

12 February 2015

Thames Coromandel District Council  
Private Bag  
Thames 3540  
Attn: Lisa Madgwick

**Re: Proposed District Plan Submissions – Section 25 - Site Development Plans**

Wharekaho 2013 Ltd is the owner of Lot 1 DP 472771 and has entered into a contract with HR and PJ Balsom the owners of Lot 2 DP 472771, located at 15 Wharekaho Road (State Highway 25), Whitianga, to obtain the necessary resource consents across the entire subject site to enable the subdivision and development of the site, in accordance with the Site Development Plan contained in section 25.2 of the Proposed District Plan. Wharekaho 2013 Ltd has lodged with Thames Coromandel District Council and Waikato Regional Council resource consent applications to undertake a subdivision and development of the site in accordance with the Site Development Plan.

Wharekaho 2013 Ltd made a submission (Ref: **1190.2**); and a further submission (Ref: **FS 1358.13**) to the submission of the New Zealand Transport Agency (Ref: **787.18**) with respect to section 25 of the Proposed District Plan and the Site Development Plan that relates to the site at 15 Wharekaho Road (State Highway 25). On behalf of Wharekaho 2013 Ltd I have reviewed the staff report related to these submissions and I am satisfied with the recommendations made by staff, including the proposed wording changes.

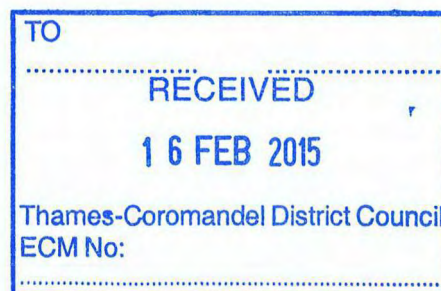
In particular, Wharekaho 2013 Ltd agree that the application of controls with respect to exterior colour and reflectivity of dwellings on the proposed residential lots, established by way of plan change and currently being formalised through a subdivision process, is unnecessary, given the site (albeit a small portion not proposed for development) is not within the 'coastal environment'. Further, Wharekaho 2013 Ltd accepts that the inclusion of 'splay' diagrams in the District Plan is unnecessary given the subdivision consent process that Wharekaho 2013 Ltd is currently undertaking, whereby agreement has been reached with the New Zealand Transport Agency as to an appropriate design for the entrance. A copy of the approved entrance along with the New Zealand Transport Agency's letter of approval is included with this submission for the Panels information.

Wharekaho 2013 Ltd thank you for your time in considering this matter and if staff and/or the Panel have any questions please do not hesitate in contacting the undersigned.

