

# TRACEY LAMASON

BPLAN (HONS), MNZPI  
DIRECTOR

## PERSONAL

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## EDUCATION

University of Auckland  
Bachelor of Planning  
(Hons) 1995

## AFFILIATIONS

Member, New Zealand  
Planning Institute

Member, Resource  
Management  
Law Association

## LANGUAGES

English



## INTRODUCTION

Tracey Lamason is a Director of Planners Plus Limited with 17 years of environmental consulting experience in New Zealand. Tracey has consulted to several local authorities; preparing resource consent applications on behalf of Councils, assisting with the analysis and reporting on consent applications and public submissions for Council hearings. In addition, Tracey has prepared numerous resource consent applications for clients in the private sector, often involving environmental impact assessments, site audits and iwi and public consultation.

Tracey's specialist areas include providing planning services to roading authorities, local authorities, telecommunication companies, residential developers, energy companies, oil companies, and health providers.

## SPECIALIST AREAS

- Assessment of Environmental Effects (AEE)
- Iwi and Public Consultation
- District and Regional Plan Analysis
- Policy Preparation
- Research and Planning Studies

## REPRESENTATIVE EXPERIENCE

### RESOURCE CONSENT APPLICATIONS & SITE ASSESSMENTS

- Environmental Planner to a number of private individuals in providing advice and preparing resource consent applications for proposals such as motel complexes, bus depots, casinos, packhouses, medical centres, places of assembly, garden centres, visitor accommodation, cleanfill landfills, cafés, education and leisure facilities, and multi-unit residential developments. Also responsible for preparing and presenting evidence at Council Hearings on behalf of the applicant. (1995 – ongoing)
- Planning Consultant engaged by the Golden Apple Trust in the preparation of a resource consent for The Lost Spring Geothermal Health Spa and Licensed Café in Whitianga. The project involved public consultation, attendance at Council hearing and Environment Court mediation. (2006-2008)
- Environmental Planner to a number of private individuals in providing advice and preparing subdivision consent applications for rural-residential developments. (2001 – ongoing)
- Environmental Planner engaged by the Hawke's Bay Environmental Education Trust to undertake public consultation and prepare a resource consent application for an environmental education centre in Hawke's Bay. (2002)
- Environmental Planner for the Hawke's Bay Regional Council in preparing a resource consent application for office accommodation. (2002)
- Environmental Planner engaged by the Thames-Coromandel District Council and Valley Bin Services to prepare an Activity Status Report for a waste management and recycling depot. (2002)
- Expert witness responsible for presenting evidence at the Land Valuation Tribunal in relation to a valuation dispute. The evidence given addressed the planning issues/restrictions relevant to the subject site. (2000)
- Environmental Planner engaged by The Church of Jesus Christ of Latter Day Saints to undertake site assessments and provide advice on proposed developments within the Hawke's Bay Region. (1999 - 2000)
- Consultant Planner engaged by the Wellington City Council to prepare various resource consent applications including pedestrian walkways, a mountain bike park, and new light stands at the National Hockey Stadium. (1997-1999)
- Consultant Planner to Ryman Healthcare in the preparation of a resource consent for a comprehensive retirement village complex on the former Burma Motor Lodge site, Johnsonville, Wellington. (1998)

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## PROFESSIONAL HISTORY

Planners Plus Limited  
(Whitianga) – Director  
(August 2003 to present)

Environmental  
Management Services  
Limited (Thames) – Senior  
Environmental Planner  
(Mar 2001 to Aug 2003)

Environmental  
Management Services  
Limited (Napier) –  
Environmental Planner  
(May 1999 to Feb 2001)

Hastings District Council -  
Monitoring Planner  
(Contract)  
(Feb 1999 – May 1999)

Boffa Miskell Limited  
(Wellington) -  
Environmental Planner  
(Sep 1997 – Feb 1999)

Connell Wagner Limited  
(Wellington) - Resource  
Management Planner  
(Feb 1995 – Sep 1997)

Porirua City Council –  
Planning Assistant  
(Nov 1994 – Jan 1995)

