

**STATEMENT OF EVIDENCE  
ON BEHALF OF  
LUKAS REILLY (SUBMITTER 225)  
ON THE THAMES-COROMANDEL DISTRICT COUNCIL'S  
PROPOSED DISTRICT PLAN**

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**INTRODUCTION**

- 1.1 My name is Tracey Michelle Lamason. I am a resource consent and planning consultant and hold the qualification of Bachelor of Planning (Hons) from the University of Auckland. I have 20 years' experience working within various local authorities and private consultancies. I am a full member of the New Zealand Planning Institute and a member of the Resource Management Law Association. I have been a director of Planners Plus Limited (Whitianga) for 11 years.
- 1.2 Throughout my career I have worked on a wide range of projects throughout New Zealand. I have been actively involved in preparing land use consent applications and co-ordinating the various expert consultants in the design of these developments.
- 1.3 I am familiar with both the Thames-Coromandel Operative District Plan and the Proposed District Plan and have been involved with the preparation of and at other times the assessment of land use consent applications that relate to proposals on the Coromandel Peninsula.

**THE SUBMITTER**

- 2.1 Lukas Reilly is the owner of Lukes Kitchen which is a well-known pizza restaurant in Kuaotunu. The pizza restaurant is situated at 16 Black Jack Road, Kuaotunu and is located within what is known as an identified commercial site under the Operative District Plan, along with the adjoining properties at 18 and 20 Black Jack Road. The property at 20 Black Jack Road comprises the Kuaotunu Store, whereas the property at 18 Black Jack Road is currently a residential property owned by Neil and Jill Kennedy.
- 2.2 Neil and Jill Kennedy, on behalf of Lukas Reilly, have engaged Planners Plus Limited to prepare the following statement of evidence which addresses one of the submission points made by Lukas Reilly (Submitter 225) on the Thames Coromandel District Council's Proposed District Plan. The submission point relates to Section 26 – Site Specific Activities of the Proposed District Plan.

- 2.3 I have perused the relevant parts of Council's Section 32 Report. I consider the following information to be important issues that Council needs to take into consideration in making its final decisions on the provisions of the District Plan.

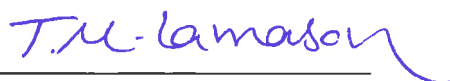
## **SECTION 26 – SITE SPECIFIC ACTIVITIES**

- 3.1 Submission 225.1 requested an amendment to the description of SSA35 in Table 1 – Site Specific Activities (Section 26.4) to include 16, 18 and 20 Black Jack Road, Kuaotunu (Lot 1 DPS 89825, Lot 2 DPS 89825 and Lot 1 DPS 1231). Accordingly Map 13C Overlays (Kuaotunu) was also requested to be amended to relocate the boundary of Site Specific Activity SSA35 to include that of 16, 18 and 20 Black Jack Road, Kuaotunu.
- 3.2 The submitter acknowledges and supports the recommended amendment to Section 26.4 Table 1 (Site Specific Activities) in the Section 42A Hearing Report insofar that SSA35 would include reference to both 16 and 20 Black Jack Road, Kuaotunu. However, 18 Black Jack Road, Kuaotunu, as requested in Submission 225, has not been included as part of SSA35.
- 3.3 The Operative District Plan identifies 16, 18 and 20 Black Jack Road, Kuaotunu as being located within an "identified commercial site". These three properties currently contain a café/restaurant/licensed premise, takeaway activities, dairy, ice cream parlour, real estate office, a gallery/café, two residential dwellings and a first storey apartment. Under the Operative District Plan, town commercial activities on these three sites are deemed to be permitted activities.
- 3.4 However, under the Proposed District Plan, Map 13C Overlays (Kuaotunu) only identifies 16 Black Jack Road, Kuaotunu as being a "site specific activity". This area of Kuaotunu has had a number of town commercial and retail activities operating from these three sites for a large number of years. In fact an application was lodged and granted consent on 21 December 1981 to develop a dairy/milkbar and tearoom, a garden centre, a builder's supply court and five residential chalets. Prior to this the site operated as a transport depot which included petrol pumps and a small shed.
- 3.5 The submitter and property owners of 16, 18 and 20 Black Jack Road, Kuaotunu purchased the subject properties with the identified commercial site notation in mind. The owners of 18 Black Jack Road purchased this property because of the fact that it was within and directly adjoined commercial activities. The property includes direct access onto Black Jack Road via an access way that extends between Lukes Kitchen and the Kuaotunu Store.