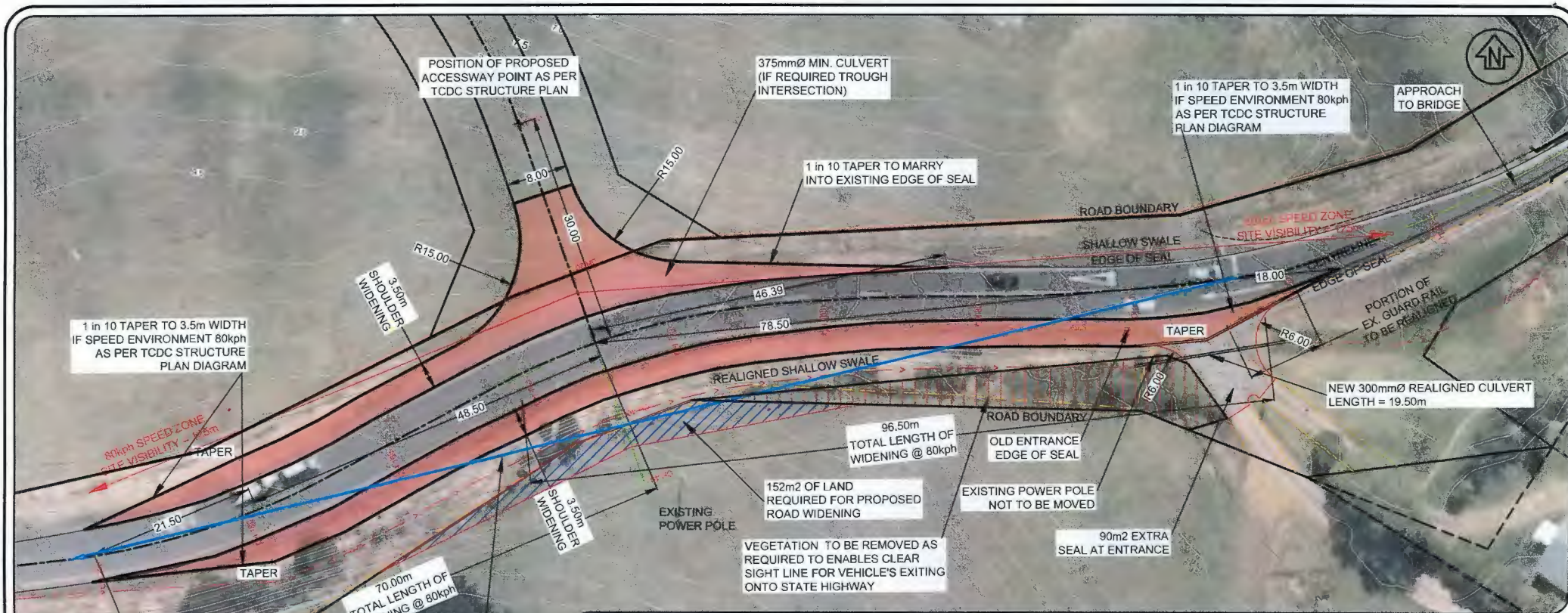
Yours sincerely,



Ian McAlley  
Director, McAlley Consulting Group  
for Wharekaho 2013 Ltd







1 in 10 TAPER TO 3.5m WIDTH IF SPEED ENVIRONMENT 80kph AS PER TCDC STRUCTURE PLAN DIAGRAM

3.50m SHOULDER WIDENING

375mmØ MIN. CULVERT (IF REQUIRED TROUGH INTERSECTION)

