



Lawrence
Cross and
Chapman

PLANNING &
RESOURCE

MANAGEMENT

EXECUTIVE SUMMARY

Proposed Variation 3

Thames Coromandel Proposed District Plan (Appeals Version)

To Incorporate the

TAIWAVE CATCHMENT STRUCTURE PLAN

104 Taiwawe Lane

HOT WATER BEACH.

INTRODUCTION

Hot Water Beach (NZ) Ltd (The Company) owns approximately 40 hectares of land at 104 Taiwawe Lane, Hot Water Beach. This land was part of the Pye Family farm.

The land adjacent (Brian Pye's farm) to the east of the Company's land has recently been subdivided following a Plan Change in 2013 that brought a Structure Plan into the Council's Operative District Plan to provide for subdivision for up to 20 house sites. Opposite is the recently consented Hot Water Beach Camping Ground located on land formerly owned by Graham Pye.

THE PROPOSAL

The Company is seeking the following decision from the Thames Coromandel District Council:

To Approve for Public Notification, in accordance with the 1st Schedule of the Resource Management Act, Variation 3 to its Proposed District Plan, the Proposed Taiwawe Catchment Structure Plan.

[The Proposed Taiwawe Catchment Structure Plan including Diagrams A, B and C are attached.]

EXPLANATION of the VARIATION/PLAN CHANGE

The Taiwawe Catchment Structure Plan has been prepared to provide for:

- A. an extensive ecological enhancement, restoration and protection programme for the headwaters of the Taiwawe Stream and its tributaries including springs and wetland in the valley west of, and opening out on to Hot Water Beach on the Coromandel East Coast; and
- B. development areas for low density residential or lifestyle lots to extend the range and diversity of living choices with access to the coast but located outside the coastal environment.

A network of ecological corridors has been designed to connect: the riparian margins of the Taiwawe Stream and the headwaters of two of its tributaries; remnant stands of indigenous vegetation; wetlands; springs; and steep, potentially erosion prone land that had been cleared for farming.

The ecological corridors will form a network of conservation areas resulting in interspersed segments of land suitable for clusters of low density residential or lifestyle holdings.

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The segments or compartments that make up the **Development Area** are illustrated on an aerial photograph in Landscape Architect Kerstie van Zandvoort's assessment of the natural landscape and amenity values of the site and surroundings. These are shown in Figure 2: Site Interior Landscape Units below.

