

highly consistent with; consistent; neutral; minor inconsistency and inconsistent

1. SECTION 7 – COASTAL ENVIRONMENT

Reference	Text (Not Full Wording)	Consistency	Comment
Objective 1	Subdivision, use and development in the Coastal Environment • Enables people and their communities to provide for the social, economic, and cultural well-being and their health and safety; • Maintains or restores the integrity, form, functioning and resilience of the Coastal Environment; and • Protects the indigenous biodiversity values of the Coastal Environment in relation to the biodiversity values present; and • Preserves the natural character of the Coastal Environment in relation to the level of natural character present; and • Protects natural features and landscapes values of the Coastal Environment in relation to the level of natural feature and landscape values present; and • Recognises and provides for the relationship of tāngata whenua with the Coastal Environment; and • Maintains and enhances public open space and recreation opportunities in the Coastal Environment; and • Manages coastal hazard risks, including the long-term projected effects of climate change; and	Highly Consistent	Wetland restoration, indigenous vegetation protection and landscape amenity planting, development above projected sea level rise levels, and consolidation with the adjoining Wharekaho Site Development Plan are all characteristics of the plan change.

	• Protects and enhances historic heritage values; and • Avoids sprawling or sporadic patterns of development and enabling consolidation of existing settlements.		
Policy 1a	New subdivision, use and development along the coast shall provide a setback from the coastal edge to allow for: a) Preserving natural character; and b) Maintaining and enhancing public access to public areas; and c) Natural ecosystems functioning; and d) Natural functioning of physical processes, including the ability of natural features and ecosystems to migrate inland.	Highly Consistent	As above; The proposed development is well set back from the coast. Through road and pedestrian access design, the development provides opportunity for public access to the coast.
Policy 1b	Subdivision, use and development in the Coastal Environment (outside of the Natural Character and Outstanding Natural Features and Landscape Overlays) shall: a) avoid significant adverse effects on the values and characteristics of natural character, natural features and natural landscapes; and b) avoid, remedy or mitigate other adverse effects on the values and characteristics of natural character, natural features and natural landscapes.	Highly Consistent	The Structure Plan is designed for the bulk of residential development on the lower levels of the site with low density residential concentrated at higher elevation. This will mitigate the visual impact of the development on the natural landscape and features. The proposal avoids any adverse effects on Natural Character and Outstanding Natural Features and Landscape Overlays. The landscape architect confirms that <i>this proposal can be supported through further plan change design and that the site has the capacity to accommodate change without adversely affecting the wider rural character and character of the Wharekaho area and settlement.</i>
Objective 2	Opportunities for restoration or rehabilitation of modified or degraded areas of natural character are promoted.	Highly Consistent	The proposal would restore and protect the indigenous vegetation, wetland, and proposed

			landscape amenity planting in perpetuity whilst providing for subdivisional development.
Policy 2a	The restoration or rehabilitation of modified or degraded natural character in the Coastal Environment shall be promoted.	Highly Consistent	The protection, enhancement and management of the natural and physical resource will be achieved as a result of the future subdivision

2. SECTION 15 – DEVELOPMENT AND GROWTH

Reference	Text (Not Full Wording)	Consistency	Comment
Objective 1	Settlement development and growth uses capacity in existing or planned water, wastewater, stormwater and roading infrastructure.	Highly Consistent	Consultation has been undertaken with the Council's Infrastructure Team, and spare capacity in the public water supply and wastewater systems is available. Based on the expert traffic evidence and consultation with NZTA, the proposal will not adversely affect the efficiency and safety of the roading network.
Policy 1a	Settlement development and growth should make use of opportunities for consolidation and redevelopment of existing settlements.	Consistent	Though the proposal will result in the development of a previously undeveloped environment, the proposal will blend seamlessly and consolidate with the existing development on the adjoining properties.
Policy 1b	Water, wastewater and stormwater reticulation required for a development shall be within existing or planned network capacity. Development outside the Rural Area should connect to the existing stormwater, water and wastewater reticulation where it is available.	Highly Consistent	All development will be connected to the existing water and wastewater network and will manage stormwater.
Policy 1h	Settlement development and growth should maintain the efficiency and safety of the District's existing and planned key infrastructure including the transportation network (including roads, wharves, marinas and airfields), water, wastewater, stormwater, electricity and telecommunications. Particular regard should be given to	Highly Consistent	Transportation matters have been fully assessed by the applicant's traffic engineer and consultation and preliminary agreement obtained from NZTA.