1 in 10 TAPER TO 3.5m WIDTH IF SPEED ENVIRONMENT 80kph AS PER TCDC STRUCTURE PLAN DIAGRAM

APPROACH TO BRIDGE

1 in 10 TAPER TO MARRY INTO EXISTING EDGE OF SEAL

ROAD BOUNDARY

SHALLOW SWALE EDGE OF SEAL

80kph SPEED ZONE SITE VISIBILITY

EDGE OF SEAL

PORTION OF EX. GUARD RAIL TO BE REALIGNED

NEW 300mmØ REALIGNED CULVERT LENGTH = 19.50m

REALIGNED SHALLOW SWALE

96.50m TOTAL LENGTH OF WIDENING @ 80kph

ROAD BOUNDARY

OLD ENTRANCE EDGE OF SEAL

EXISTING POWER POLE NOT TO BE MOVED

90m<sup>2</sup> EXTRA SEAL AT ENTRANCE

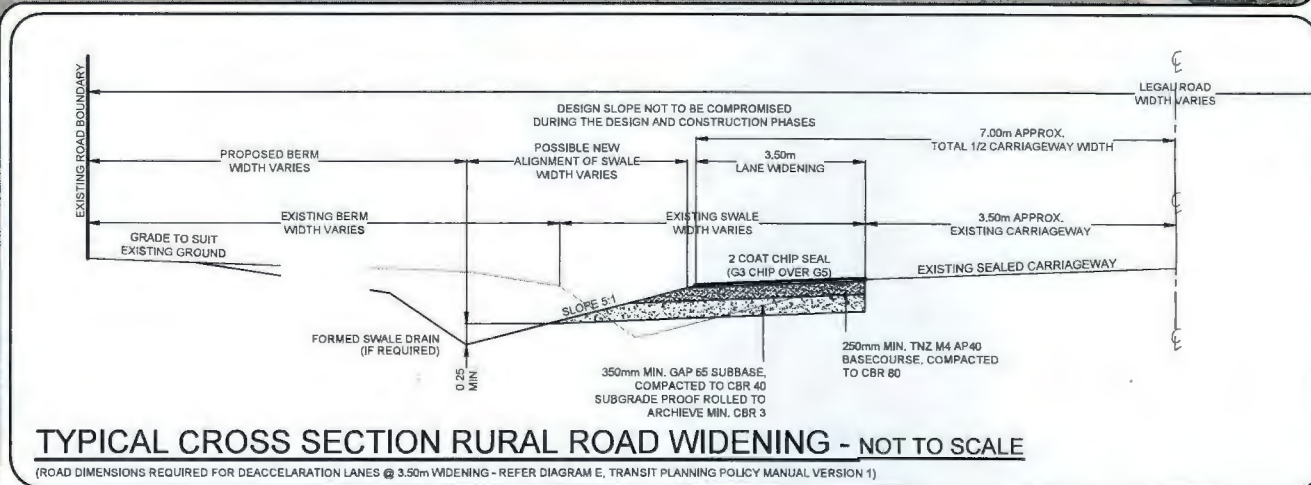
EXISTING POWER POLE

VEGETATION TO BE REMOVED AS REQUIRED TO ENABLES CLEAR SIGHT LINE FOR VEHICLE'S EXITING ONTO STATE HIGHWAY

70.00m TOTAL LENGTH OF WIDENING @ 80kph

NEW LINE OF SIGHT AFTER ROAD WIDENING IS CONSTRUCTED VISIBILITY = 210m

EXTENTS OF SEAL WIDENING IF SPEED ENVIRONMENT 80kph	
LENGTH OF SHOULDER WIDENING	
SPEED LIMIT	DISTANCE
100kph	90m
90kph	80m
80kph	70m
70kph	60m



**TYPICAL CROSS SECTION RURAL ROAD WIDENING - NOT TO SCALE**

SCALE: 1:500 @A3, 1:250 @A1		DATE: JUNE 2014	
No.	Amendment	Int.	Date.
1	ACCESSWAY/ENTRANCE DIAGRAM	WAB	06/14
2			
3			
Designed: WAB		Drawn: WAB 23 JUNE 2014	
Checked:		Approved:	

ACCESSWAY / ENTRANCE DIAGRAM  
 (DIAGRAM E - TRANSIT PLANNING POLICY MANUAL)  
 15 WHAREKAHO ROAD, (S. H. No. 25) - WHITIANGA  
 PREPARED FOR: P. PEOPLES



**Blue Wallace**  
 Surveyors Ltd.  
 25 Harwood Street, P O Box 38,  
 Hamilton Central, HAMILTON,  
 Phone (07) 839 7799, Fax (07) 839 4455

File Reference  
**13/208**  
 Drawing No.  
**1 of 1**



17 September 2014

Ian McAlley  
McAlley Consulting Group  
PO Box 5133  
Rotorua West  
Rotorua 3044

Dear Ian

**Proposed development of 15 Wharekaho Road, Wharekaho**

Thank you for your correspondence that provided the NZ Transport Agency (Transport Agency) with opportunity to comment on the abovementioned proposal, particularly the development of a safe, efficient, single point of access to State Highway 25 and the provision for a pedestrian and cycleway bridge across the Tohetea Stream.

I can confirm that the Transport Agency will not be opposed to the proposed activity provided that the mitigation measures outlined below are implemented.

Please provide a copy of the letter sent to Council requesting that Council incorporate the Transport Agency's requested mitigation measures into the resource consent application.

Written approval will then be issued provided the application to Council includes the mitigation measures requested. **In the interim this letter does not constitute the Transport Agency's affected party approval.**

Mitigation Measures

1. Accessways to both the site and the marae being upgraded to the standard shown on the attached diagram entitled *Accessway / Entrance Diagram (Diagram E - Transit Planning Policy Manual) 15 Wharekaho Road, (S.H. No 25) - Whitianga Prepared for P.Peoples*, dated June 2014, file reference 13/208.
2. Vegetation removed to the west of the marae access to enable clear sightlines for vehicles exiting the property.
3. Provision for a pedestrian and cycleway bridge across the Tohetea stream. The design for the pedestrian and cycleway bridge shall be subject to a consent condition as follows:

*The consent holder shall provide Council and the NZ Transport Agency with a copy of the draft design for the pedestrian and cycleway bridge across the Tohetea Stream.*

*The applicant shall receive confirmation that Council, in consultation with the NZ Transport Agency, is satisfied that the design of the bridge is not likely to adversely affect the function of the state highway.*

4. A *Traffic Management Plan* and *Consent to Work on the Highway* shall be submitted to and approved by the NZ Transport Agency at least seven working days prior to the commencement of any works. Please contact our consultant for the area as follows;

*Opus Paeroa  
PO Box 91  
Paeroa 3640*

*Ph: (07) 889 8600      Attn: Bradley West*

5. Prior to Section 224(c) certification, the consent holder shall supply the consent authority with written confirmation from the NZ Transport Agency that the above works have been completed to meet the NZ Transport Agency's requirements as a road controlling authority within the state highway network.

