

# Submission on Proposed Thames-Coromandel District Plan

By Davies Family Trust

Email: [stephanieburgess777@gmail.com](mailto:stephanieburgess777@gmail.com)

Postal Address: Stephanie Burgess

8 Forfar Road

Glendowie

Auckland 1071

Ph 09 575 2246

Mob 021 122 0682

To CTS  
 .....  
 Received  
 11 MAR 2014  
 Thames-Coromandel District Council  
 Coromandel  
 File No:.....

**The specific provisions of the Proposed District Plan that our submission relates to are:**

The rezoning of 1 Albert Street (Planning Map 11F) from rural to residential.

**Our submission is:**

**We support the above plan provision because: -**

1. There is a real need for residential sections close to town to provide affordable homes with town services for people who live and work in Coromandel Town.

**The decision we seek from Council is that the rezoning to residential be upheld in its entirety.**

**We only wish to be heard in support of our submission if the rezoning is not upheld.**



Stephanie Burgess

On behalf of the Davies Family Trust

Date

11/3/14

**Submission on Proposed Thames-Coromandel District Plan****By Davies Family Trust****Email:** [stephanieburgess777@gmail.com](mailto:stephanieburgess777@gmail.com)**Postal Address:** Stephanie Burgess

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Received

11 MAR 2014

Thames-Coromandel District Council  
Coromandel

File No:.....

**The specific provisions of the Proposed District Plan that our submission relates to are:**

Any provision that restricts the cutting of kanuka and manuka on private property for personal firewood use.

**Our submission is:****~~WE~~Oppose the above plan provision because: -**

- 1.All landowners should be able to cut firewood on their property for their own personal use.
2. There is no proof that there is insufficient kanuka or manuka in the district or a problem that requires such a rule to be created.
- 3.Such a rule is contrary to the National Biosecurity Strategy 2000.

**The decision we seek from Council is that the above provision be deleted****We wish to be heard in support of my submission.****We would be happy to consider presenting a joint submission if others make a similar submission.****Signature of submitter:****Stephanie Burgess****On behalf of the Davies Family Trust****Date:** 11/3/14

## Submission on Proposed Thames-Coromandel District Plan

By Davies Family Trust

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Auckland 1071

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Mob 021 122 0682

To CTS  
Received  
11 MAR 2014  
Thames-Coromandel District Council  
Coromandel  
File No:.....

**The specific provisions of the Proposed District Plan that our submission relates to are:**

The definition of the Coastal Environment Line shown on the planning maps as a blue/purple line and all provisions relating to it and in particular, the inclusion of working productive farmland and forest management area subject to forestry rights, overlooking Kikowhakarere Bay as being within the Coastal Environment.

*(see attached planning maps 10 and 11 overlays)*

**Our submission is:**

**We oppose the above plan provisions related to the Coastal Environment provisions because: -**

1. The line is very irregular and in places takes in significant tracts of production farmland, a considerable distance from the coast.
2. The basis for the line is flawed, being based on out of date studies of a broad-brush nature combined with inadequate on the ground "footwork".
3. The Council has removed the accepted development rights of landowners without indicating why it feels the need to do so.
4. An additional layer of rules overlaying the zoning and related policies is unnecessary, confusing and draconian in effect given the extensive area contained within the line.
5. It is contrary to the Resource Management Act.
6. Much of the rural zoned farmland within this area is not subject to coastal processes and does not have significant coastal qualities. However by being defined within the Coastal Environment Area, farmers are limited in how they can use their land and have their existing development rights removed.



**The decision we seek from Council is that the above provision for a Coastal Environment area be deleted in the first instance or alternatively amended as follows: -**

That Farmland owned by the Davies Trust that is included in the Coastal Environment Area is excluded. This includes land in CT 628/46, CT 307/9 and CT 33D/390 because:

1. The land is distant from the coast, not affected by coastal processes or a significant aspect of the coastal environment.
2. The land is subject to a forestry right granted in 2000 (see attached document and title information) subject to the Forestry Rights Registration Act 1983 and part of the Davies Forest Management Plan. Not all of the land has been planted yet.
3. That afforested land immediately adjoining the land described above, is not within the Coastal Environment Area.
4. That the inclusion of this land within the defined Coastal Environment area is in conflict with existing and future development rights.