	the protection of regionally significant infrastructure, including the national electricity grid.		Water, wastewater, stormwater, electricity can be accommodated and/or managed at time of subdivision.
Policy 1i	Growth, intensification and consolidation of Thames, Whitianga and Whangamata should be encouraged.	Highly Consistent	The proposed development provides growth potential for Whitianga which blends seamlessly into the existing infrastructure and environment.
Objective 2	Settlement development and growth provides for a thriving economy and viable communities.	Highly Consistent	The growth of Whitianga ensures the support of the building industry; adds to population that supports the local economy.
Policy 2c	New commercial development in settlements should not detract from the vitality and viability of existing Commercial Areas.	Highly Consistent	The structure plan allocates an area for small-scale commercial development. The small commercial area will not detract from the existing commercial areas of Whitianga but rather provide for essential needs at arm's reach for the public in the vicinity of the site.
Objective 3	Settlement development and growth maintains the Coastal Environment's special values.	Highly Consistent	As confirmed by the landscape architect the <i>site has the capacity to accommodate change without adversely affecting the wider rural character and character of the Wharekaho area and settlement.</i>
Policy 3c	In the Coastal Environment settlement development and growth shall: a) preserve natural character and landscape values; and b) ensure sufficient development setbacks to protect coastal natural character, public access, indigenous biodiversity, natural physical processes, amenity, and natural hazard mitigation functions of the coast; and c) protect hydrological processes and natural functions of back dune areas; and d) have regard to local coastal character; and e) allow for the potential effects of sea level rise, including allowing for sufficient coastal habitat inland migration opportunities; and	Highly Consistent	The development has been designed to blend seamlessly into the existing landscape. The Structure Plan is designed for the bulk of residential development on the lower levels of the site with low density residential concentrated at higher elevation. This will mitigate the visual impact of the development on the natural landscape and features. The development location, being raised also provides excellent opportunity for residential development with limited to no sea level rise and coastal hazard risk. The development provides for separation from the coast while providing for enhancement of public access.

	f) protect the natural characteristics of remaining undeveloped or largely undeveloped coastal environments; and g) ensure adequate water, stormwater and wastewater services will be provided for the development; and h) avoid increasing natural hazard risk associated with coastal erosion and inundation; and i) have regard to the potential effects of a tsunami event and take appropriate steps to avoid, remedy or mitigate that risk; and j) avoid ribbon development along coastal margins; and k) not compromise the function or operation of existing or planned coastal infrastructure; and l) provide for safe and efficient connectivity between activities occurring in the coastal marine area and associated land-based infrastructure; and m) maintain and enhance public access to the coast and existing public areas; and n) provide infrastructure that supports marine-based industries and sea transport. o) enable people and communities to provide for their social, economic and cultural well-being and their health and safety.		Though the site remains undeveloped, the surrounding environment is very much developed in nature. All residential properties will connect to the existing water and wastewater systems. The applicant has engaged an independent and qualified traffic engineer who has recommended several mitigation measures to maintain the safe and efficient operation of the roading network.
Objective 4	Settlement development and growth provides for a diverse range of land uses and living choices.	Highly Consistent	The adjoining site development plan is an indication that people require a diverse range of living choices, and the Structure Plan proposal provides for further living choices that accommodates a high level of open space and associated ecological values.
Policy 4a	Consistent with existing residential character and potential environmental constraints, a range of residential densities,	Highly Consistent	The development will be similar in nature to the adjacent residential development. The structure

