

Proposed Thames-Coromandel District Plan



Submission Form

Form 5 Clause 6 of the First Schedule to the Resource Management Act 1991

Your submission can be:

- Online:** www.tcdc.govt.nz/dpr
Using our online submissions form
- Posted to:** Thames-Coromandel District Council
Proposed Thames-Coromandel District Plan
Private Bag, Thames 3540
Attention: District Plan Manager
- Email to:** customer.services@tcdc.govt.nz
- Delivered to:** Thames-Coromandel District Council, 515 Mackay Street, Thames
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

Submitter Details

Full Name(s) PATRICIA M. HISHON

or Organisation (if relevant) _____

Email Address hishon@wave.co.nz

Postal Address PO Box 27001, GARNETT AVE
HAMILTON 3257

Phone no. 07-8492-786
Include area code

Mobile no. _____

Submissions must be received no later than 5 pm Friday 14 March 2014

If you need more writing space, just attach additional pages to this form.

PRIVACY ACT 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to make this information available under the Resource Management Act 1991. Your contact details will only be used for the purpose of the Proposed District Plan process. The information will be held by the Thames-Coromandel District Council. You have the right to access the information and request its correction.



Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

Please see my typed submission attached to this emailed form.

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☐ the above plan provision.

Reasons for my views:

Please see my comments in my submission.

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☐ Amended ☐ as follows:

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Not sure, ☐ Y ☐ N

Signature of submitter P. M. Ash Date 14/2/2014

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition.

☐ Y ☐ N

If you require further information about the Proposed District Plan please visit the Council website www.tcdc.govt.nz/dpr

Submission to Proposed District Plan (2014)

1

P Hishon

Submission to the Proposed District Plan

Submission to the Thames -Coromandel District Council Proposed District Plan

First name:Patricia

Surname: Hishon

Postal address: PO box 27001, Garnett ave, Hamilton

Post code:3257

Non-resident ratepayers. Property is located in: Hahei (47 Grange Rd, Hahei)

Phone (daytime): 07 8492786

Fax: 07 8493833

Mobile: 021 178 8581

Email: hishon@wave.co.nz

Signature:

Date: 14 February 2014

I wish to speak in support of my submission and ask that the following written submission be fully considered.

	Concern/ section discussed	Reason Why?	Suggestions/ Action requests
1. Historic Heritage Overlay 2A Hahei Beach Rd, Hahei Lot 20 DP 8498 The grave site (cairn) of Robert and Fanny Wigmore.	There is no noting of the fact that this is the grave site of the first European residents in Hahei. (The plaque on the grave site shows that Robert Wigmore died in 1890.)	Support with Addition to district plan Whilst I support the Conservation zone being placed on this small property I do not see any further planning acknowledgment that it is actually a grave site or at least a possible 'archeological' site as per your definition of an Archaeological Site . See well researched booklet written by Jill Cameron for history of Hahei.	1. Place a historical places /archeological overlay zone on this small property to allow for recognition in planning matters. 2. Add 2A hahei Beach Rd (lot 20, DP 8498) to the archeological schedule.

	Concern/ section discussed	Reason Why?	Suggestions/ Action requests
2. Historic Heritage overlay	<p>The way the term Curtilage is used in the definition "Historic Heritage Curtilage <u>means land surrounding and integral to a historic heritage item, including the landscaping and planting area, which is relevant to retaining and interpreting the item's historical significance.</u>"</p>	<p>Support in part Whilst I do see a need to protect against heritage items being hemmed by inappropriate subdivision as has sadly happened to several Hamilton houses and gardens, I also think that the use of this term and its definition allows for a very emotive interpretation of how much surrounding land could be required to retain and interpret an items historical significance. Allowing for such flexibility could lead to confusion and thus expenses by all associated parties (including the council) on how this might be interpreted on a case by case. It may even impose un-expected restrictions on neighbouring properties if I understand the fact that land title boundaries and heritage curtilages do not necessarily coincide.</p> <p>eg. Policy for Government departments' management of historic heritage 2004 (August 2004) Published 18 September, 2010 by Editor "Curtilage means the geographical area that provides the immediate physical context for a heritage place. Note that land title boundaries and heritage curtilages do not necessarily coincide. "</p>	<p>I ask the Council to re visit the definition of 'Curtilage' to ensure that there is more clarity on its effects for use of a historic heritage item.</p> <p>I also note that any change to the definition of curtilage would also necessitate a re visit to the definition of Historic Heritage item.</p>
3. Historic Heritage schedule – item 217 (Map 19A) 4 Grange Rd, Hahei	<p>'Sunnyside' former Wigmore homestead</p>	<p>Oppose name 3.1 This is not the correct title for this property! Since at least 1912 this house has been known as "the Big House" by residents and local. In the 1970's or near as the house came to be known as "The Homestead". "Sunnyside' is not a name accepted by the long standing</p>	<p>Request that the word "Sunnyside" be removed for the heritage item 217 title as it is not accepted by the current owner and family).</p>