**We wish to be heard in support of my submission.**

**We do not want to present a joint case with other submitters.**

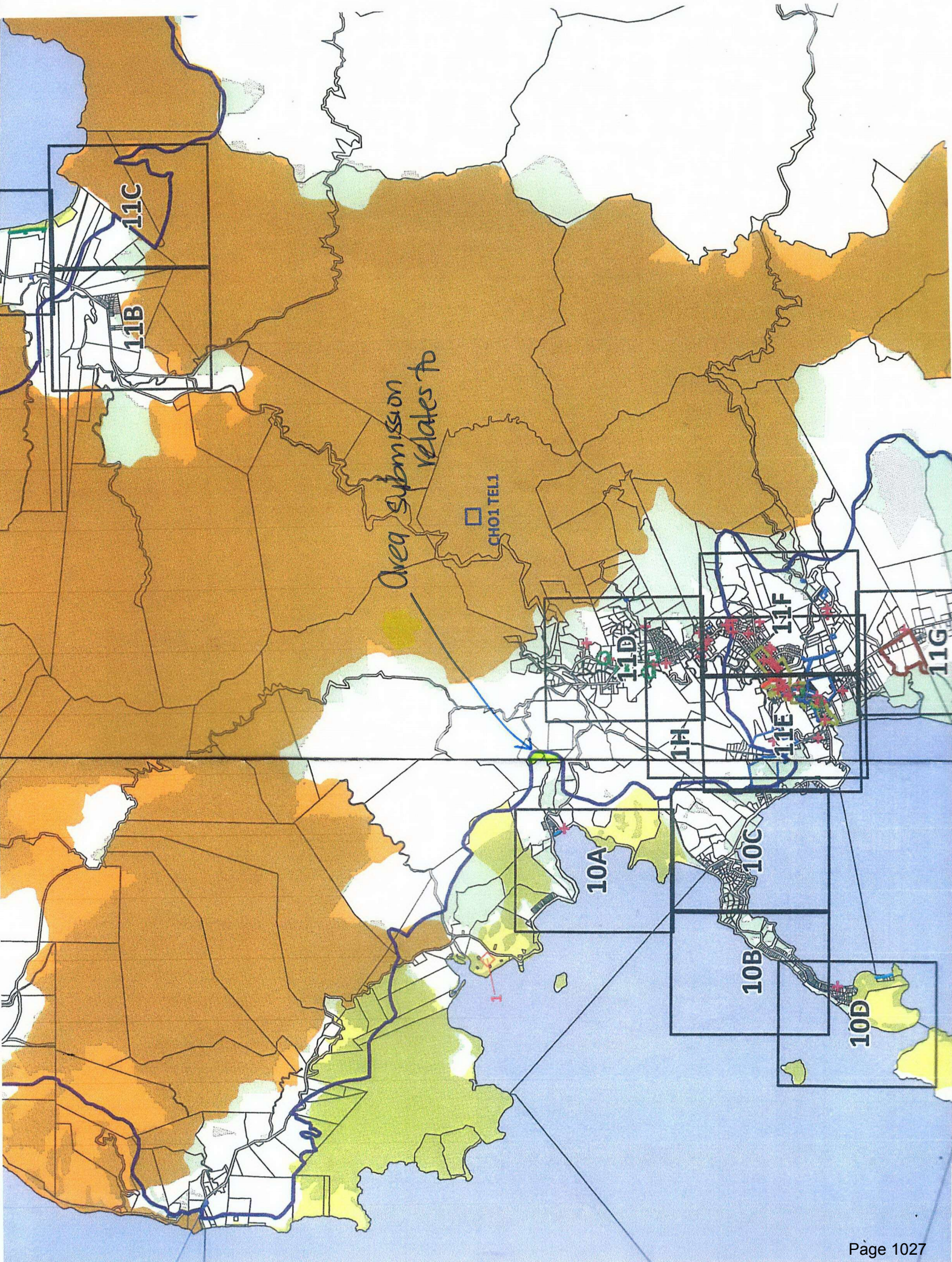
**Signature of submitter:**



**Stephanie Burgess  
On behalf of the Davies Family Trust**

**Date:** 11/3/14







**Forestry Right**

Approved by the Registrar General of Land No: 628911.1/84

**FORESTRY RIGHTS REGISTRATION ACT 1983  
FORESTRY RIGHT**

South Auckland Land Registry Office

**DATED:** 21 day of *July* 2000

**GRANTOR:** JAMES EVAN DAVIES and CORALIE ANNE DAVIES

**GRANTEE:** JAMES EVAN DAVIES and CORALIE ANNE DAVIES

**WHEREAS** the Grantor has agreed to grant by way of a Forestry Right over Grantor's land described in Schedule 1 (hereinafter referred to as "the forest") the rights set out herein:

**SCHEDULE 1**

<b>Estate:</b>	<b>Fee Simple</b>
<b>Certificate of Titles:</b>  628/46 907/164 18A/1047 307/9 33D/390	All

- 1. NOW THESE PRESENTS WITNESS** that in consideration of the covenants and conditions on the part of the Grantee and Grantor expressed or implied herein the Grantor transfers and grants to the Grantee for a term of 40 years from and inclusive of the 20<sup>th</sup> day of June 2000 as a Forestry Right the rights to:

- (a) Manage cultivate protect and render productive harvest carry away sell and otherwise utilise all trees timber and logs growing on the forest.
- (b) Make install and use such roadways, tracks and gates on the Grantor's land (whether existing or otherwise) as may be necessary for the purpose of exercising the rights conferred in sub-clause (a) hereof.
- (c) By itself or by its agents servants licensees and invitees from time to time enter and pass and repass upon the Grantor's land with or without machinery, vehicles and plant of all kinds.
- (d) Construct upon the Grantor's land such buildings plant and other works as may be necessary or convenient for the full enjoyment of this grant and to remove the same on expiry or sooner determination.
- (e) Place and stack upon any part of the Grantor's land as may be necessary or convenient any trees timber or logs harvested pursuant to this grant.
- (f) Generally to do whatever the Grantee shall in its sole discretion determine may be necessary or convenient for obtaining the full benefits of the rights and privileges hereby granted.

**2. GRANTEE'S COVENANTS:**

The Grantee shall exercise its rights hereunder so as to cause as little disruption as in all the circumstances is reasonably possible to the Grantor.

**3. GRANTOR'S COVENANTS:**

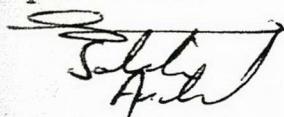
- (a) The Grantor shall not farm cultivate graze stock upon or otherwise develop the forest without the prior written consent of the Grantee, such consent not to be unreasonably withheld.
- (b) The Grantor covenants that it has the right and authority to grant to the Grantee the rights conferred by Clause 1 hereof.