## ROADING PROJECTS

- Environmental Planner providing day to day resource management advice to Transit New Zealand (Hawke's Bay/Gisborne Region). This involves providing advice on resource consent applications and preparing submissions and further submissions on District and Regional Plans and presenting evidence at hearings. (1999 - 2002)
- Environmental Planner as part of a Study Team in the preparation of Strategy Studies for Transit New Zealand on State Highways 50, 38 and 2 (Napier to Gisborne). This involves undertaking consultation with interested parties and identifying planning constraints in terms of the redevelopment of the various State Highways. (1999- 2002)

## RMA PLAN DEVELOPMENT & ADMINISTRATION PROJECTS

- Environmental Planner engaged by Thames-Coromandel District Council to assist with assessing and reviewing land use and subdivision consent applications. (2002 – ongoing)
- Environmental Planner engaged by the Thames-Coromandel District Council to prepare a report which summarised and identified the key issues raised in submissions on the resource consent application for the Tairua Marina. (2002)
- Environmental Planner for the Hastings District Council responsible for preparing a proposed variation to the Proposed Hastings District Plan for Ocean Beach. Involved the preparation of a Resource Management Report, Section 32 Report, and the Proposed Variation. Issues include coastal subdivision, archaeological sites, landscape effects, and cultural issues. (2001 – 2002)
- Environmental Planner for the Thames Coromandel District Council, responsible for undertaking a review of the operation of Valley Bin Services, and the preparation of a recommended plan of action to obtain compliance with the requirements of the District Plan. (2001)
- Monitoring Planner at the Hastings District Council, responsible for the monitoring of conditions of past resource consent applications within the Hastings District and undertaking enforcement procedures when required. (1999)
- Environmental Planner engaged by the Kapiti Coast District Council to provide assistance in the public notification and assessment of a proposed road designation. Involved in the notification of the proposed designation, answering public enquiries regarding the designation process, receipt and assessment of submissions, hearing organisation, and meeting with iwi. (1998)
- Environmental Planner involved in the preparation of a Private Plan Change for the Martinborough Village Residential Development. Included public consultation and a review of the requirement for a plan change. (1998)
- Environmental Planner responsible for the preparation of recommendations to the Hurunui District Council for variations on various provisions within the Hurunui Proposed District Plan. (1998)
- Resource Management Planner engaged by Wellington City Council to assist with assessing and reviewing numerous land use and subdivision consent applications, including preparing and presenting reports at Council hearings. (1995 – 1997)
- Environmental Planner engaged by the Hawke's Bay Regional Council in preparing a summary and analysis of submissions and further submissions on the Proposed Air Quality Plan, and preparing recommendations in a staff report for the Council hearings. (1996)
- Planning Assistant at the Porirua City Council, responsible for researching heritage features including features of significance to Maori. (1994/1995)

## MAORI PLANNING ISSUES AND IWI CONSULTATION

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- Environmental Planner engaged by Contact Energy on behalf of Te-Kapa-O-Rangitēa-Ki-Oruanui to undertake iwi consultation and the preparation of a History and Issues Report for Oruanui. (2000)
- Environmental Planner engaged by the Natural Gas Corporation to assist in public consultation (involving extensive consultation with three iwi groups) and preparation of resource consents for an expansion of the Taranaki Combined Cycle Power Station at Stratford. Key issues include air discharges, water resources, noise emissions, and amenity and visual effects. (2000 – 2002)
- Environmental Planner engaged by the Kapiti Coast District Council to provide assistance in the public notification and assessment of a proposed road designation. Involved meeting with iwi and arranging part of Council hearing to be held on the marae with a Maori interpreter. (1998)
- Resource Management Planner assisting the Office of Treaty Settlements in the review of the activity classification of Maori camping sites within the various District Plans of the South Island. (1997)
- Planning Assistant at the Porirua City Council, responsible for researching heritage features including features of significance to Maori. (1994/1995)