Concern/ section discussed	Reason Why?	Suggestions/ Action requests
	<p>owner or her family.</p> <p>'Sunnyside' was the name of the original owners (Robert Wigmore) <u>farm</u>. The original house Mr Wigmore built I believe was situated near his grave site (ie. near being 2A Hahei Beach Rd). This original house was subsequently moved to beside the bigger house which was built at a later stage. I understand that it was finally moved towards the bottom of road winding into Hahei.</p> <p>It was Mr Wigmore's farm that was called 'Sunnyside' - a name that seemed to be fashionable in that time.</p> <p>Background:</p> <p>3.2 <i>The 1885 Coromandel Electoral Role</i> indicates That electorate no. 1630, <i>Robert Wigmore</i> was a <i>farmer</i> holding 230 acres, <i>Sunnyside, Mercury Bay</i>. That is it was the farm not the house that was called 'Sunnyside' http://freepages.history.rootsweb.ancestry.com/~althea/Coromandel%20Electoral%20Roll%201885%20surnames%20L%20to%20Z%20Surnames%20sorted.htm</p> <p>3.3 The name Sunnyside is already held by a NZHPT recognised property "Sunnyside hospital</p> <p>Wikipedia notes that Sunnyside Hospital (1863-1999) was the first mental asylum to be built in Christchurch, New Zealand.</p> <p>Christchurch Library also has a record of the building. http://christchurchcitylibraries.com/Heritage/Places/PublicHospitals/Sunnyside/</p> <p>3.4 Under NZHPT there are two other buildings which</p>	<p>That, in consultation with the current owner the house be named a more appropriate title/name which better reflects its identity in the community be used.</p> <p>That NO signs be erected that show this name.</p> <p>Consultation with the owner be undertaken with regard to an appropriate name.</p>

	Concern/ section discussed	Reason Why?	Suggestions/ Action requests
		had names changed from "Sunnyside" eg. eg. Prices Folly in Wellington now recognises the name of its builder not the original name of 'Sunnyside'. 'Warrick House' is another example of a name change. Reason unclear. http://www.warwickhouse.co.nz/?page_id=5	
4. Section 8 Historic Heritage	8.3 Objectives and Policies "Policy 3c <i>A mix of activities may be considered within a historic heritage item to encourage its retention or re-use whilst recognising its historical values.</i> "	Support in Part I support in part, the concept of a mix of activities being considered within a historic heritage site. However, most of the Overlay rules for Historic Heritage items are at the restricted discretionary level and will require more resource consent applications than a more modern property, yet I did not see a lot of support given in the last annual Plan for fees deductions for historic items or historic area resource applications. Or monetary allocation for extra time need by Council staff to assist with property owners to develop better applications in the case of Heritage properties.	Develop guides and funding to better implement policy 3c. Ie. Recognize the need for financial incentives and assistance.
Appendix 1, Table 1 Archeological sites, Item no. 2 Site of early period of Māori occupation, Hahei	Location = "28 to 31 Wigmore Crescent, Wigmore Stream Reserve, Hahei "	Support in part I support the recognition of these archeological sites but believe that the location area is not wide enough OR further locations need to be included in the schedule so that the planning maps can better warn and reflect the need for heightened care around archeological find protocols. ie. add the more recent finds within the area of 19 – 27 Wigmore Cres. eg. T11/1030.	Increase the location area and include current archeological finds into the schedule to allow prompting through the district plan planning maps for better awareness of the need for archeological find protocols.
Appendix 1, Table 1	The following site (Knoll) has	Addition needed	Cross check with the