**4. MUTUAL COVENANTS:**

- (a) The rights hereby agreed to be granted to the Grantee are expressly declared to be in the nature of a profit in gross over the forest.
- (b) In this Deed the expressions "the Grantor" and "the Grantee" shall be deemed to include where appropriate the executors, administrators, successors and permitted assigns of the Grantor and the Grantee.




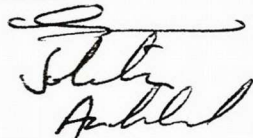
**SIGNED** by **JAMES EVAN DAVIES**  
and **CORALIE ANNE DAVIES** as Grantor  
in the presence of:-



(DMA Burgess)  
Solicitor  
Auckland



**SIGNED** by **JAMES EVAN DAVIES**  
and **CORALIE ANNE DAVIES** as Grantee  
in the presence of:-



COPY



NEW ZEALAND.

SOUTH  
S  
[Schedule 1.]

Warrant No. 3197  
Reference: P.R. folio 175/570  
Transfer No.

Register-book,  
Vol. 628 folio 46.

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the thirty-first day of July, one thousand nine hundred and thirty-one under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor-General, in exercise of the powers enabling him in that behalf, Witnesseth that PERCY RUDOLPH JEFFREY JENKIN of Coromandel, Farmer,

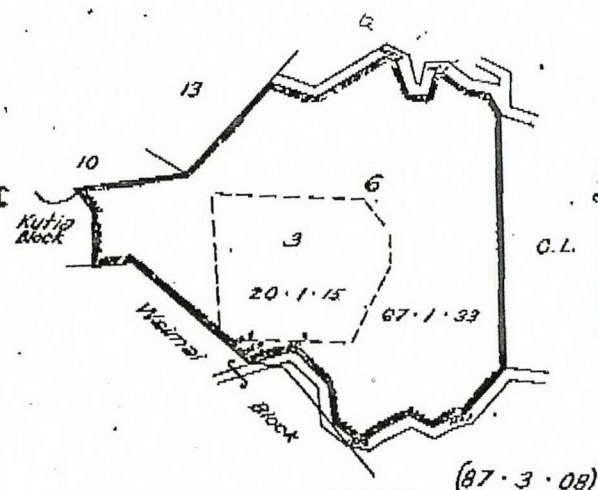
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered green, be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by the abovesigned

as from the twenty-third day of April, one thousand nine hundred and thirty-one under Section 316 of the Land Act 1924, that is to say: All that parcel of land containing eighty-seven acres three roods and eight perches more or less being Sections 3 and 6 of Block I of the Coromandel Survey District, but excluding therefrom any minerals on or under the said land pursuant to Section 315 of the Land Act, 1924.



William Colverson  
District Land Registrar.

1. Coromandel S.D.



METRIC AREA IS 35.5313 ha

Scale: 1:1000	Chains to an Inch
40 Metres to a Chain	Chief Surveyor
1:10000	Surveyor
2.5 Chains	Driftman

All dispositions of the above-described land are subject to the restrictions imposed by Part XIII of the Land Act, 1924.

Transfer No. 249571 Percy Rudolph Jeffrey Jenkin to Annie Davies of Coromandel married woman produced 18/4/1911 at 1.50 p.m.

Transfer No. 383655 Annie Davies to John Viner Lewis Edson of Auckland farmer produced 23 February 1914 at 3 p.m.

Transfer No. 4992 John Viner Lewis Edson to Victor Melbourne Peninghouse of Coromandel builder produced 14-6-1916 at 10.55 a.m.

Mortgage 305543 Victor Melbourne Peninghouse to John Viner Lewis Edson of Auckland farmer produced 14-6-1916 at 10.57 a.m.

Transfer 422907 Victor Melbourne Peninghouse to Stanley Gordon Davies of Coromandel farmer produced 24-10-1917 at 2.47 p.m.



LUT

[Land and Deeds—S.]

NEW ZEALAND.

SOUTH

Warrant No. **2152**  
 Reference: **R.E. folio 280/199**  
 Transfer No.



Register-book  
**307**, folio **9**

# CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

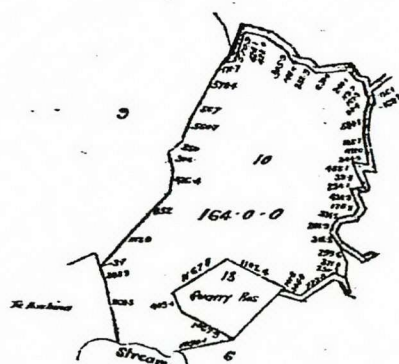
This Certificate, dated the ninth day of December, one thousand nine hundred and twenty, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor-General, in exercise of the powers enabling him in that behalf, Witnesseth that George Montgomery Davies of Auckland is the Proprietor of the said land

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered green, be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by purchase

as from the ninth day of December, one thousand one hundred and nineteen, under Section 28 of the Land Transfer Amendment Act 1913, that is to say: All that parcel of land containing one hundred and sixty four acres more or less being Section 10 of Block 1 of the Coromandel Survey District



Blk. 1 Coromandel. S.D.



