

**SUBMISSION ON
THE PROPOSED THAMES-COROMANDEL DISTRICT PLAN
VARIATION 3 – TAIWAVE CATCHMENT STRUCTURE PLAN**

To: Thames-Coromandel District Council
Proposed Thames-Coromandel District Plan Variation 3
Private Bag
THAMES 3540
Attention: Policy and Planning Team

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The submitter is a local resident and owns the property that directly adjoins the subject site to the southwest (151 Boat Harbour Road, Whenuakite).

The submitter opposes Variation 3 – Taiwawe Catchment Structure Plan in its entirety.

The submitter requests that the Structure Plan be deleted and any future development of the site be assessed under the Proposed District Plan's provisions of the Rural Zone in which it is located.

The reasons for this submission are as follows:

- (i) The Policy and Section 32 Analysis of the Variation (prepared by Lawrence Cross & Chapman) states that "*the structure plan technique is chosen because it best serves the purpose of the PDP in providing a holistic framework, integrating subdivision and development with a conservation strategy for protection, restoration and enhancement of ecological and biodiversity values on a large land holding on the periphery of a settlement.*" The Proposed District Plan through its provisions for subdivision within the Rural Zone (i.e. Conservation Lot Subdivision, Section 38, Rule 8) also provides the opportunity for this type of development, with the only difference being that the number of allotments anticipated and provided for would be far less (i.e. 4 allotments compared to 45 allotments).

- (ii) Too much emphasis has been placed on the ground truthing and protection of the SNA and biodiversity values of the site as a means for trade off to allow for such a significant number of additional allotments and residential dwellings. The number of proposed residential allotments is simply not anticipated for a site like this within the Rural Zone. More emphasis needs to be placed on the effects on infrastructure, amenity, and landscape and character that up to 45 additional allotments with associated buildings will have on the surrounding Rural Zone and the small nearby community of Hot Water Beach. The Coromandel Peninsula Blueprint identifies Hot Water Beach as a rural community (i.e. not a settlement) and seeks to retain the rural character of the community. The Proposed District Plan, Section 15, Policy 1(i) (Development and Growth) confirms this by instead encouraging growth, intensification and consolidation in Thames, Whitianga and Whangamata.
- (iii) Without the implementation of a Structure Plan within the PDP, a proposal of this scale would require resource consent as a Non-Complying Activity. The scale and density of the proposal would be inconsistent with the objectives and policies of the Rural Zone.
- (iv) Comparisons have been made between the proposal and the Proposed District Plan provision of subdivision creating environmental benefit lots in the Rural Lifestyle Zone, giving the indication that the subject site is not appropriately zoned as Rural Zone. The subject site is not zoned Rural Lifestyle. Even if the site was zoned Rural Lifestyle, the environmental benefit lot subdivision rule only allows for up to four environmental benefit lots to be created per lot (Section 38, Rule 11.1(e)) not 40 plus lots as proposed within the structure plan.
- (v) Putting aside any overlays or conservation areas, the Proposed District Plan provides the appropriate average and minimum net lot areas for the various zones within the District. The minimum average lot area in the Rural Zone is 20 hectares. With a site area of 38.12 hectares, the subject site would not be able to create even one additional allotment without requiring resource consent as a Non-Complying Activity. Even if the site was zoned Rural Lifestyle which it is not, the minimum net lot area would be 2 hectares, which would allow for up to only 19 allotments, without further needing resource consent as a Discretionary Activity.
- (vi) The proposed subdivision layout scheme plan (prepared by Dunwoodie and Green October 2018) that is included within the Transport Assessment of the Structure Plan shows that the majority of the allotments range in size from 2,000m² to 6,000m². None of the proposed allotments for residential purposes would meet the 2-hectare minimum lot size for a rural lifestyle type development. The proposal is clearly a low-density residential development rather than a rural lifestyle development.

- (vii) It is only a matter of time that residential expansion of a community will place pressure on the need for a community designed wastewater plant, which is an unsustainable expectation for the existing ratepayers of the District. This is identified as Issue 1 in Section 15.2.1 (Development and Growth) of the Proposed District Plan.
- (viii) Section 15 (Development and Growth), Objective 1 requires settlement development and growth to use capacity in existing or planned water, wastewater, stormwater and roading infrastructure. The proposed Structure Plan will allow for development that does not use existing or planned infrastructure.
- (ix) Policy 10(h) within Section 15 of the PDP (Development and Growth) states the following:

*Hot Water Beach Hot Water Beach should have **no industrial, residential** or commercial expansion except for home businesses, **self-serviced lots of a rural character** and small-scale retail activities servicing beach visitors. Development and growth shall not occur where it increases demand for additional water, wastewater, stormwater and roading network infrastructure.*

**Bold for emphasis*

The Policy and Section 32 Analysis of the Variation (prepared by Lawrence Cross & Chapman) considers that the Structure Plan would give effect to this in that it will provide self-serviced lots of a rural character. However, a residential development with the majority of lot sizes ranging between 2,000m² to 6,000m² is clearly not rural in character and will lead to an over-development of the site. Clearly Policy 10(h) is seeking no residential expansion, which is essentially what the Structure Plan will allow. The proposal is contrary to the Objectives and Policies relevant to development and growth in the District.

- (x) Comparisons have also been made with the development of the adjoining property to the east that was established under a 2013 Structure Plan. The adjoining development is on a site that is slightly smaller in size but results in less than half of the number of allotments under the proposed Structure Plan. The density of residential development provided for as part of the Taiwawe Catchment Structure Plan is therefore twice as much as the adjoining property. The adjoining site is also located adjacent to the settlement of Hot Water Beach, with the bulk of the allotments being located at the lower portion of the site adjacent to properties located within the Coastal Living Zone and of a similar scale. The adjoining development is therefore more integrated with the settlement of Hot Water Beach. Whereas there is a disconnect with the location of the subject site of the proposed Structure Plan and the main residential settlement of Hot Water Beach. Likewise, the recently operative Proposed District Plan's Rural provisions and Development and Growth Objectives and Policies place clear direction of future community aspirations for Hot Water Beach (refer to vii; viii; and ix above).

- (xi) Not enough assessment has been undertaken of the North Island Brown Kiwi colony within the area. Specifically, how a significant increase in residential properties and the subsequent increased human pressure and additional noise will affect the already threatened national species. A full ecological survey report including a detailed Avifauna Study of the area should be done in relation to any further development of the subject site. Furthermore, the ecological assessment prepared by Wildlands (April 2019) briefly mentions the risk that domestic and uncontrolled dogs pose to kiwi. However, this has not come through as an issue within the actual Taiwawe Catchment Structure Plan document. Any future development of the subject site should place a restriction on domestic dogs and cats.
- (xii) Reverse sensitivity effects have not been addressed in detail. The Structure Plan is surrounded by rural zoned properties on which working farm activities are undertaken.
- (xiii) The proposed Structure Plan is contrary to Part II of the Resource Management Act 1991.

In summary, the submitter requests that the Taiwawe Catchment Structure Plan be deleted from the Proposed District Plan in its entirety as it will result in a low density residential development of a scale that is inappropriate for the rural outskirts of Hot Water Beach. The effect on amenity and rural character of the area will be more than minor. There is a clear disconnect between the subject site and the small community of Hot Water Beach.

The submitter wishes to be heard in support of their submission.

The submitter would be prepared to consider presenting a joint case if others make a similar submission.

The submitter would not gain an advantage in trade competition through this submission.

Signature: T.M. Lamason
Signed on behalf of the Submitter

Date: 28 August 2020