

District Plan Review Update

Thames-Coromandel District Council

RMA Workshop
11 February 2012
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Current Plan – a brief history

- Previous Plan prepared 1995/96
- Publicly notified in 1997
- 5,000 submissions & further submissions from 1,600 submitters (decisions in 1998)
- 51 appeals
- Decisions version issued in 1999
- Consent orders and variations
- Operative in Part in August 2007
- Operative in April 2010



Plan Review – why?

December 2009 Council resolution to undertake a 'full review and restructure' to:

- give effect to legislation that has changed (RMA, HGMPA, NZCPS, etc)
- give effect to strategic directions signalled in the Coromandel Peninsula Blueprint
- make use of new monitoring and technical info
- plan proactively for future landuse on the Coromandel
- improve user-friendliness of the Plan



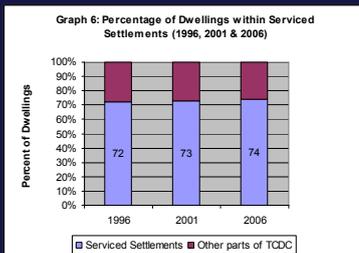
Plan Review – monitoring work

Monitoring work available on:

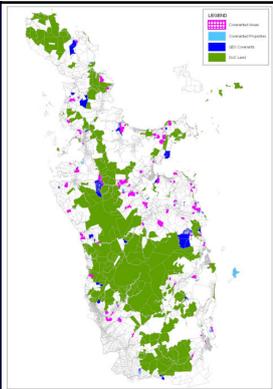
- Settlement strategy
- Conservation covenants
- Heritage outcomes
- Industrial zone
- Housing zone (via urban work)
- Historic Heritage
- Coastal Zone subdivision
- Plan logic



Monitoring – settlement strategy



Monitoring: QEII & TCDC covenants



Monitoring – Coastal Subdivision

- Coastal Zone Review 2011:
“... the Coromandel still has large areas of coastline in rural land use or coastal forest with little evidence of coastal development ... significant additional development has mostly been within the areas designated by the current District Plan.” (Hugh Forsyth, Site Environmental)
- Coastal Zone Subdivision Monitoring:
 - 390 additional lots in coastal zone from 2000-2010
 - Almost 90% of the additional lots are in places where planned for (ie. Coastal Village/Residential Policy Areas or within Structure Plans)



Plan Review – technical work

Technical work available on:

- District Landscape
- Natural Character
- Historic Heritage
- Significant Natural Areas
- Noise
- Soils
- Natural Hazards (flooding, coastal setbacks)



District Landscape:

Stephen Brown
- 88 landscape units
- outstanding & amenity



Significant Natural Areas:

- WRC data
- 'significance' ranked
- disclaimers around accuracy, need for ground-truthing, etc



Soils

- high fertility,
- wetness, erosion,
- etc



Plan Review: What we've been told ...

- Cut red tape
- Focus on the important issues
- Manage the environment well
- Clear, precise and easy to use/understand
- Use overlays and guidelines
- Keep it simple



Risks we face ...

- Significant and complex task
- Need to get the balance between environmental protection and development/economy right
- Need for effective communication and consultation
- Possibility for community suspicion leading to process and time delays
- Legal/litigation challenges



Timeframes we're working to ...

- District Plan Review Committee established: Dec 2010
- Committee meetings: 2011 and first half of 2012
- Draft Plan for comment: July 2012
- Proposed Plan for notification: July 2013
- Hearings Completed: May 2014
- Decisions Issued: November 2014