METRIC AREA IS 66.3684 ha

P.S. Sherratt  
 E. Milton

9/12/20

Entered 20/12/20 Cancelled 20/12/20  
 by 20/12/20 20/12/20  
10 10

307/009





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

## Historical Search Copy



R. W. Muir  
Registrar-General  
of Land

**Identifier** SA33D/390  
**Land Registration District** South Auckland  
**Date Issued** 14 June 1985

**Prior References**  
GN S110225

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**Estate** Fee Simple  
**Area** 6.4572 hectares more or less  
**Legal Description** Section 13 Block I Coromandel Survey  
District

**Original Proprietors**  
James Evan Davies, Coralie Anne Davies and Keith Oliver Diprose

---

**Interests**  
Subject to Section 8 Mining Act 1971  
Subject to Section 5 Coal Mines Act 1979  
Exploration Permit embodied in Register CT SA57C/155 - 15.9.1995 at 9.02 am  
B620991.1 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to James Evan Davies and Coralie Anne Davies Term 40 years from and including 20.6.2000 - 11.8.2000 at 2.17 pm  
5566166.1 Departmental dealing correcting the surrender of Exploration permit B649716.1 by recording it on this title - 28.4.2003 at 10:20 am

Identifier

SA33D/390

Reference:  
Certificate No. H.595011  
P.R. Vol. Folio  
Transfer No.  
Gazette Notice S.110225



REGISTER

No 33D 390

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

**This Certificate** dated the 14th day of June one thousand nine hundred and eighty five under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND being a Certificate in lieu of Grant, **WITNESSETH** that JAMES EVAN DAVIES of Coromandel farmer

is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, which said land was originally acquired by the abovenamed

as from the 28th day of March one thousand nine hundred and eighty five under Section 54 of the Land Act 1948 that is to say: All that parcel of land containing 6.4572 HECTARES more or less being Section 13 Block I Coromandel Survey District.



*B. Lloyd*  
ASSISTANT LAND REGISTRAR

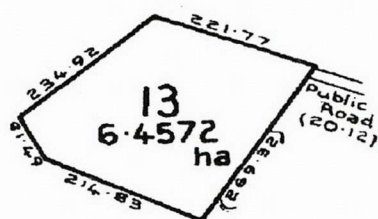
Subject to Section 8 of the Mining Act 1971

*B. Lloyd*  
A.L.R.

Subject to Section 5 of the Coal Mines Act 1979

*B. Lloyd*  
A.L.R.

Blk I Coromandel S.D.



H.777228 Transfer of a 1/2 share to Coralie Anne Davies of Auckland office manager produced 15.2.1988 at 10.35 o'clock

*[Signature]*  
for A.L.R.  
B.296162 Exploration Permit to Heritage Mining NL Term 5 years commencing on 26.7.1995 - 15.9.1995 at 9.02 o'clock CT 57C/155 issued

*[Signature]*  
A.L.R.

\* B620991.2 Transfer to James Evan Davies, Coralie Anne Davies and Keith Oliver Diprose - 11.8.2000 at 2.17

*W. J. Gray*  
for RGL

\* B620991.1 Transfer granting a Forestry Right under the Forestry Rights Registration Act 1983 to James Evan Davies and Coralie Anne Davies Term: 40 years from and including 20.6.2000 - 11.8.2000 at 2.17

*[Signature]*  
for RGL

No 33D 390

SO 19843

Xs.

M

Measurements are Metric

Register copy for L. &amp; D. 69, 71, 72.

## Submission on Proposed Thames-Coromandel District Plan

By Davies Family Trust

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Mob 021 122 0682

To CTS  
 Received  
 11 MAR 2014  
 Thames-Coromandel District Council  
 Coromandel  
 File No:.....

**The specific provisions of the Proposed District Plan that our submission relates to are:**

The Natural Character overlay in its entirety but particularly as it affects residential lots at 276 and 278 Colville Road, Kikowhakarere Bay on Planning Map 10a Overlays, and the land shown on Planning Map 10a Overlays for Kikowhakarere Bay as "Proposed Road to be stopped subject to final survey in consultation with Council engineers and leaseholders".

(Refer attached Map)

**Our submission is:****We oppose the Natural Character Overlay provisions because:-**

1. The use of the natural character overlay is broadbrush in approach and based on contradictory book exercises that do not always make sense on the "ground".
2. All rules should be contained within the zoning and related objectives and policies. The overlay methodology is flawed, unnecessary and confusing.
4. It breaches the requirements of the Resource Management Act and the National Biosecurity Strategy 2000.
5. The landscape, biosecurity and ecological values are components of the environment that have been given preferential treatment through the creation of the natural character overlays at the expense of the economic and social values of our rural communities.
6. The property rights of residents are significantly and unnecessarily affected by this overlay, with a negative flow on effect and subsequent reduction in land saleability and values.



**The decision we seek from Council is that the above provisions be deleted in their entirety in the first instance or alternatively amended as follows:-**

1. The natural character overlay be redefined to exclude the portions of land on 278 and 276 Colville Road, because the lots are residential development sites and are now devoid of natural character. They have both been subject to the removal of vegetation and recent earthworks and there has been extensive retaining walls and concreting at 278 Colville Road. The only remaining bush on the part of the lots affected by the overlay is on the road verge. Keeping the overlay on these sites would make a mockery of the objectives of the provision.

**and**

2. The natural character overlay shown on the land described above be refined to exclude the area which contains 5 homes. It is nonsense to call it a natural character area when it has been significantly modified with man made structures including houses, jetties, power poles and landscaping. The underlying coastal zone adequately controls any development in this area and the overlay is unnecessary and unjustified.