Archeological sites / Heritage item schedule	Concern/ section discussed	Reason Why?	Suggestions/ Action requests
	<p>not been identified in any schedule but has value to the community in that it provides a story of historical planning/activitymap development within Hahei.</p> <p>Actual site in question is the convergence of 3 titles (Crown Land – Land District ID: 1002, Parcel ID 4484634, HHL - Lot 1 DPS 6878, 41 Harsant Ave (LHR of mound and to rear of Crown Land), Lot 1 DPS 36927, Lot 2 DPS 36927, 19 Wigmore Cres (Fore Dune on, RHS, Wigmore stream estuary side of knoll) and maybe to a lesser extent 18 Wigmore Cres (rear section alongside HHL & directly behind 19 Wigmore Cres property).</p> <p>I think believe that the coding for the site area is actually T11/66</p>	<p>Contextual value of site to the district/wide value? Why do we see it as important. = This is an iconic landmark in Hahei and is marked on a series of historical maps dating back to European purchase of the land titles and is used as a point of reference.</p> <p>The oldest photos show this as a prominent knoll within the sand dune area and for some reason it does not appear to be affected by the ebb and flow of the sand dunes.</p> <p>It is not my place to presume the pre- European value of his site but I do feel the need for 'respect' about this knoll and recognize that an archeological site area coding T11/66 or a more accurate one should be recorded in the plan.</p>	<p>archeological source lists for actual positions of sites as the online maps do not appear to accurately reflect the positions of archaeological sites.</p> <p>Add site T11/66 or a more accurate coding to the archeological sites schedule and note it on your planning maps for this knoll.</p> <p>More details of this site around old photos and maps can be produced separately upon request.</p>
Appendix 3 – Significant Tree Schedule	Table 2 – Mercury Bay Significant Tree Schedule	Support with need for added protection I support the inclusion of this tree in the significant tree	I support the inclusion of this tree (item 303) in the

	Concern/ section discussed	Reason Why?	Suggestions/ Action requests
Table 2	<p>item 303, overlay map 91A Stem score 213 Osage Orange, Single tree Location - Opposite Hahei Store on corner of Cathedral Court Road, Hahei Legal description - Legal road, Cathedral Court</p>	<p>schedule. However, I would ask the Council to provide added protection by way of bollards around the edge of the trees root line to protect it from inappropriate parking because of how close it is to the current and any future Commercial area growth. It is situated on a small piece of land on the corner of the main road and is part of a public road verge. I am unsure if the rules governing its protection will cover a tree on a public road site. ie. Section 11 policy 2a talks about 'land use' but does this activity in relation to up-scaling the use of a building close to a significant tree? Especially if there is on Council land not Private land. <i>Section 11, Significant trees</i> Policy 2a <i>Subdivision and land use activities shall take into account the location of significant trees on a site being subdivided and/or developed and integrate them with the design and layout to retain their significance.</i></p>	<p>Significant tree heritage schedule. I ask that protection be given to the osage orange tree root structure by way of removing the possibility of vehicles parking on its roots. I am unsure if the overlay rules governing its protection will cover a tree on a public road site. (see my comment regarding Policy 2a)</p>
Section 56 Rural Zone	<p>I note the use of the wording 'table 10' in section 56 in a couple places in this section but I can find no table 10. <i>Rule 11.3. "The Council restricts its discretion to matters 1, 3, 8, 9 and 10 in</i></p>	<p>Incorrect numbering The last table I found in section 56 was table 8</p>	<p>Amend reference to table 10 in rule 11.3 afforestation, rule 14.3 on noise.</p>