	lot sizes and dwelling forms shall provide for a variety of living choices.		plan will result in a residential development that provides for a range of living choices through varying lot sizes and non-restrictive dwelling forms.
Policy 4b	Commercial buildings should be designed to accommodate potential future changes of use to support the viability of Commercial Areas.	Consistent	The proposed commercial area will provide for a small number of commercial buildings to support the residential development. There will not be the potential for growth of this commercial area so as not to detract from the residential environment and existing commercial areas.
Objective 5	Settlement development and growth maintains and enhances amenity values, character, historic heritage, transport connectivity, environmental sustainability and the vitality of individual settlements and their centres.	Highly Consistent	The various supporting reports confirm that the Structure Plan proposal is consistent with Objective 5.
Policy 5a	Settlement development and growth including commercial, housing and subdivision design should be consistent with the existing character and context of the built environment and with the landscape character, historic heritage and amenity values of the area.	Highly Consistent	The expert opinion of landscape and ecology confirm that the proposal is consistent with the existing character of the local environment.
Policy 5b	Settlement development and growth should integrate and connect with other areas of employment, residences, open space, community focus points, existing infrastructure and the surrounding road network including pedestrian, bicycle and mobility scooter traffic.	Highly Consistent	As demonstrated and discussed, infrastructure is available and the roading network has spare capacity to accommodate the Structure Plan proposal.
Policy 5c	Settlement development and growth shall not add to existing road safety risks and where possible should reduce such risks through incorporating network infrastructure improvements and upgrades.	Highly Consistent	The supporting traffic assessment and consultation with NZTA confirms that road safety risks have been considered. It is recognised that infrastructure improvements will be required.
Policy 5d	Settlement development and growth should be designed to: a) Minimise the need for large-scale excavation and erosion mitigation measures; and	Consistent	The applicant will attempt to reduce earthworks and avoid stormwater runoff as per all subdivision developments on the Coromandel Peninsula via various mitigation measures. The subject site has

	b) Avoid an increase in stormwater runoff e.g. detention ponds, permeable surfaces; and c) Encourage natural ventilation and sunlight into buildings and outdoor spaces; and d) Increase water and energy efficiency e.g. rainwater harvesting and solar panels; and e) Enhance indigenous biodiversity (e.g. through the choice of landscape and garden plantings); and f) Reduce the level of contaminants in water, air and soil e.g. non-toxic building materials; and g) Encourage multi-modal transport options (e.g. walking and cycling infrastructure).		not been identified within the District Council's landscape assessments as being outstanding. However, as a result of the development, several areas of the site (i.e. wetland, indigenous vegetation and landscape amenity planting) will be protected and enhanced. The development has been strategically designed to enhance the natural character of the site. However, the end result will be residential dwellings and infrastructure located within the site. After taking into account various expert reports a correct balance has been achieved between development and maintaining the natural character of the District.
Objective 6	Areas of natural character, indigenous biodiversity, outstanding natural features and landscapes, high class soils, and historic heritage items are recognised and protected.	Highly Consistent	All stock from the site will be removed. The proposal will restore and protect a degraded wetland feature. Existing indigenous vegetation will be protected in perpetuity and all weed species removed. Ongoing monitoring programmes for the wetland feature, the indigenous vegetation and landscape amenity planting will be undertaken. The mitigation measures ensure that the proposal will not adversely affect the waterbodies.
Policy 6a	Settlement development and growth should not develop areas with high natural character, outstanding natural features and landscapes, potentially erodible slopes, and high class soils, and should take into account indigenous biodiversity, existing natural character and historic heritage items in the development's scale, density and design.	Consistent	As stated above the site is not identified as 'outstanding'. However, the 'appropriate' development will rehabilitate and protect in perpetuity a degraded environment and the outcome will be to enhance the amenity values of the coastal environment.
Policy 6b	Stormwater infrastructure shall limit surface flooding and adverse effects on water quality.	Highly Consistent	Flood and stormwater mitigation measures has been considered and fully assessed by the applicant's infrastructure engineer.

Objective 7	Opportunities for public access to streams, rivers and the coast are realised.	Highly Consistent	The Structure Plan design incorporates various access opportunities adjacent to the stream.
Policy 7a	Settlement development and growth should provide access to rivers, streams and the coast; these should be incorporated into reserves where practicable.	Highly Consistent	The Structure Plan design incorporates various access opportunities adjacent to the stream.
Policy 7c	Where appropriate esplanade reserves or strips shall provide access to streams and rivers at subdivision stage.	Highly Consistent	Excellent esplanade reserves will be made available as a result of the proposal.
Objective 8	Iwi authorities can exercise kaitiakitanga in the development and growth of settlements in their rohe.	Consistent	The applicant has consulted with and will continue to consult with the local iwi authority.
Policy 8a	The relationship of tangata whenua with their ancestral lands and water shall be recognised and provided for (e.g. by incorporating Māori place names, protection of and appropriate access to sites of significance to Māori, planting indigenous plants in public spaces).	Consistent	The iwi consultation and review of the District Council's archaeological register confirms that no recorded archaeological sites have been identified. Several mitigation techniques can be undertaken to conserve and/or protect archaeological sites if unearthed.
Policy 8b	Iwi authorities should be involved when planning for settlement development and growth and its potential impacts on the natural environment, water bodies, the coastal marine area, and sites of significance to Māori.	Consistent	Initial consultation has been undertaken with the local iwi authority. The proposal has attempted to enhance the water quality exiting the site into the Tohetea Stream. The proposal is ecologically driven with high levels of amenity landscape and ecological planting. The proposal will protect resources and ecosystems in order to maintain and protect mauri (life force, health and spirit) of the wetland, stream and Wharekaho Beach.
Objective 9	Integrated planning guides and coordinates settlement growth across multiple land parcels.	Highly Consistent	The applicant owns both land parcels and the Structure Plan is a logical settlement growth plan for the medium to long term.
Policy 9a	Rezoning and/or subdivision and consent conditions for settlement development and growth across multiple land parcels should be supported by information (e.g. a structure plan) which identifies, as appropriate to the scale and potential effects of development, the following:	Highly Consistent	The applicant owns both land parcels and the Structure Plan is a logical settlement growth plan for the medium to long term. Various supporting reports address Policy 9a.