**We wish to be heard in support of my submission.**

**We do not want to present a joint case with other submitters.**

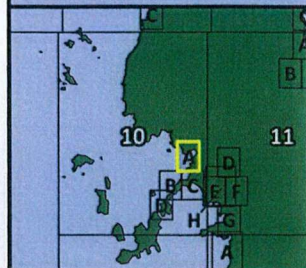
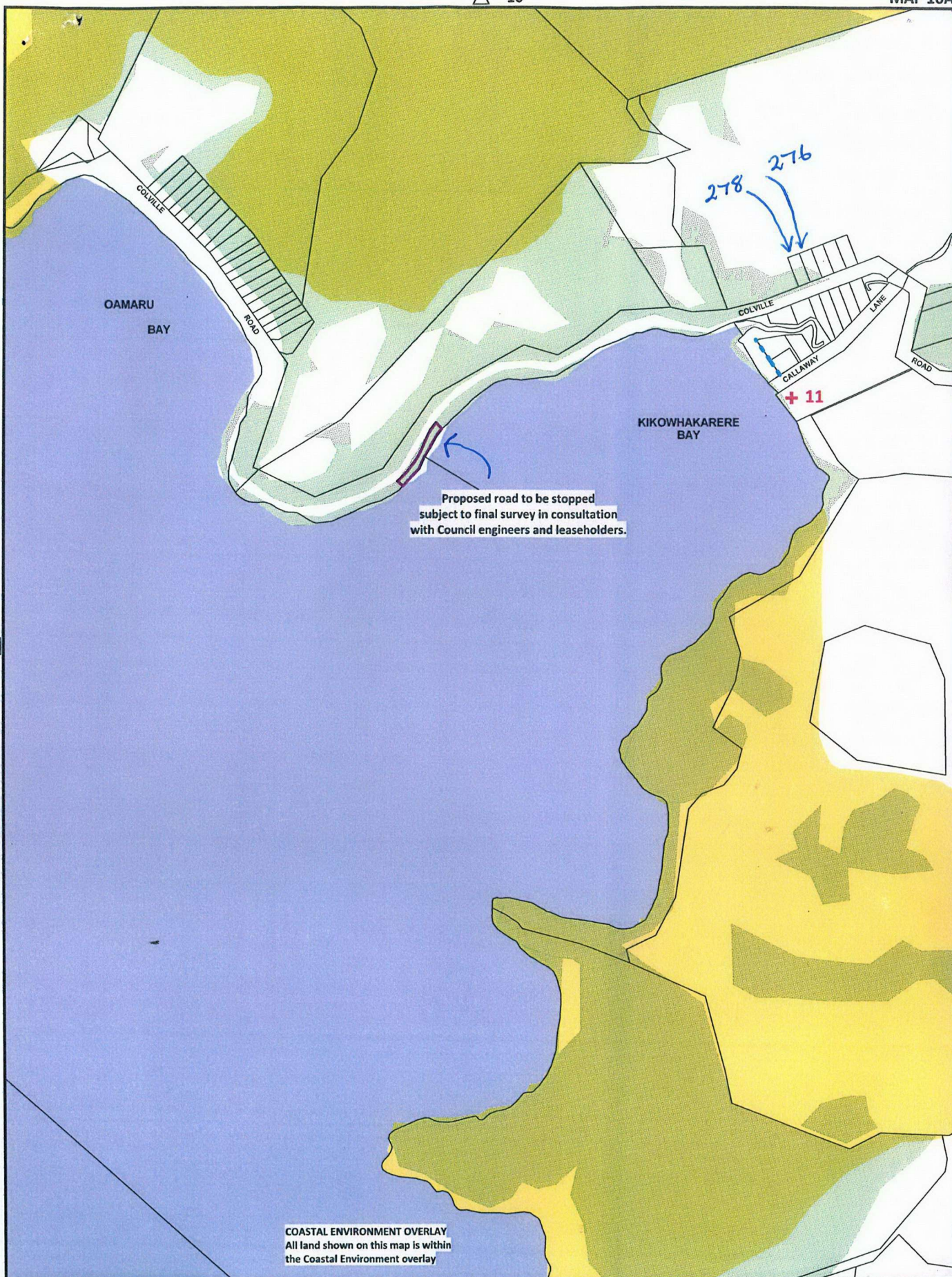
**Signature of submitter:**



**Stephanie Burgess  
On behalf of the Davies Family Trust**

**Date:** 11/3/14



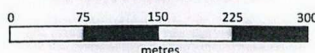


MAP 10A OVERLAYS

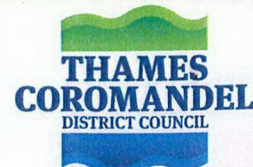
KIKOWHAKARERE BAY

PROPOSED DISTRICT PLAN - December 2013

Scale 1:7,500 at A4 Paper Size



Cadastral information derived from Land Information New Zealand's Core Record System (CRS). CROWN COPYRIGHT RESERVED.