	Concern/ section discussed	Reason Why?	Suggestions/ Action requests
	<i>Table 10 at the end of Section 56. "</i> <i>rule 14.3 " . The Council restricts its discretion to matter 1 in Table 10 at the end of Section 56. "</i>		
Conservation Zone section 43	Section 43.4 permitted activities <i>RULE 1 Commercial recreation/event facility; Community facility</i> <i>I. An activity listed in Rule 1 is a permitted activity provided:</i> <i>RULE 2 General commercial</i> <i>I. General commercial is a permitted activity provided:</i> <i>RULE 3 Restaurant</i> <i>I. A restaurant is a permitted activity provided:</i>	Oppose While it good to see that Council will have control over aspects such as colour, height and distance from neighbors I would still like to see that they have at least a restricted discretionary right on the types of (commercial) activities that the DoC can develop on conservation land. By having this right they can more easily engage resources to ensure that the activity proposed does not conflict with their District Plan (especially with regard to natural character overlays and town planning aspects of commercial growth and development).	That permitted activities be changed to restricted discretionary activities in the cases of Rules 1, 2 and 3. ie. Wording amended to: <i>RULE 1 Commercial recreation/event facility; Community facility</i> <i>I. An activity listed in Rule 1 is a restricted discretionary activity provided:</i> <i>Rule 2 General commercial</i> <i>I. General commercial is a restricted discretionary activity provided: ...</i> <i>RULE 3 Restaurant</i> <i>I. A restaurant is a restricted discretionary activity provided:</i>

	Concern/ section discussed	Reason Why?	Suggestions/ Action requests
Appendix 5 - Colour Chart	<p>The range of (colour) reflective values are too low.</p> <p>example tables</p> <p>Table 6 Specific standards in Recreation passive zone or</p> <p>Table 7 Specific standards in section 51 (Rural zone)</p> <p>2. Reflectivity</p> <p>Roof - Has a reflective value no greater than 25%.</p> <p><u>Exterior walls - Have a reflective value of no greater than 35%.</u></p>	<p>Support in part</p> <p>While I am entirely in agreement of using low reflective colour range to help buildings merge into the environment I feel that the level for exterior walls maybe too low. I would ask the Council to research the effect from heat of dark colours on various exterior cladding products to check that they are not enabling another building problem to arise in the future.</p>	<p>I would suggest increasing the exterior walls reflective value to around 45% whilst leaving the roof colour value at 25%. This may also effect the range of colours recommended in rule 1.</p>
Site Specific section 25.7	Diagram A of 25.7	<p>Support in part</p> <p>There looks to have been a loss of information in the translation of the maps and diagrams to this plan.</p> <p>Also The Diagram A map is not accurate. eg. it is missing buildings thus it does not correctly reflect the current situation and can cause errors in decision making.</p>	<p>Amend rule 25.7 to include Diagrams C and D of rule 344.8 of the operative plan, and to include the schedule of important trees and groups of trees.</p> <p>Note that the Diagram A map is a planning map and does not show all current building positions. (Or words that better explain the</p>

Submission to Proposed District Plan (2014)

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P Hishon

	Concern/ section discussed	Reason Why?	Suggestions/ Action requests
			situation)
Site Specific section 25.7	<i>“RULE 1 Amenity building in Areas A, B, C, D, E1, E2, E3, F and G on Diagram A ”</i>	Rule 1 only provides for a single amenity building yet amenity building yet the definition of amenity building in the context of the resort can actually encompass the need for more than one building in an area.	Amend rule 25.7.1 to show the plural word “amenity buildings” instead of the singular “amenity building”

February 10th 2014

Castle Rock Dairies

234 Opitonui Road

RD 2 Coromandel 3582



The Thames Coromandel District Council

515 Mackey Street

Thames 3540

Dear Sir/Madam

I wish to place a submission against the TCDC Proposed District Plan which on December 13, 2013, made law the requirement to obtain a resource consent to collect firewood from private property.

The TCDC was elected by the community to fairly represent members of the community. When such a proposal is put through without prior consultation with the community...this is a violation of the rights of the community.

The TCDC already collect revenue from landowners in the form of land tax. With the average cost of a resource consent being over \$1000, this financial burden placed on the landowners is TCDC way to extract money from the landowners under the guise of 'conservation'.

I wish to draw your attention to the following legislation:

1. S62 (i) of the New Zealand Biosecurity Act 1993 states, inter alia, that "...each proposed rule would not trespass unduly on the rights of individuals"
2. S85 (2) of the New Zealand Resource Management Act 1991 states, inter alia, ".....any person having an interest in land to which any provision or proposed provision of a plan or proposed plan applies, and who considers that the provision or proposed provision would render that interest in land incapable of reasonable use, may challenge that provision or proposed provision on those grounds....."
3. S85(6) of the New Zealand Resource Management Act 1991 states, inter alia, "that the term reasonable use in relation to any land includes the use or potential use of the land for any activity whose actual or potential effects on any aspect of the environment or on any person other than the applicant would not be significant."
4. Principle 5 of the New Zealand National Biosecurity Strategy 2000 states, inter alia, that "Respect for property rights, as well as their scope and associated responsibilities is essential to ensure a collaborative partnership is developed between resource owners and users and public agencies to sustain and conserve biodiversity."