	a) the type and location of land uses (including residential, industrial, commercial and recreational land uses, and community facilities where these can be anticipated) that will be provided for and the density, staging and standards; b) the location, type, scale, funding and staging of infrastructure required to service the area; c) multi-modal transport links and connectivity, both within the area of new urban development and to neighbouring areas and existing transport infrastructure; and how the safe and efficient functioning of existing and planned transport and other regionally significant infrastructure will be protected and enhanced; d) how existing values and valued features of the area (including amenity, landscape, natural character, ecological and heritage values, water bodies and high class soils) will be protected; e) potential natural hazards and how the related risks will be managed; f) potential issues arising from the storage, use, disposal and transport of hazardous substances in the area, and any contaminated sites and identified methods of how related risks will be managed; g) how stormwater will be managed having regard to a total catchment management approach and low impact urban design and development (LIUDD) methods; h) any significant mineral resources identified in an RMA plan in the area and any provisions (such as development staging) to allow their extraction where appropriate; i) how the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites,		
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	wāhi tapu and other taonga has been recognised and provided for; j) anticipated water requirements and sources of water for public water supply; and k) how any locations identified as likely renewable energy generation sites will be managed.		
Objective 10	The unique constraints and opportunities of each settlement are recognised and guide settlement development and growth in the District with future urban development focused in and around Thames, Whitianga and Whangamata.	Highly Consistent	It is important that future growth opportunities are recognised and future urban development is focused <i>in and around</i> Whitianga.
Policy 10v	Settlement development and growth should be encouraged. Whitianga should retain the existing rural and natural character backdrops, and should not develop and grow south of the Mercury Bay Golf Club. Concentrated development through intensification and consolidation should be directed to the Whitianga Commercial Area and Waterfront Zone.	Highly Consistent	The District Plan is explicit; settlement development and growth should be <i>encouraged</i> .

3. SECTION 16 – SUBDIVISION

Reference	Text (Not Full Wording)	Consistency	Comment
Policy 1a	Subdivision design shall be consistent with the relevant principles in Appendix 4 Rural Subdivision Design Principles and Guidelines.	Consistent	The development has been strategically designed to enhance the natural character of the site. However, the end result will be residential dwellings and infrastructure located within the site. After taking into account various expert reports a correct balance has been achieved between development and maintaining the natural character of the District.
Policy 1e	Forms of subdivision that protect, restore or enhance indigenous biodiversity including underrepresented ecosystems are incentivised.	Highly Consistent	Indigenous vegetation and ecosystems have been identified and will be protected and enhanced as a result of the Structure Plan proposal.