MAP PRINTED  
13 December 2013





Form 5  
Submission on Proposed Thames-Coromandel District Plan

*Clause 6 of First Schedule, Resource Management Act 1991*

**To** Thames-Coromandel District Council  
Private Bag  
THAMES 3540  
Attention: District Plan Manager

[customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz) (subject: Proposed District Plan Submission)

Name of submitter: N Bowskill and K Klages-Bowskill  
c/- Planners Plus Limited  
PO Box 218  
WHITIANGA 3542  
  
Phone: (07) 867 1087  
Email: [info@plannersplus.co.nz](mailto:info@plannersplus.co.nz)

This is a submission on the following proposed district plan:

Proposed Thames-Coromandel District Plan

The N Bowskill and K Klages-Bowskill submission relates to the area of land located at 1 Orchard Road, Hahei, with the legal descriptions of Lot 1 DPS 60434. The property is located on **Map 19A Zones (Hahei)** and **Map 19A Overlays (Hahei)**.

The submission is as follows:

**1) To amend Planning Map 19A Zones (Hahei) and rezone the front and middle portion of the site to Coastal Living Zone.**

- 1.1 The Proposed District Plan (PDP) identifies 1 Orchard Road, Hahei as being located within the Rural Zone. The property is currently covered in exotic species such as wattle, wildings, numerous weed species, and limited regenerating indigenous vegetation. The rear portion of the site is reasonably steep terrain. However, the middle portion of the site contains land that contains appropriate topography to accommodate residential development. Subject to suitable access being formed, the front portion of the site may also enable residential development to occur.
- 1.2 Under the Proposed District Plan provisions certain properties have been identified as being located within a Natural Character; Amenity Landscape; or Outstanding Landscape overlay. If a property is located within these specific overlays additional rules and regulations are applicable to maintain and protect the environment. However, the subject site is not affected by any specific overlays and based on the various District Plan landscape assessments, has not been identified as a site requiring special attention. It is reasonable to make the comment that the site is surrounded by residential activities and that the site falls within a highly modified environment.



- 1.3 When you view the Proposed District Plan planning map for the site (**Attachment A**), the western adjoining properties are all located within the Coastal Living Zone. Approximately three quarters of the eastern boundary of the site also borders the Coastal Living Zone. The subject site should also be afforded the Coastal Living Zone due to its position within the Hahei Village and adjoining properties, which are also located within the Coastal Living Zone.

- 1.4 Section 24.1 (Rural Area) of the Proposed District Plan states:

*“The Rural Zone is a place where most of the District’s **primary production and rural industry** is located. It is an active work area that contributes to the social and economic wellbeing of the District but is also a place where people live and use for recreation. The wide uses of the Rural Area can lead to ‘reverse sensitivity’ effects where largely **residential activities conflict with traditional rural activities** that generate noise, smell, dust and other effects that should be expected in the Rural Area.”*

\*Bold for emphasis

- 1.5 As mentioned above, the majority of the site is surrounded by the Coastal Living Zone including existing residential dwellings that border the southern rear boundary. It is highly unlikely that the subject site, due to its topography and size constraints would revert to a productive rural unit. Secondly, the residential development that borders the majority of the subject site would be a deterrent for primary production and rural industry to occur due to ‘reverse sensitivity’ issues. The subject site just does not fit the Rural Area Background section of the Proposed District Plan and therefore the Rural Zone is unsuitable for this particular site.

- 1.6 The outcome of changing the subject site from Rural Zone to Coastal Living Zone has a number of positives such as:

- (i) No loss in primary production;
- (ii) An efficient use of unproductive land resource;
- (iii) No building would be constructed any higher than what already exists on the backdrop of the Hahei Settlement;
- (iv) Incorporating residential activities and development of the site would ensure productive land is not adversely affected and enables wildings and exotic species to be removed from the site and replaced with indigenous vegetation plantings;
- (v) The site is able to incorporate residential development that is self-efficient (i.e. incorporates on-site infrastructure such as water and wastewater) and provides an opportunity to control stormwater disposal from the subject site by use of engineering solutions;
- (vi) The rezoning of the subject site takes into account the existing built environment and the proposal would not compromise the settlement’s built character or visual amenity; and
- (vii) The subject site is able to utilise existing roading infrastructure, which is an efficient use of existing facilities.

- 1.7 The applicant has engaged an experienced engineer to undertake a site visit to determine the likelihood of establishing residential houses on the subject site. The engineer’s report

is attached (**Attachment B**). The engineer confirms, subject to a detailed geotechnical report, that the site is able to accommodate 9 to 11 residential properties within the middle portion of the site and subject to access and geotechnical matters additional residential properties on the front portion of the site.

- 1.8 In terms of good planning practice, utilising 'unsuitable' land for rural production and rural industry is exactly the type of land that should be utilised for residential activities that are closely linked to the Hahei Settlement such as the 1 Orchard Road property.
- 1.9 Please refer to the attached plan, which illustrates the portion of the subject site that in my professional opinion would be suited for the Coastal Living Zone (**Attachment C**).
- 1.10 It is acknowledged that the rear southern portion of the site would remain within the Rural Zone. The southern portion of the site has been identified as not appropriate for residential use due to the topography of the land (i.e. very steep land), and a management plan to retain indigenous vegetation; remove exotic species; and plant in pohutukawa and/or suitable indigenous vegetation would be the best outcome from a landscape and amenity perspective and would form a suitable backdrop for the Hahei Settlement.
- 1.11 In my professional opinion, the rezoning of the subject site to Coastal Living will not be contrary to the Residential Area (Section 23 of the Proposed District Plan) objectives and policies. The proposed rezoning would be an efficient use of the land resource without compromising the existing character and amenity of the Hahei Settlement.