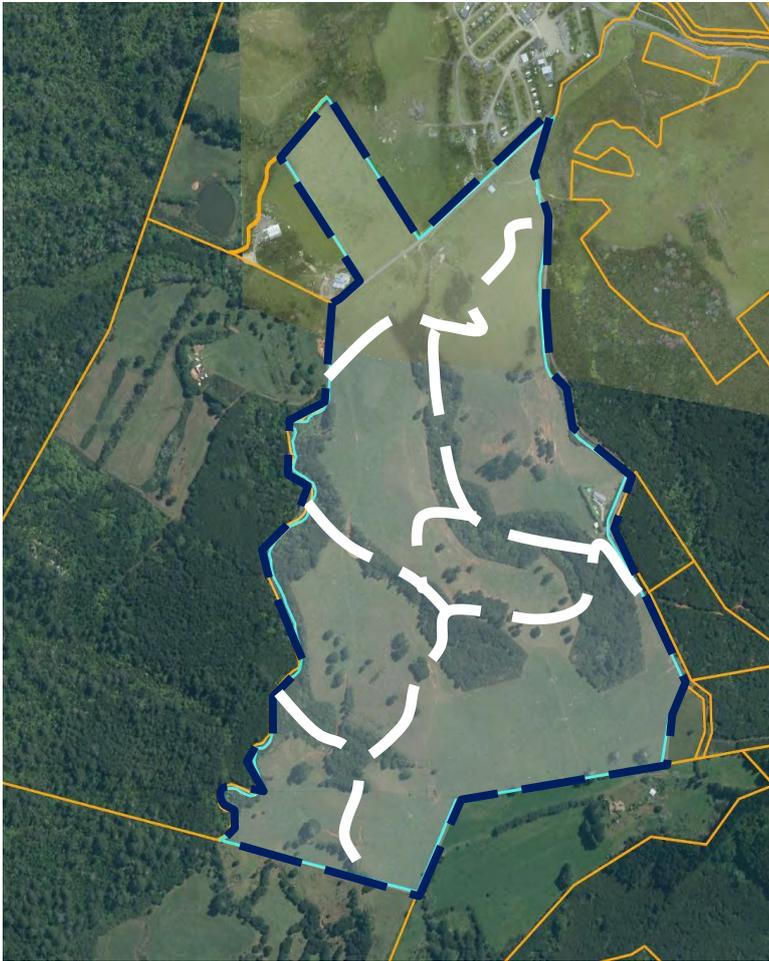


Figure 2: Site Interior Landscape Units

Source: Landscape Assessment Graphic Supplement Appendix B by Kerstie van Zandvoort April 2019

The discrete **Development Areas** identified in the Taiwawe Catchment Structure Plan; each have different defining characteristics.

The Structure Plan requires a Landscape Management Plan (LMP) to be prepared and submitted with an application for subdivision consent setting out the way each segment is to be developed taking into account its landscape qualities.

The land has been investigated and assessed by Earthtech Ltd, expert geotechnical engineers who found the Development Area is suitable for low density residential development and concludes that a 45-lot subdivision within the identified Development Area is feasible.

The Structure Plan includes Rules that:

- Require the preparation of an Ecological Management Plan (EMP) and a Landscape Management Plan (LMP) to establish the detail of how the ecological and landscape requirements of the Structure Plan are to be met.
- Prevent buildings from being erected in the Conservation Areas and only provide for activities that are consistent with the conservation purpose of those areas: walking tracks, steps, signs and stiles for example.
- Provide a limit on the number of lots that are considered as a Restricted Discretionary Activity to 45 within the Development Areas only. This is the

maximum number considered feasible and sustainable by the assessments carried out for the land.

- Impose minimum lot size of 2500m².
- Restrict the number of dwellings that may be erected on a lot within the Development Areas to one and the location of dwelling and accessory buildings to a Defined Building Area that must be identified and supported by the LMP.

The development provided for in the Structure Plan:

- Proposes on site services.
- Is able to make a substantial contribution to the roll out of fibre or alternative telecommunications to Hot Water Beach and to the new lots created within the development areas identified in the Structure Plan.
- Makes a positive contribution for electricity upgrades required to meet existing demand and for currently consented development to be more cost effective and sustainable.

The Traffic Assessment carried out by John Burgess of Traffic Planning Consultants has established that increased traffic movements resulting from up to 45 lots will have less than minor effects on the local and regional road networks. Consultation with Council Roding Manager and Development Engineer has established that any effects from a development, within the limits imposed by the Structure Plan, can be addressed at the time of application for subdivision consent.

The Taiwawe Catchment Structure Plan is being introduced into the Thames Coromandel Proposed District Plan by way of variation to ensure a Significant Natural Area (SNA) identified by the Waikato Regional Council is mapped and accorded with an appropriate conservation framework, now that it has been ground-truthed, the indigenous habitat and flora and fauna values have been re-confirmed as worthy of protection and opportunities for restoration and enhancement have been identified.

The conservation and development proposals meet Objectives and Policies of the Waikato Regional Policy Statement and the Proposed District Plan. The Taiwawe SP consolidates growth on an existing settlement, locates development outside the coastal environment, extends the range of living choices available at Hot Water Beach, does not make unsustainable demands on infrastructure or networks utilities and provides substantial environmental benefits.

Ngāti Hei are acknowledged as having *mana whenua* over Hot Water Beach and Taiwawe Stream Catchment located within their *rohe*.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence
Director

30 April 2020

ATTACH
Taiwawe Catchment Structure Plan (Incl: Diagrams A-C)
Policy Analysis & S32 Evaluation