- 3.6 The inclusion of 18 Black Jack Road, Kuaotunu within SSA35 makes sense from a planning and land use perspective in that it provides existing and future property owners in the vicinity of the site with an indication as to the type of activities located and commonly expected within this particular part of Kuaotunu.
- 3.7 The Matarangi, Kuaotunu and Opito Bay areas are expanding and will continue to expand over the next 10 to 15 years. There is also a strong drive from the Council to increase tourism numbers to the Coromandel Peninsula. Commercial facilities need to have the flexibility to expand to meet the demand for the growth and future growth of the area. This area of Kuaotunu is becoming a real destination for both locals and visitors to the Mercury Bay area and it would not be good planning sense to reduce this area of commercial activity land.

## **CONCLUSION**

- 4.1 The submitter requests that 18 Black Jack Road (Lot 2 DPS 89825) be included within notation SSA35 for the following reasons:
- a) This site and the two adjoining properties form an established commercial area of Kuaotunu and allows for future development/expansion within the boundaries of this area that have been an accepted part of Kuaotunu since 1981 and earlier.
  - b) Council will not be placing undue compliance costs on the property owner at 18 Black Jack Road when they proceed with their future commercial development of the site.
  - c) It provides clear guidance and expectations to Plan users and adjoining property owners.
  - d) The three properties have been historically established as an identified commercial area and contribute to the community's well-being and future needs.
  - e) The notation provides continuity and familiarity to the community.

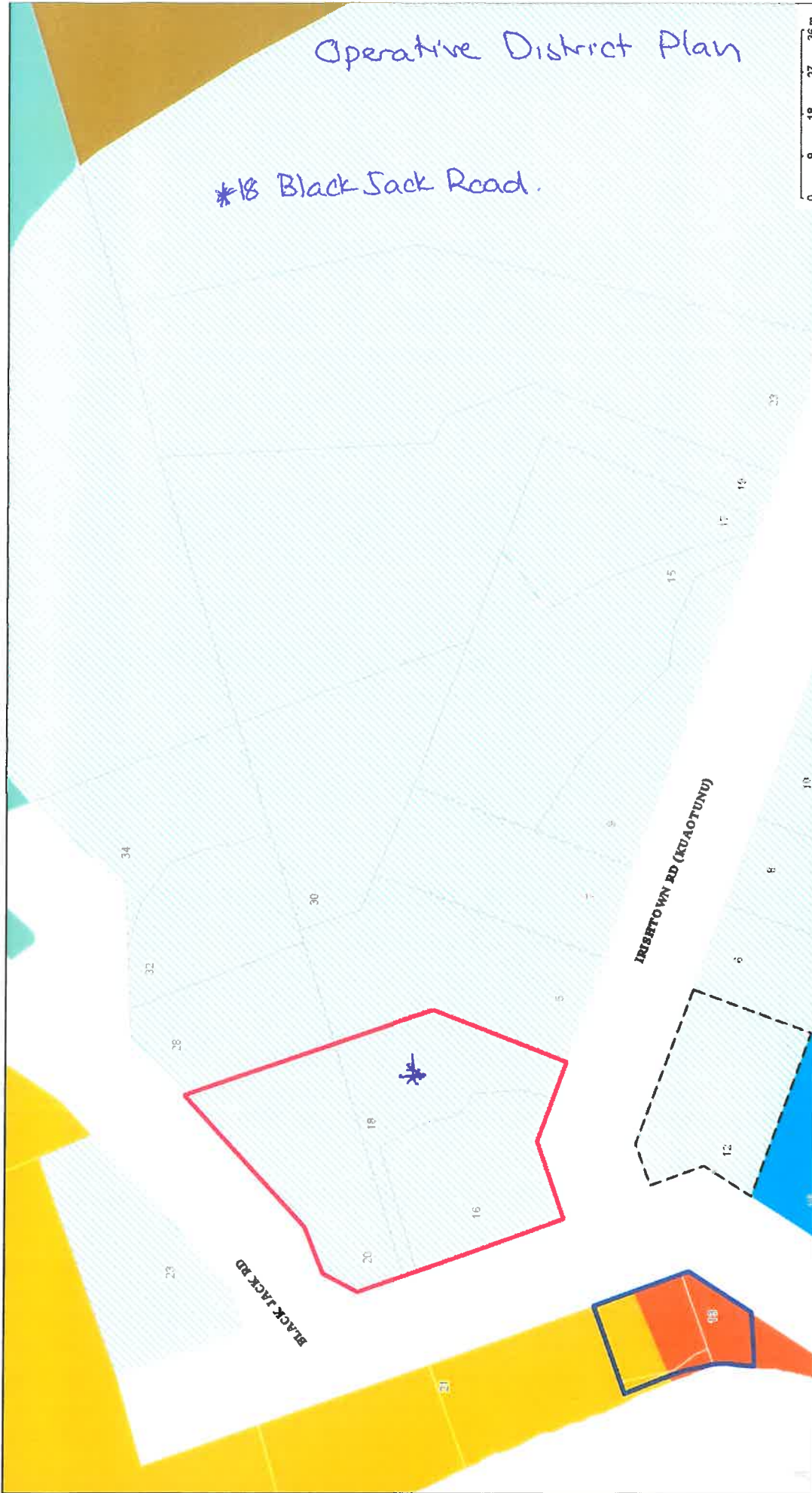
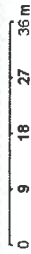


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Tracey Lamason (BPlan (Hons) MNZPI)  
Planners Plus Limited  
Director

# Operative District Plan

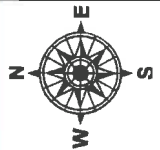
\*18 Black Jack Road.