N Bowskill and K Klages-Bowskill seek the following decision from the Thames-Coromandel District Council:

- To amend Map 19A Zones (Hahei) to Coastal Living Zone as per the plan attached to the submission (**Attachment "C"**).

N Bowskill and K Klages-Bowskill wish to be heard in support of their submission.

If others make a similar submission, N Bowskill and K Klages-Bowskill will consider presenting a joint case with them at a hearing.

Signature of submitter  
(or person authorised to sign  
on behalf of submitter)

Date 11/03/2014

Address for service of submitter:

Telephone: (07) 867 1087

Fax/email:

info@plannersplus.co.nz

Contact person: David Lamason  
(Planners Plus Limited)





# **ATTACHMENT A**

## **PROPOSED DISTRICT PLAN PLANNING MAP**



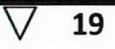
**PLANNERS PLUS** LIMITED

Land Development, Resource Consent and Planning Specialists.











# **ATTACHMENT B**

## **ENGINEERS REPORT**



**PLANNERS PLUS** LIMITED

Land Development, Resource Consent and Planning Specialists.





DESIGNWATER  
CONSULTING LTD

3 Oyster Drive  
Cooks Beach  
RD 1 Whitianga

Phone: 07 866 4484  
Fax: 07 866 4481  
Mob: 027 273 7920  
designwater@clear.net.nz

**ENGINEERING SITE APPRAISAL  
URBAN SUBDIVISION CONCEPT  
No 1 ORCHARD ROAD - HAHEI**

### **Brief**

Designwater Consulting Ltd was requested to carry out a Preliminary Site Engineering appraisal of a 4.84 hectare site, assessing the practicality of undertaking a land subdivision work over parts of that property in pursuing a low density urban development.

Evaluation for subdivision development potential was to be based on a minimum 1500m<sup>2</sup> lot size with an identified build location within each of the concept properties.

All other Engineering considerations were to be reviewed with an understanding of achieving development compliance within the constraints of TCDC's Engineering Code of Practice for Subdivisions.

The study did not address any Planning matters, determine formal section sizes, or identify a finish layout.

### **Methodology**

A walk over site assessment was undertaken on Monday February 24<sup>th</sup> 2014.

A nominal 12mm of precipitation had occurred three days prior to the site visit with no other rainfall having occurred over the preceding 18 days. Soils were dry.

### **Site Description**

The property is a 4.84 hectare site nominally triangular in shape, aligned north / south, with the apex (narrow boundary) adjoining Pa Road. Contour is gently rolling to steep with ground cover over the whole of the site being a mix of mature and regenerating wattle tree species with an under canopy of spinifix type grasses and other introduced species, blackberry and gorse.





## Soils

Published geological mapping charts of the area identify near surface soils as 'lithic and pumice rich ignimbrite and local rhyolitic and obsidian rich pumice breccia deposits and tuff, being part of the Coromandel Sub-Group'.

These soils are typical of the Coromandel region and comprise the geology underlying most of the urban development that exists within the Hahei area above 10metres elevation.

Visually soils present as a thin layer of ash / humus surface litter overlaying a firm, partially weathered yellow clay / silt mix. This formation being a transition or weathered state of the near surface ignimbrite mass formation. Mass ignimbrite deposits are apparent within the locality.

## Drainage

A small area of land at the northern end of the property releases storm flows into the Pa Roan drainage infrastructure. It is intended no development change will occur over this area of the site.

The balance of the land area has small natural surface drainage releases occurring at a number of locations along the Orchard Road frontage. The area selected for urban development is midway along this frontage and extends up to the ridge cresting where the north-eastern boundary adjoins the present urban development.

Drainage requirement / provision would only need to be for site generated storm water runoff which to a large extent will be controlled by on-site containment and slow release as is applicable under the Building Code.

Surface discharges off the hard formed ROW surface would be directed to existing drainage infrastructure with improvements to that drainage infrastructure where appropriate.

## Access

An unsurfaced farm track enters the site midway along the Orchard Road property frontage and rises at a nominal 15% to 20% gradient toward the north-eastern boundary adjoining the urban property development serviced off Christine Terrace.

The ROW access proposal will use this formation at or near the existing alignment.

### **Build Sites**

Selected build locations are sited on elevated land forms that will not be affected by surface water flows or be at risk of any form of potential land shear.

### **Water Supply**

Stored roof water will provide the potable supply to all property development.

### **Wastewater**

Wastewater provision to any dwelling development will require the use of a WRC approved Enhanced Wastewater Treatment System, ie: two stage process achieving a minimum 20 SS and 30 BOD<sub>5</sub> effluent quality. Effluent dispersal would be via surface laid dripper irrigation within developed disposal beds clear of any existing or required drainage provision.

Section sizes will be sufficient to achieve the bed requirement and to provide sufficient land area as a reserve disposal area.

### **Telecom / Electrical**

These services exist within the current Hahei urban community with reticulation present along both the Pa and Orchard Road frontages.

It is assumed these services will be available to service any future urban development.

Confirmation of actual servicing requirement will occur during the formal design stage of work.

### **Summary**

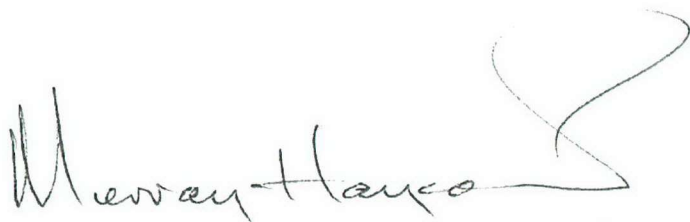
This statement provides a preliminary site appraisal to allow Client / Planner evaluation for the potential of land subdivision.