5. Under the Heading of Protecting Ecosystems and Habitats, The New Zealand National Biosecurity Strategy 2000 states, inter alia, that "Regulation alone is not a preferred option to protect remnant natural areas on private land.

Many landowners actively manage remnant habitats now and want to be acknowledged for, and assisted in, what they are doing. Landowners generally don't react positively to being told what to do on their land, therefore regulation is likely to be counterproductive and also risks losing many private "conservators" across the country. Nor is it possible to monitor and enforce a regulation-based regime on the scale that would be necessary. Securing the willing and active participation of landowners is therefore pivotal to sustaining indigenous biodiversity on private land."

Thank you

Yours sincerely

Adrienne and David Robson

The block contains two handwritten signatures. The top signature is a large, stylized cursive signature that appears to read 'David Robson'. Below it is a smaller, more compact cursive signature that appears to read 'Adrienne Robson'.

Proposed Thames-Coromandel District Plan



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Submitter Details

Full Name(s)	PAUL THOMAS HENDRY - SUSAN HENDRY	
or Organisation (if relevant)		
Email Address	Supa@Ara.co.nz	
Postal Address	64 GROSVENOR GARDENS FLAGSTAFF HAMILTON 3210	
Phone no. <small>include area code</small>	(07) 854 0547	Mobile no.

Submissions must be received no later than 5 pm Friday 14 March 2014

If you need more writing space, just attach additional pages to this form.

PRIVACY ACT 1993

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TO
RECEIVED
14 FEB 2014
Thames-Coromandel District Council
ECM No:



Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

DISTRICT PLAN - DESIGNATION BY NZ TRANSPORT AGENCY - RE FUTURE ROAD
WIDENING - APPENDIX 2.

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

It is an area that many people come to for use of the beach + swimming + water sports.
A lot of children are in attendance also with many crossing the road from the houses.
This is an area that is for leisure use along our No 3 road in country continued

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☒ Amended ☐ as follows:

The road is left as it is now.

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☐ Y ☒ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☐ Y ☒ N

Signature of submitter P.T. Hendry Date 11-2-14

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition.

☐ Y ☐ N

If you require further information about the Proposed District Plan please visit the Council website www.tcdc.govt.nz/dpr

THAMES-COROMANDEL DISTRICT COUNCIL
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that is the road driven for its scenic beauty.

We do not want it to become even more of a racetrack than it already is which it would encourage even more excessive speed. We ourselves find it difficult to cross over from the beach as the speed of so many drivers is excessive for an area that people stop to use for leisure use.

Surely the tourists who stop to use the areas for pulling off would prefer an area that had a controlled level of traffic and speed.

For the sake of the beauty of the area the roading will continue to be left as it is for all to enjoy.

If you check the amount of cars driven stopped along this road you will find that speed is a problem.

Proposed Thames-Coromandel District Plan



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Delivered to: Thames-Coromandel District Council, 515 Mackay Street, Thames
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

Submitter Details

Full Name(s)	ROBERT MCGREGOR THOM and BARRY ALAN HARE	
or Organisation (if relevant)		
Email Address	Snichols.rthom@extra.co.nz	
Postal Address	303 WAIAPU ROAD RD 4 PUKEKOHE 2679	
Phone no. include area code	09-2321944	Mobile no. 027 2780876

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RECEIVED
14 FEB 2014
Thames-Coromandel District Council
ECM No: V01-201211 District Plan Submission Form 5
www.tcdc.govt.nz/dpr

Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

The natural character overlay provisions as they effect our 5 sections in Currier Crescent Kuaotunu as detailed on Map 13 A overlays a copy of which Plan is attached. The legal description and addresses of the 5 effected sections are as

Continued on attached sheet

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

We oppose the Natural Character overlay zoning as it effects our 5 residential zoned sections in Currier Crescent Kuaotunu as we believe it is not appropriate as (a) the overlay should...