## TELECOMMUNICATION PLANNING

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- Environmental Planner engaged by a number of telecommunications companies to undertake site investigations and prepare Resource Consent Applications and Certificate of Compliance Applications for various telecommunication installations on behalf of BellSouth New Zealand Limited, CLEAR Communications Limited, Broadcast Communications Limited and Telecom New Zealand Limited. (1996 – 1998)
- Environmental Planner engaged by BellSouth New Zealand Limited, CLEAR Communications Limited and Broadcast Communications Limited to prepare submissions and further submissions on various district plans within the central region of New Zealand. This work included the preparation and presentation of evidence at Council hearings. (1996 – 1997)

## ENERGY PROJECTS

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- Environmental Planner engaged by the Natural Gas Corporation to undertake and review and prepare submissions on the Proposed Auckland Regional Plan: Air, Land and Water, and on proposed variations to the Tasman Resource Management Plan (2001 – 2002)
- Environmental Planner engaged by the Natural Gas Corporation to assist in public consultation and preparation of resource consents for an expansion of the Taranaki Combined Cycle Power Station at Stratford. Key issues include air discharges, water resources, noise emissions, and amenity and visual effects. (2000 – 2002)
- Environmental Planner engaged by Contact Energy to undertake iwi consultation and the preparation of the History of Oruanui. (2000 – ongoing)
- Environmental Planner engaged by the Natural Gas Corporation to assist in the preparation of the planning and policy module of the Resource Management Act Training Programme for power station staff. (2001)
- Environmental Planner engaged by the Natural Gas Corporation to review the Resource Management Act requirements as part of the ISO 14000 Environmental Management Systems for three power stations. (2000)
- Environmental Planner engaged by the Natural Gas Corporation to assist in the preparation of the application for the re consenting of the Hydro Power Scheme on the Cobb River. (1999-2001)

## ENERGY PROJECTS

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- Environmental Planner engaged by the Natural Gas Corporation to prepare a discussion paper on the planning and land tenure issues of the Cobb Power Scheme, Takaka. (2000)
- Environmental Planner engaged by the Natural Gas Corporation to assist in the assessment of site options for a new gas fired thermal power station. Issues addressed included the status of Regional and District Plans, tangata whenua and location of historic sites, effects on local communities, physical site development issues and visual and amenity effects. (2000)
- Environmental Planner engaged by Mighty River Power Limited to prepare further submissions on the Proposed Whangarei District Plan and prepare evidence/written statements for the Council hearings in relation to these submissions. (1999-2000)
- Environmental Planner engaged by the Natural Gas Corporation to undertake a review of and report on the current status of the relevant planning documents administered by the Tasman District Council. (1999)
- Environmental Planner engaged by Westech-Orion to undertake an assessment of possible routes for a gas pipeline running between Napier and Hastings. (1999)

## HEALTHCARE FACILITIES

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- Environmental Planner engaged by Healthcare Hawke's Bay, in conjunction with the Hastings District Council, to prepare a Proposed Variation to the Proposed Hastings District Plan. The Proposed Variation involved changes to the Residential Zone (in which the Regional Hospital is located). (2000 – 2001)
- Environmental Planner engaged by Healthcare Hawke's Bay to prepare a report on the status of its operational sites under the Resource Management Act 1991. This involved assessing relevant provisions of the District Plans and Regional Plans within the Hawke's Bay Region. (1999)

## SERVICE STATION PROJECTS

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- Environmental Planner engaged by Caltex New Zealand Limited to prepare resource consent applications, assessments of environmental effects, and carrying out site audits for various service station proposals. This work involved analysing District Plan requirements, public consultation, preparing submissions and presenting evidence to Council hearings. (1995 – 1999)
- Environmental Planner engaged by Fuelquip Services Limited to provide planning advice and prepare resource consent applications for the establishment of diesel stop facilities. (1998-1999)

## AIRPORT PROJECTS

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- Environmental Planner engaged by the Hawke's Bay Airport Authority to prepare submissions on the Proposed City of Napier District Plan and present evidence on the submissions at the Council hearings. (2000)
- Environmental Planner engaged by the Hawke's Bay Airport Authority to prepare a discussion document to inform the Napier City Council of the significant resource management issues associated with the existing and future operation of the Hawke's Bay Airport and options for dealing with these issues by way of provisions within the District Plan. (1999)

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