The final selection of road alignments, Geotech load test confirmation of nominated build locations, and the design placement of site boundaries will be required to formalize this proposal beyond the current concept assessment.

My appraisal confirms, subject to Planning requirements being met, all Engineering standards nominated within the TCDC operative District Plan and Engineering Code of Practice can be achieved.



The provision of Telecom and Electrical servicing will need to be confirmed with the respective suppliers once a formal design has been established. There is no known impediment that would prevent these services being made available to the site. The utility service providers may require the load capability of the installed networks to be upgraded at client cost (electrical transformer provision, higher capacity Telecom cabling).

A handwritten signature in black ink, appearing to read 'Murray Haycock', with a large, stylized flourish extending from the end of the signature.

Murray Haycock  
REA MNZIP CPEng (207080)

Report Ref  
2014 / 636

Designwater Consulting Ltd.  
Ph 07 866 4484  
M 027 2737 920







# **ATTACHMENT C**

## **AREA TO BE REZONED**



**PLANNERS PLUS** LIMITED

Land Development, Resource Consent and Planning Specialists.



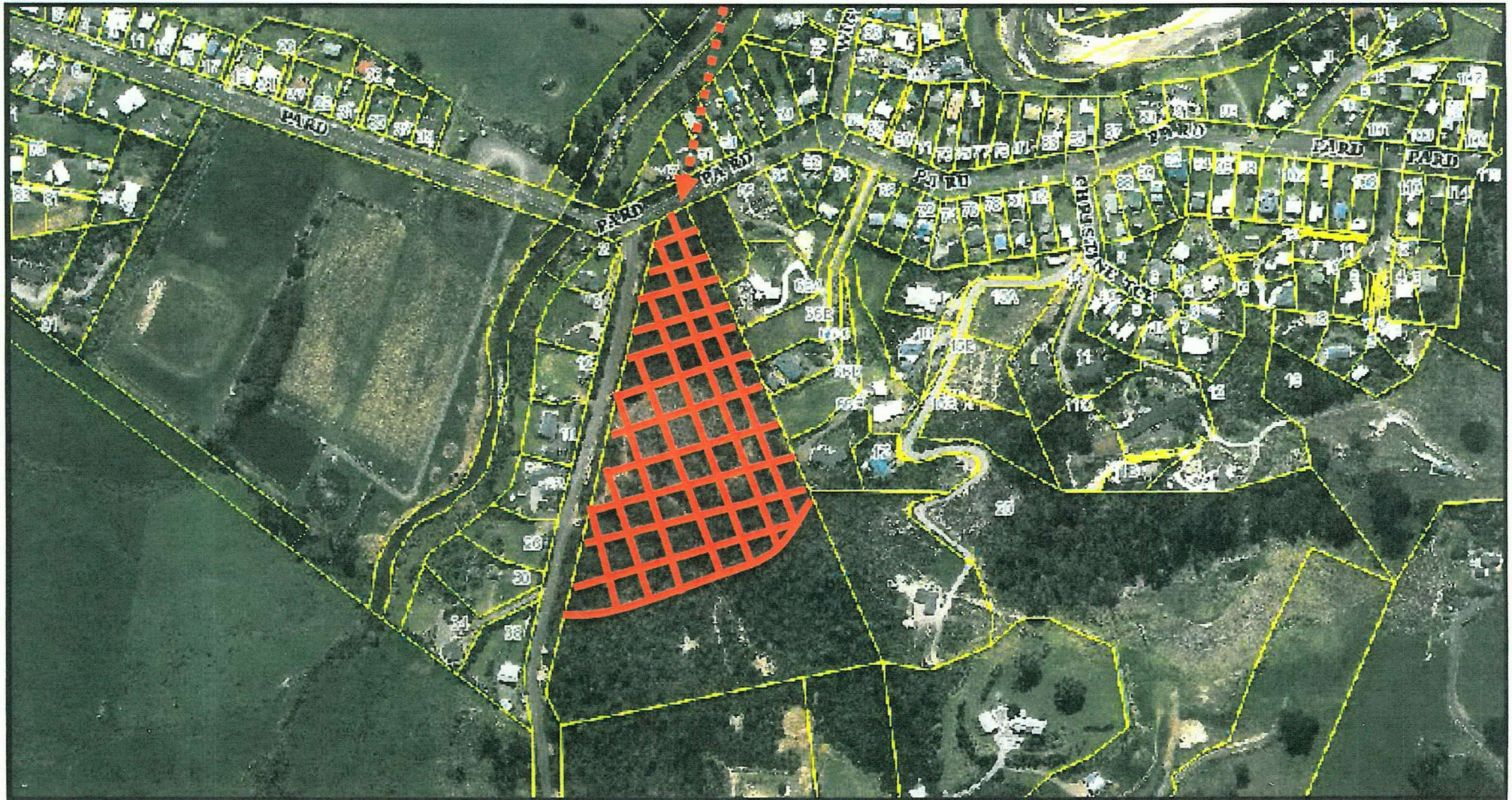
# Map Print

Original Sheet Size A4

Print Date: 3/4/2014

Print Time: 10:57:45 AM

1 Orchard Road, Hahei  
Re-Zone To Coastal Living Zone



Scale: 1:3867

Projection: NZGD2000 / New Zealand Transverse

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