

**STATEMENT ON BEHALF OF
WHITIANGA WATERWAYS LTD (SUBMITTER 1182)
ON THE THAMES-COROMANDEL DISTRICT COUNCIL'S
PROPOSED DISTRICT PLAN**

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 (including commercial, residential and comprehensive residential developments) 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 involving residential and commercial zoned land on the Coromandel Peninsula.

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- 2.1 Whitianga Waterways is a comprehensively planned canal development that includes a number of features creatively designed to enable the water enthusiasts to go about their daily boating and water activities with ease and access. The residential waterfront living enables section owners to berth the boat upon private jetties just metres from the front door. Whitianga Waterways is set behind the Whitianga Township.
- 2.2 Whitianga Waterways Limited (WWL) is considered to be one of the major developers of the Whitianga Settlement, where it has undertaken an integrated approach to land development including canals; proposed retirement villages and a Gateway Zone (i.e. large scale commercial activities).

- 2.3 WWL has a master plan for growth and future opportunities for not only Whitianga Waterways but for the community as a whole. It was noted that an area of residential development land located adjacent to the Whitianga Airfield has been zoned Airfield Zone under the Proposed District Plan. This area of land is included within the existing Whitianga Waterways Structure Plan in the Operative District Plan and has the zoning of Housing Zone (Low Density Policy Area - Airfield). It is requested that this area of land be zoned Residential Zone within the Proposed District Plan zone maps.
- 2.4 WWL has already invested in infrastructure (i.e. roading and essential services) to the development area and noise control rules apply to the current and future allotments when constructing a residential dwelling to limit reverse sensitivity effects relating to the use of the airfield.
- 2.5 The Council Section 42A Hearing Report for Mercury Bay Community Board Area Rezoning Requests recommends that the strip of land on 301 Joan Gaskell Drive (at northern end of Debenham Drive) parallel to State Highway 25 be rezoned from Airfield Zone to Residential Zone. The reason for the recommendation is so that land can be developed for residential purposes provided there is sufficient setback to reduce the risk of reverse sensitivity issue of encroachments into airfield height overlays.
- 2.6 WWL has viewed the Section 42A report and supports the recommendation made in respect of the rezoning of the subject land to that of Residential Zone.



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