Objective 3	Subdivision provides convenient, safe routes and connections for vehicles, cyclists and pedestrians within the subdivision and to surrounding transport networks.	Highly Consistent	The traffic engineer has fully assessed transportation matters.
Policy 3a	Subdivision shall provide transport infrastructure that connects to existing and planned networks/nodes, areas of public space and community focal points while maintaining the safety and efficiency of the network.	Highly Consistent	The traffic assessment and consultation with NZTA confirms that transportation matters can be managed and will maintain the efficiency of the local network.
Policy 3b	New road networks shall be consistent with any applicable structure or concept plan and have multiple connections to adjacent road networks.	Consistent	There is only one option to gain access to the site and that is via the State Highway.
Objective 4	Subdivision does not unnecessarily or inappropriately alter the contours of the existing landform.	Consistent	A certain amount of earthworks will be required to establish the development, but various techniques are available to mitigate the effects of earthworks.
Policy 4a	Subdivision design shall respond to the natural landform by ensuring building platforms and road configuration nestle into the site's topography without breaking the natural skyline, and in the Coastal Environment, are located away from headlands and ridgelines that are visually prominent from public places. Where it is not practicable to locate building platforms and road configurations away from headlands and ridgelines subdivision design shall as far as practicable and reasonable apply controls or conditions to avoid adverse visual effects.	Consistent	The applicant will attempt to reduce earthworks and avoid stormwater runoff as per all subdivision developments on the Coromandel Peninsula via various mitigation measures. The subject site has not been identified within the District Council's landscape assessments as being outstanding. However, as a result of the development several areas of the site (i.e. wetland, indigenous vegetation and landscape amenity planting) will be protected and enhanced. The development has been strategically designed to enhance the natural character of the site. However, the end result will be residential dwellings and infrastructure located within the site. After taking into account various expert reports a correct balance has been achieved between development and maintaining the natural character of the District.

Objective 5	Subdivision design maintains water quality in wetlands, waterways and groundwater.	Highly Consistent	The applicant has spent considerable time on the design of the Structure Plan and identifying wetlands and waterways including the ability for mitigation measures to be included within the Structure Plan's Objectives and Assessment criteria.
Policy 5a	Planting and enhancement of wetlands and the margins of water bodies shall be encouraged through subdivision.	Highly Consistent	As a result of the development several areas of the site (i.e. wetland, indigenous vegetation and landscape amenity planting) will be protected and enhanced.
Policy 5c	Subdivision design shall ensure that stormwater does not adversely affect water quality or the capacity of existing natural systems.	Consistent	The development has been strategically designed to enhance the natural character of the site. However, the end result will be residential dwellings and infrastructure located within the site. After taking into account various expert reports a correct balance has been achieved between development and maintaining the natural character of the District.
Objective 6	Subdivision provides for the maintenance and enhancement of conservation values, recreational use of, and public access to or along, the District's water bodies.	Highly Consistent	The Structure Plan proposal provides for enhanced passive recreational use of the site and along water bodies.
Policy 6a	An esplanade reserve/strip shall be established at the time of subdivision where it will: a) Enhance linkages and connectivity to or along the existing esplanade areas; or b) Provide public access to or along the District's water bodies; or c) Enable recreational use of the esplanade reserve or strip and the adjacent District's water bodies where the use is compatible with conservation values; or d) Maintain or enhance aquatic habitats and ecosystems; or	Highly Consistent	As stated above the site is not identified as 'outstanding'. However, the 'appropriate' development will rehabilitate and protect in perpetuity a degraded environment and the outcome will be to enhance the amenity values of the coastal environment. The proposal would enable public access and recreational use of esplanade reserves and access to water bodies and ecosystems.

	e) Mitigate natural hazards; or f) Maintain or enhance water quality; or g) Protect the natural character and/or amenity values associated with a riparian area.		
Policy 6b	An esplanade reserve/strip may be reduced below 20 m when: a) There is a lawfully established structure located within the reserve/strip; and b) The reduction will not limit the opportunity to provide public access, and recreation opportunities where this is compatible with the conservation values; or c) The reduction will not limit the opportunity to maintain or enhance the natural functioning of the water body; water quality or aquatic habitats; or d) The reduction will not limit the opportunity to protect the natural values of the water body and surrounding area or mitigate natural hazards.	Highly Consistent	Substantial esplanade reserves would be made available as a result of the Structure Plan proposal.
Objective 7	Utility and infrastructure services are provided to meet current and future subdivision demand.	Highly Consistent	The applicant has confirmation that public water supply and wastewater connections can be made available to the site.
Policy 7c	Subdivision should demonstrate that it can be serviced by electricity and telecommunications suppliers. Where one or more of these services are not available or feasible, information shall be provided to demonstrate what alternative means of sustainable supply will be available to the lots.	Highly Consistent	Power and telecommunications will be made available to each allotment.
Objective 8	Subdivision of land does not result in additional infrastructure costs to the community.	Highly Consistent	The applicant is well aware of their obligations in terms of paying development contributions for the creation of additional allotments and demand on infrastructure.
Objective 9	High class soils are available for primary production activities.	Consistent	As previously addressed.

