

Private Plan Change 50, Hobbiton - Development Concept Plan for Hobbiton Movie Set

Dear Hearing Panel

We have been living at 21 Buckland road since 2001.

Our farm also corners onto Puketutu road.

When we brought a dairy farm on a quite Rural road, away from the noise and busyness of towns and the city.

This has been taken away from us over the years, by increasing noise of vehicle movements on the road to Hobbiton.

Seven days a week from early morning till as of late in the evening up to 11 pm. with the evening Banquet tours which are held at Hobbiton.

We have constant noise and pollution from the traffic.

Hobbiton Tourist vehicles stopping and blocking our private and farming business entrance all the time.

Tankers and Trucks that need to access our property can't enter, and are having to wait on the road till the tourists have moved on.

Also Hobbiton Tourists coming into our private property, taking photos from the house, the big trees and the garden.

They are also driving to the cowshed or walking in to our private land where the cows are, and making pictures.

Even a Hobbiton car has driven into our private property and turned around.

(21.11.2018 time: 2.27 pm)

All the signs we have before our entry : Private property

No parking

Warning: live stock can be dangerous

Warning: farm vehicles and machinery in operation

No unauthorised entry

They are also pictorial signs which doesn't stop tourists coming into our property.

This entering is a bio security risk and a invasion of our privacy and is trespassing.

Night noise is affecting our sleep and wellbeing.

This affects our personal quality of life and business as farmers.

We have tourists using our road side verge as a toilet stop making no 1 and 2.

We are also constantly collecting rubbish from people that throw rubbish in our land.

We should be able to enjoy our property, but this is being robbed of us by Hobbiton traffic and tourists.

Living on Buckland road ist now a nightmare.

Consent :

With the last consent of 300 000 visitors to Hobbiton we signed it off, because Hobbiton gave us the impression that this was the maximum they could have.

We said to Hobbiton. Please don't do events in the night. Hobbiton's answer was just the odd events would occur.

It turns out Hobbiton wasn't telling us the truth.

So Hobbiton misled us into believing.

Otherwise, we would never have given Hobbiton our signature at that stage, and would have gone through the hearings process back then already.

Also it is well known now by Hobbiton's own admission that over 600 000 tourists, twice the consented amount not including the night events are visiting Hobbiton.

Hobbiton has also been advertising evening Banquet tours from Dezember 2018 to March 2019 every night. There have been constant night events and associated traffic noise, these events have been taken place without consent.

Hobbiton is promoting more activities every year to more then 33 countries, as from the web.

This shows that Hobbiton disregards any consents and also probably any consents that would be granted in the future with no regard for people that live on Buckland road.

The correct way would be first to obtain the necessary consents needed through the RMA process then advertise and proceed with their business activities not the other way round.

This sets a bad precedent, that ventures with lots of resources have more rights than the rest of the community.

We have complained to council on a number of occasions over various Hobbiton issues , but the council never came back to us on the night Banquet tours they held every night from December to March. (Nov 2018)

We have also complained to Tim van de Molen (National Party MP) about council doing nothing about the issues we have with Hobbiton. (18 / 2 / 2019)

It seems as if council is not managing Hobbiton and holding it to account for its breaches of consent, and the activities that are being held on the Hobbiton movie set.

We always thought that Hobbiton would be honest in their dealings with residents on Buckland Road, apparently not.

Night activities:

We are of the belief, that motel and camping facilities are not fitting in a rural setting, and not for Hobbiton, and belong in an urban environment.

Matamata township already has motel, camping facilities, Restaurants and infrastructure to cater for overnight visitors.

With this brings associated environmental issues such as traffic noise, pollution and effluent management.

Banquet tour evenings that already are occurring on a regular basis daily throughout the summer months and without consent, with this is the likely hood of alcohol consumption, increased road traffic, and eventually more accidents on the road, by visitors that are already not confident driving on NZ roads especially at night.

Open air Cinema and concert events should also be not consented in a rural environment with the associated noise it generates.

Fireworks in a rural setting is also not acceptable for the obvious animal well fare issues associated with that sort of activity.

Even publicly availably fire works should not be permitted.

Road safety is a big issue.

With near misses all the time and serious accidents on the road to Hobbiton.

We ourselves have been involved in such incidents multiple times with tourists. Two could have been deadly.

Intersection state highway 29 and also the intersection Puketutu - Buckland road.

A tourist didn't stop entering state highway 29 and made a U turn forcing a Truck to avoid the collision which came into my lane, forcing me to make a brisk stop at the beginning of the turn in lane.

This was reported to police, who spoke with the tourist about it.

The more tourist traffic the more accidents that will probably happen.

Tourists are not used to the open and rural roads, and are not proficient with the rules putting other people at risk on the road to and from Hobbiton.

Tourist cars and busses stopping in the middle of the road to take photos of the Hobbiton Road sign is a common occurrence.

It has also come to our attention, that G.P.S mapping informs drivers coming from Hobbiton, to turn right near our drive way, which is in fact an advance warning for the turn off, at the end of Buckland road into Puketutu road.

We constantly have cars breaking, indicating and driving into our driveway turning around in our property, when they realise they are in the wrong place.

One tourist also drove into our fence because she missed the entrance.

Final stament

We as residents on Buckland road to Hobbiton are statics of the negative issues associated with its activities.

We deserve also the right to go about our lives and enjoy the rural aspects of life in the country that we previously had, with out excessive road noise, pollution and privacy issues.