Please be aware that this response is the Transport Agency's current view of the situation. If the proposal is put on hold for any length of time and resubmitted at a later date, the Transport Agency may need to review the preceding comments in light of any traffic, safety or policy change.

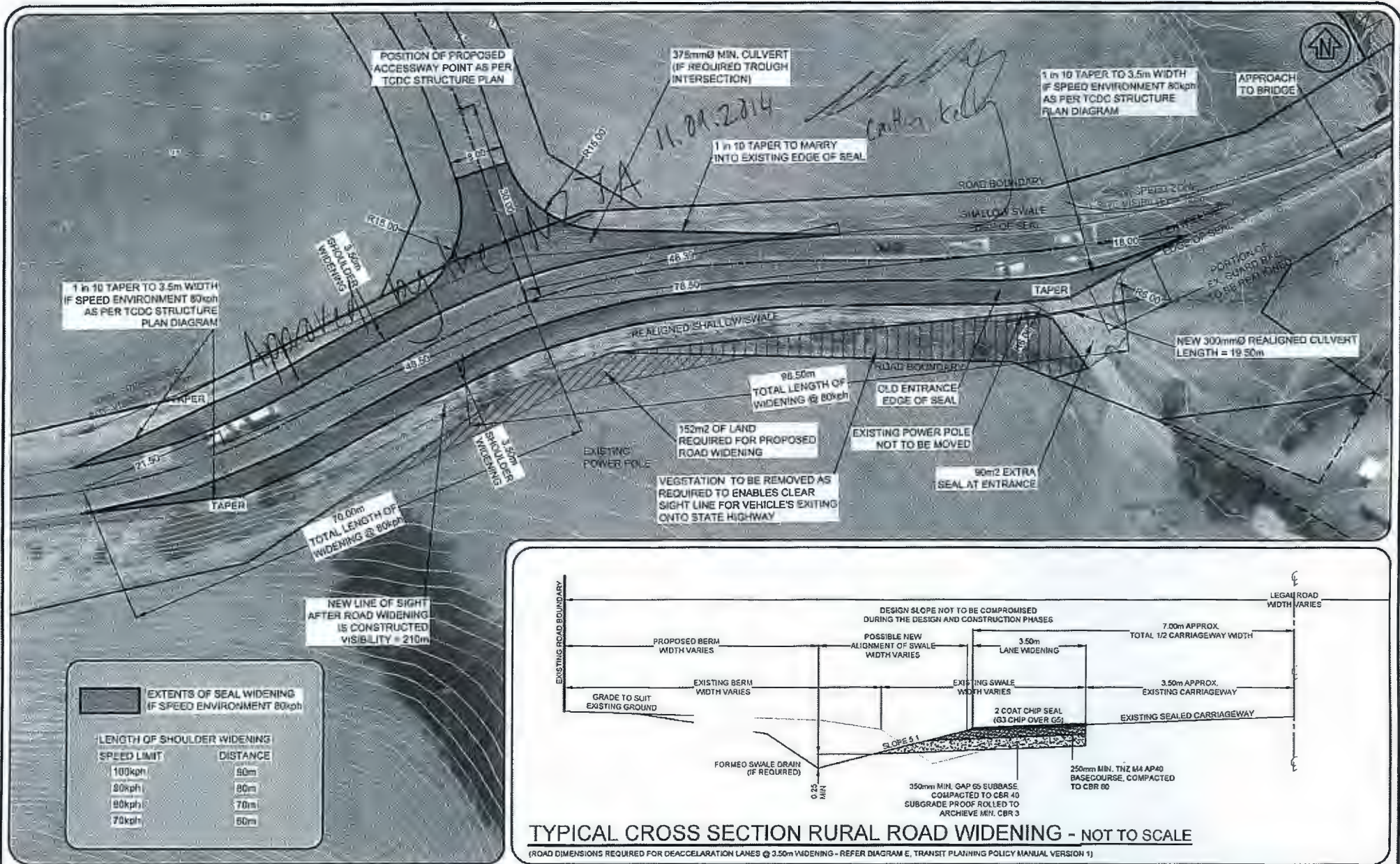
Thank you for undertaking consultation with us. Please feel free to contact me if you have any questions or require further information.

