

**STATEMENT OF EVIDENCE  
ON BEHALF OF  
MR AND MRS TRETOWEN (SUBMITTER 1305)  
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 SUBMITTERS**

- 2.1 The submitters, Greg and Lyn Trethowen (Glyntrex Ltd) own a 64 hectare property at 75 Kirikiri West Road, Kopu which comprises land that is located directly south of the new Kopu Bridge and State Highway 25, Kopu. The property is operated as a dairy farming unit.
- 2.2 Mr and Mrs Trethowen have engaged Planners Plus Limited to prepare the following statement of evidence which addresses a further submission made on the Thames Coromandel District Council's Proposed District Plan. The further submission relates to the Kopu to Thames Structure Plan that has been included within the Proposed District Plan (Section 27.2). Mr and Mrs Trethowen's property adjoins the southern boundary of the Structure Plan boundary.

- 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.

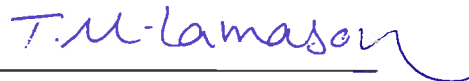
## **SECTION 27.2 – KOPU TO THAMES STRUCTURE PLAN**

- 3.1 The Thames Community Board (Submitter 774) requested a number of amendments to Section 27.2 – Kopu to Thames Structure Plan. One of the amendments sought by the Thames Community Board was to include a Kopu Concept Plan Land Use Framework within the Structure Plan that shows five hectares of Mr and Mrs Trethowen's land being utilised as stormwater ponds. Further submission 1305 which was lodged by Mr and Mrs Trethowen opposed the submission by the Thames Community Board to amend the Structure Plan to include the stormwater pond (labelled 11) within Diagram 4a and 5 of the Kopu Concept Plan.
- 3.2 The stormwater ponds as shown in the Thames Community Board submission would severely impact on the operation of the dairy farming unit undertaken on Mr and Mrs Trethowen's property. The land would be set aside for the benefit of others, but to the detriment of the actual property owner. Mr and Mrs Trethowen are very concerned and are currently unable to make important investment decisions relating to upgrading their dairy farm's infrastructure. It has also caused great stress with dealing with their bank manager about this particular matter, as potentially losing five hectares of productive dairy farm land has the potential to compromise the entire dairy farm operation. It is not just five hectares of land that it is in question here, but how the reduction in five hectares effects the overall operation of the dairy farming unit. The five hectares of land works out to be approximately 8% of the farm or approximately 15 cows.
- 3.3 Mr and Mrs Trethowen therefore acknowledge and generally support the recommendations made in the Section 42A Hearing Report for Section 27.2 in that it is recommended that Section 27 be retained as notified with the amendments as set out in Appendix 2. The "strike-through" changes to Appendix 2 do not show the inclusion of stormwater ponds on Mr and Mrs Trethowen's property.

## **CONCLUSION**

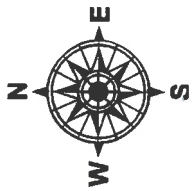
- 4.1 Mr and Mrs Trethowen, in their further submission in opposition to the Thames Community Board submission requests that any reference to stormwater pond (labelled 11) in the Kopu Concept Plans Diagrams 4a and 5 be deleted from the Concept Plans and not form part of Section 27.2 – Kopu to Thames Structure Plan of the Proposed District Plan, for the following reasons:

- a) The stormwater pond will be located on privately owned land that would be there for the benefit of others and not the private property owner.
- b) The stormwater pond would severely impact the operation of the dairy farming unit that currently utilises the land.
- c) Mr and Mrs Trethowen's land falls outside the area identified as the Kopu to Thames Structure Plan.
- d) The stormwater management plan referred to within the Kopu to Thames Structure Plan makes no mention of utilising Mr and Mrs Trethowen's land for stormwater detention and therefore the Thames Community Board concept plans are either outdated or do not link to the stormwater management plan document prepared by Beca Consultants.



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



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