We are against any increases in the consented numbers to be able to visit Hobbiton and that it is not granted in this consent proposal.

We suspect that the consent would not be controlled and managed by council properly and abused by Hobbiton to do what it sees fit without any further consultation with the possible affected parties in the future.

As we see it the RMA is here to protect everyones rights and no-one should be disadvantaged by someone else's operations even if it does bring benefits to the community as a whole.

We are strongly against any night activities in general;

That being, night tours with or without Banquet Evenings, cinema, fireworks and camping or motels.

We already have long day time events 7 days a week that we have to live with and think that the rural community and road should have peace and quite from night time activities and extra traffic movements.

We are of the opinion that people are intimidated by Hobbiton's size and importance in the community like us, and feel discouraged to speak out against it.

This is also the case for us, it has taken a lot of courage on our part to speak out.

We normally are not the type of people to do so! but felt it is necessary to obtain any sort of fair result, hopefully.

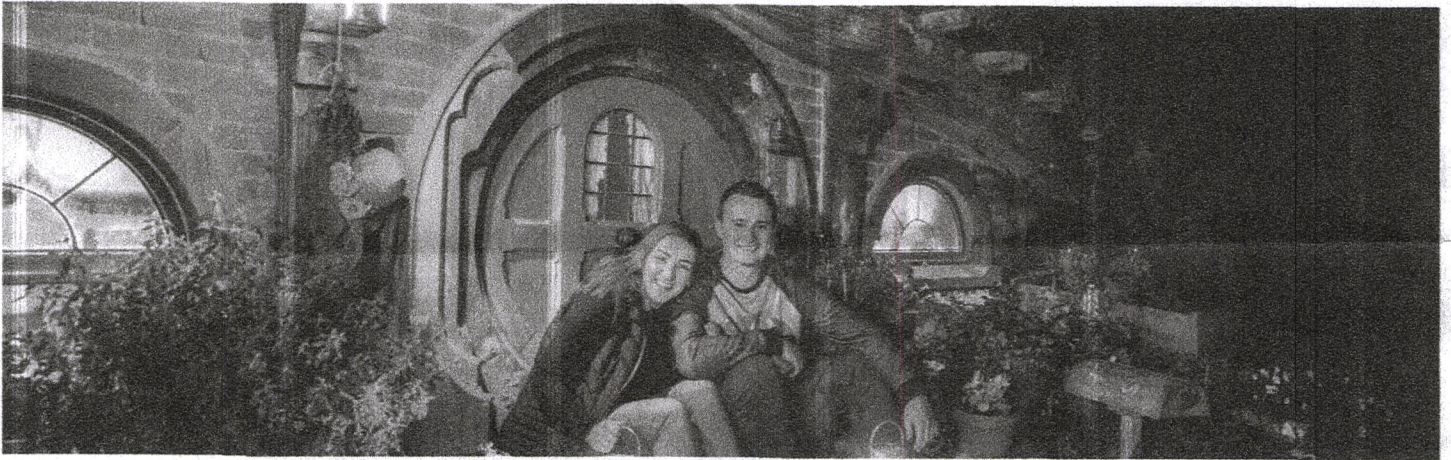
Thank you for your time and listening to our submission.

David & Eveline Reichmuth

HOBBITON

THE EVENING BANQUET TOUR

Experience Hobbiton™ Movie Set at dusk with a guided tour of the Shire™ and a banquet feast fit for a Hobbit.



Experience Hobbiton™ Movie Set as you have never seen it before with a guided tour through The Shire™ at dusk. Making the most of the remaining daylight, your tour guide will escort you through the 12 acre site, recounting fascinating stories and anecdotes about the trilogies. The tour concludes at The Green Dragon™ Inn with a complimentary beverage from our exclusive Hobbit™ Southfarthing™ range. The guests will then be moved through into The Green Dragon dining room and treated to a banquet feast fit for a Hobbit. The tables will be heaving with traditional Hobbit fayre and, as is the tradition in the Shire, second helpings are encouraged.

To conclude this premium Hobbiton Movie Set experience, after dinner the guests will re-join their guide to make their way back through the wandering paths of The Shire. The trails will be illuminated by path lighting and handheld lanterns will be provided amongst the guests to help light the way. This stunning journey under moonlight will travel through the village breathtakingly lit up, with Hobbit Hole™ chimneys smoking and lanterns glowing in the darkness.

Please note: Evening Banquet Tours depart four times per week on Sunday, Monday, Tuesday and Wednesday evenings all year round, with additional departures subject to demand over summer. Numbers are limited, so booking is essential. Please advise any dietary requirements you may have at time of booking in the provided field.

DATE SELECTED - 1+

Departure Time	<u>WED</u>	<u>THU</u>	<u>FRI</u>	<u>SAT</u>	<u>SUN</u>	<u>MON</u>	<u>TUE</u>
en/BANQUET/-	<u>30 JAN</u>	<u>31 JAN</u>	<u>01 FEB</u>	<u>02 FEB</u>	<u>03 FEB</u>	<u>04 FEB</u>	<u>05 FEB</u>
2019.0	2019.0	2019.0	2019.0	2019.0	2019.0	2019.0	2019.0
-26/31 EVENING							
BANQUET TOUR 6:20 PM	FULLY BOOKED	FULLY BOOKED	FULLY BOOKED	FULLY BOOKED	FULLY BOOKED	FULLY BOOKED	FULLY BOOKED



