high ridges, cliffs and hilltops like Te Tutu. I wouldn't like to see Kuaotunu's beautiful backdrop plastered with holiday houses in the future.

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Keep the village as a village

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How do individuals build dwellings on the beach front yet we cannot build on our flat land which does not flood

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Would be very disappointed to see medium to large developments given permission. But do feel it is important to allow some growth.

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I think it's critical that some NZ beachside towns retain this feel. For us, this is what attracted us to Kuaotunu.

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Very important but equal rules for all need to apply. Also building standards should be adhered to for no other reason than individual/public health.

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yep

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Kuaotunu's charm and attractiveness lies exactly in the "small beach village" atmosphere. My main home is in the Wakatipu basin and has been for over 30 years so I am well aware of what uncontrolled and inappropriate development can do. Kuaotunu needs to be vigilant in keeping what makes it special.

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I think the ratepayers shouldn't have a say in what people can and can't do with their own land it is over governed already

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We need to preserve the character of the area but equally if we want services and facilities like shops and a cafe we need population (both permanent and holiday makers) to support them and keep them viable. AS a community we cannot expect to have all the things listed in the condensed plan without some way of financially supporting it. We need controlled tourism. We need controlled camping.

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We need to restrict the sprawl of development and no high rises!!!

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How does one open the area for people who would like to live here, as opposed to large empty houses used very occasionally

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We could be in danger of losing the very thing that we love about living here.

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Our "small beach village" atmosphere is rather unique in New Zealand now and it would be a shame to lose it.

The bush/ farm area is being built on..its hard for farmers to make ends meet otherwise and we do regret that it has come to this.

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Tourist Tax - (KURTAXE)

Rewards for rubbish collection along Beach and Tracks

Have a unique system of every visitor pays extra for the maintenance of Kuaotunu Village!

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Personally I am totally against any Commercial development in Kuaotunu , Kuaotunu is a quaint village and it should remain so with Whitianga remaining our service area . Kuaotunu is a Coastal Rural Zoned Area not Business Residential .

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Parking out of the village centre, traffic out of village.

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We need to preserve the close community spirit.

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With population influx in my opinion it will be unavoidable to start developing rural blocks into smaller lifestyle blocks, in order to do that the size restrictions should be reduced. Small lifestyle blocks of i.e. 5 acres will still make for an attractive rural backdrop for Kuaotunu village. Commercial development should remain extremely limited.

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I think it is ridiculous to even contemplate having a camper van park right beside a children's playground or nearby vicinity. Not very wise at all.

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I think we need to approach the inference in this question with caution. As an example, the success of Luke's Kitchen is something many residents appreciate - their local café and employer of teenage children, where other people don't appreciate the masses of people, noise and vehicles the popularity of the kitchen draws, as it was not part of their vision for their lifestyle. To retain our small, beach atmosphere to some may also be interpreted as empire building to others as it potentially stands to protect developments already in place. That said, I am very supportive of thoughtful, shared, future-proofed development that benefits our permanent residents and the values important to them.

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Retain our current community plan. Industrial development eg mine/processing or factories should be prohibited. Commercial activities restricted to what is currently zoned in the Kuaotunu village and what is catered for in the current District Plan. Some discussion needs to be had on whether or not Kuaotunu should limit further residential developments/subdivisions as well, irrespective of TCDC's planning provisions. Is there room in the collective mind of Kuaotunu Resident & Ratepayers for more housing? My opinion is that areas should only be considered for mass housing where they have zero impact on Rural/Bush/Wetland environments. We should leave this progression to Whitianga as per the District Plan.

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The hills that surround Kuaotunu are an integral part of the uniqueness of the location and can be seen from every part of Kuaotunu.

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Much wants more....

And a co op facility would be acceptable

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Kuaotunu is rural. Keep it that way.

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No more houses on the dunes.  
No commercial, large hotels.  
No more big subdivisions  
No more houses on ridge lines  
No more boat ramps

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Preserve Kuaotunu character of the small beach village

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Would be great to see the shop area developed in a smart but rustic way with lots of little stalls outside in summer.

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