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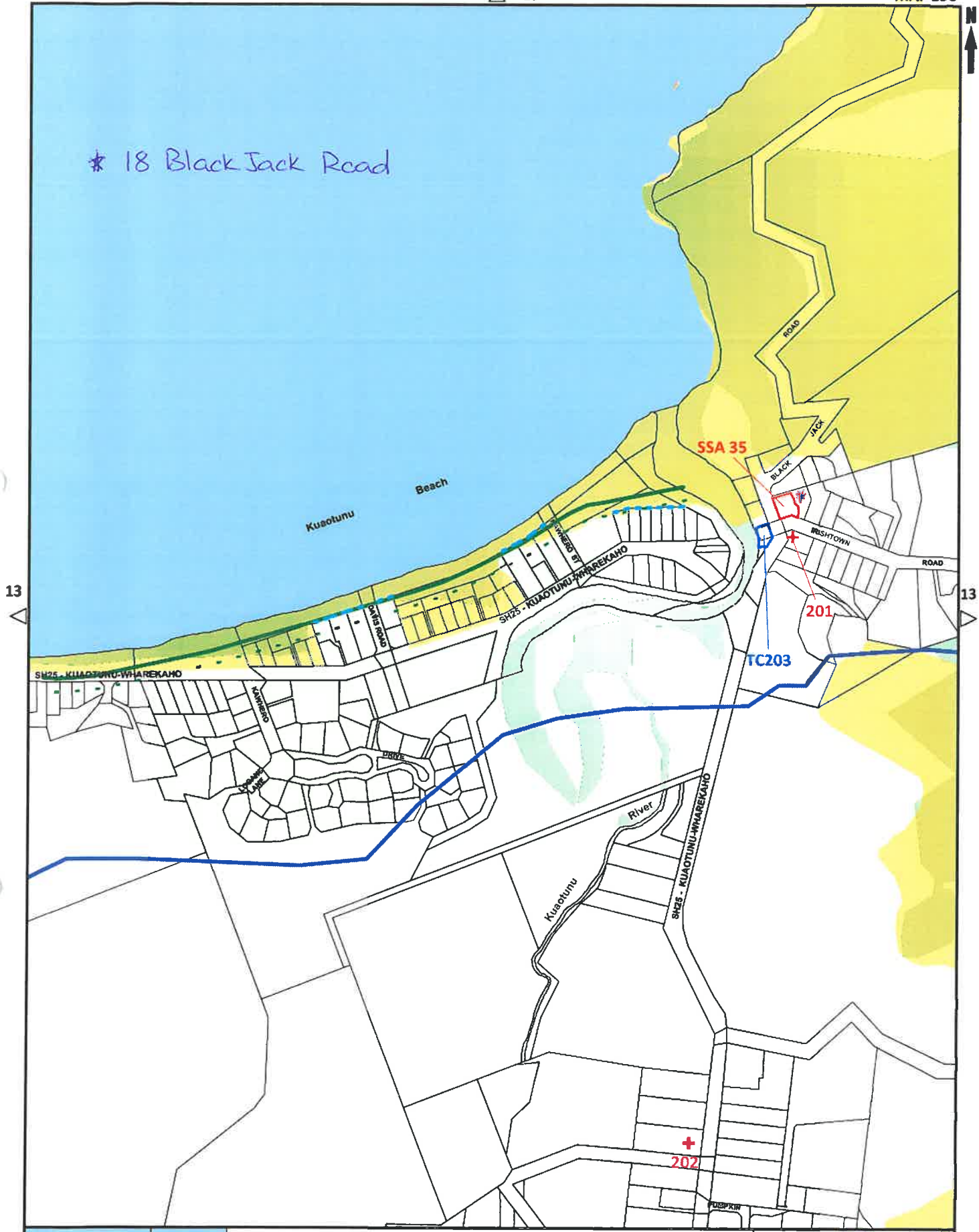


# Proposed District Plan

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MAP 13C

\* 18 Black Jack Road



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## MAP 13C OVERLAYS

# KUAOTUNU

PROPOSED DISTRICT PLAN - December 2013

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