Yours sincerely



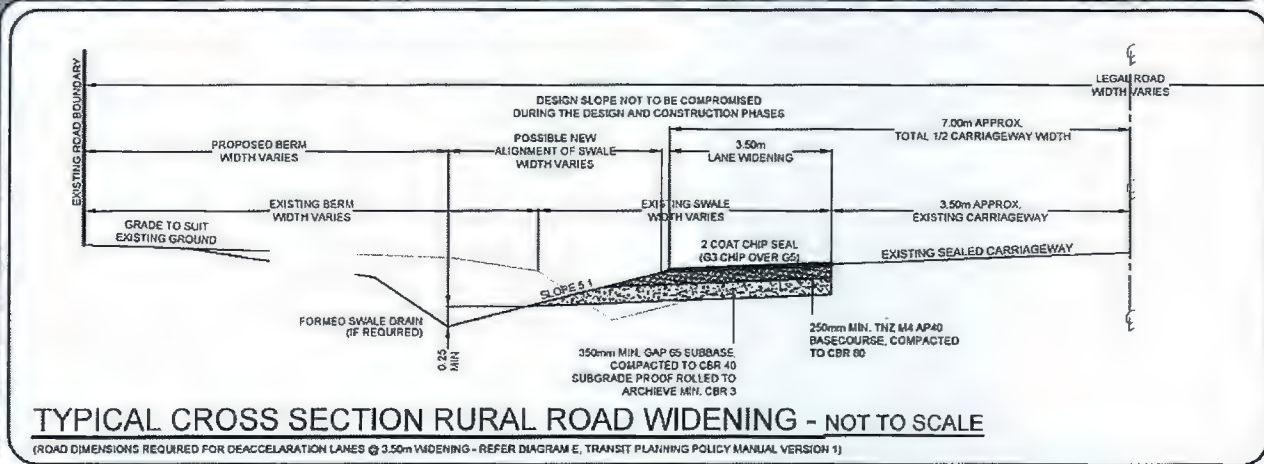
**Caitlin Kelly**  
Resource Planner  
DDI: 04 901 6779  
Email: Caitlin.kelly@nzta.govt.nz





**EXTENTS OF SEAL WIDENING IF SPEED ENVIRONMENT 80kph**

SPEED LIMIT	DISTANCE
100kph	80m
80kph	80m
60kph	70m
70kph	50m



**TYPICAL CROSS SECTION RURAL ROAD WIDENING - NOT TO SCALE**  
(ROAD DIMENSIONS REQUIRED FOR DEACCELERATION LANES @ 3.50m WIDENING - REFER DIAGRAM E, TRANSIT PLANNING POLICY MANUAL VERSION 1)

SCALE: 1:500 @A3, 1:250 @A1      DATE: JUNE 2014

No.	Amendment	Rev.	Date	Designed: WAB
1	ACCESSWAY/ENTRANCE DIAGRAM	WAB	03/14	Drawn: WAB 23 JUNE 2014
2				Checked:
3				Approved:

S:\2013\13206 - WHAREKAHO\CAD\SCHEME #1A.DWG

**ACCESSWAY / ENTRANCE DIAGRAM**  
 (DIAGRAM E - TRANSIT PLANNING POLICY MANUAL)  
 15 WHAREKAHO ROAD, (S. H. No. 25) - WHITIANGA  
 PREPARED FOR: P. PEOPLES



**Blue Wallace**  
 Surveyors Ltd.  
 25 Harwood Street, P O Box 38,  
 Hamilton Central, HAMILTON,  
 Phone (07) 839 7799, Fax (07) 839 4455

File Reference	13/208
Drawing No.	1 of 1