

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED
BY THAMES COROMANDEL DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the hearing of submissions to Variation 3 to the
Proposed Thames Coromandel District Plan (Taiwawe
Catchment Structure Plan)

**STATEMENT OF EVIDENCE OF PHILIP JAMES GREEN
ON BEHALF OF HOT WATER BEACH (NZ) LIMITED**

Dated 31 March 2021

INTRODUCTION

1. My name is Philip James Green. I am a Registered Professional Surveyor and a Director of Dunwoodie & Green Surveyors Ltd. I hold a Bachelor Surveying degree and am a member Survey and Spatial New Zealand. My work over the past 33 years has covered all aspects of Land Development within the Thames Coromandel District Council region. This statement of evidence has been prepared on behalf of Hot Water Beach NZ Limited in support of the (revised) Taiwawe Structure Plan.

CODE OF CONDUCT

2. I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I further confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

SCOPE OF EVIDENCE

3. I have been engaged by Hot Water Beach NZ Ltd to undertake a survey review of the revised Structure Plan proposals for 104 Taiwawe Lane, Hot Water Beach Road in February 2021. That review confirmed:

- Areas of existing and proposed vegetation to be included in the Conservation area;
- Areas of proposed landscape planting
- Areas of paved surfaces for shared and private access based on typical cross sections;

4. The following tables summarise the vegetation areas based on the plans prepared by Stephen Brown:

Existing Vegetation	9.20 hectares
Conservation planting areas	6.90 hectares
Landscape Planting areas	6.76 hectares

5. The total area of existing vegetation and proposed planning is therefore 22.8ha. The proposal calls for an area of Land to be held in common ownership (as the Conservation Area) being 18.87 hectares of this total vegetation and planting comprising:

Existing Vegetation	9.20 hectares
Conservation Planting	6.90 hectares

Landscape Planting	2.76 hectares
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The bulk of the landscape planting to be held in common ownership is above the Right of Way serving Sites 8 – 15 and a corridor between Sites 5 and 6.

6. The following table summarises the seal areas, based on the typical cross sections and a survey of the existing Rights of Way. This does not include the existing Right of Way from Hot Water Beach Road to the start of the Camp Ground which was upgraded to a low speed 2 way carriageway as part of RMA/2008/216 which established the campground.

Description Existing ROW upgrade	Length (metres)	New seal Area (m ²)
Camp Ground entrance to start of subdivision	150	375
Existing Taiwawe Lane to intersection access Sites 8 -15	830	2075
Existing Ngatuturu Lane to intersection access Lots 16 -24	360	900

As a result there will be 4690 m² of existing gravel Right of Way upgraded and sealed. There will also be 3350 m² of widening required to achieve a 6.0 metre pavement, i.e. a total area of sealing of 8040 m² for existing and upgraded roading (Local Road-rural standard as shown on Attachment 3).

7. New construction will be required to form the internal shared access and driveways to the standards set out in the typical cross sections. These will result in a paved area of 1.19 hectares being constructed for new roading within the subdivision, giving a total paved surface area for roading of 2 hectares.



Philip Green
31 March 2021