The decision I seek from the Council is that the provision above be: Continued on attached sheet

Retained ☐ Deleted ☐ Amended ☒ as follows:

By deletion of the Natural Overlay zoning as it effects our 5 sections in Currier Crescent Kuaotunu

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☒ Y ☐ N

Signature of submitter

(RmThom) (B.A. HARE)

Date

14/2/14

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission.

☐ Y

☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

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☐ Y

☐ N

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not apply to already developed and subdivided residential sections and (b) the area so zoned does not merit such a zoning as it is of such a character that it does not meet criteria for such a zoning.

In particular we submit that such a zoning of natural character overlay is in contradiction with councils email advice dated 11/6/2012 which stated as follows " As for significant Natural Areas (SNAs) work on refining the information and maps on SNAs is ongoing. We will be removing residential properties and "slivers" of land that were added to these maps. It is important to note that the SNA maps will not form part of the District Plan for private land but will sit outside the plan and be used as a useful resource for developers and landowners." A copy of the said email is attached.

Further we submit that the over lay zoning is an oversight and should have been removed as we believe has been the case with other similarly zoned land. Furthermore we submit that the zoning is at variance with verbal advice provided to one of the submitters by the Councils planning department on the 17th July 2012.

Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

The restrictions and or prohibitions contained in the Proposed District Plan in the Natural Character Overlay Provisions and in other provisions contained in the Proposed District Plan as they affect our ability to build structures on and develop our five sections in Cuvier Crescent Kuaotunu. The legal descriptions and addresses of the five said sections are contained in the attached sheet marked A

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

We oppose the Natural Character Overlay rules and provisions and the other rules and provisions in the Proposed District Plan as they relate to building and development as they affect our five residential sections in Cuvier Crescent Kuaotunu as we believe

The decision I seek from the Council is that the provision above be:

(Continued on attached sheet)
(marker B)

Retained ☐ Deleted ☐ Amended ☒ as follows:

By the removal of the restrictions and or prohibitions contained in the Proposed District Plan under the Natural Character overlay provisions and in other provisions
(Continued in the attached sheet marked C)

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☒ Y ☐ N

Signature of submitter  Date 13/3/14

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

- a) adversely affects the environment; and ☐ Y ☐ N
b) does not relate to trade competition or the effects of trade competition. ☐ Y ☐ N

If you require further information about the Proposed District Plan please visit the Council website www.tcdc.govt.nz/dpr

THAMES-COROMANDEL DISTRICT COUNCIL
Private Bag, 515 Mackay Street, Thames 3540
phone: 07 868 0200 | fax: 07 868 0234
customer.services@tcdc.govt.nz | www.tcdc.govt.nz



13 Cuvier Crescent Kuaotunu West	Lot 2 DPS 25891
15 Cuvier Crescent Kuaotunu West	Lot 3 DPS 25892
19 Cuvier Crescent Kuaotunu West	Lot 5 DPS 25892
23 Cuvier Crescent Kuaotunu West	Lot 23 DPS 25892
25 Cuvier Crescent Kuaotunu West	Lot 8 DPS 25892

B)

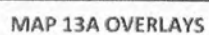
It is not appropriate to restrict our ability to build structures on or develop the land in the way they are restricted.

A handwritten signature in black ink, consisting of a stylized 'A' or 'J' shape with a horizontal line extending to the right.

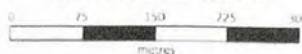
C)

Contained in the Proposed District Plan as it affects our ability to build structures and develop our five sections at Kuaotunu.

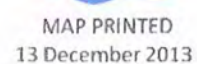
A handwritten signature in black ink, consisting of a stylized, cursive script.



PROPOSED DISTRICT PLAN - December 2013
Scale 1:7,500 at A4 Paper Size



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Proposed Thames-Coromandel
District Plan

13 FEB 2014

RECEIVED BY:

**Submission Form**

Form 5 Clause 6 of the First Schedule to the Resource Management Act 1991

Your submission can be:

- Online:** www.tcdc.govt.nz/dpr
Using our online submissions form
- Posted to:** Thames-Coromandel District Council
Proposed Thames-Coromandel District Plan
Private Bag, Thames 3540
Attention: District Plan Manager
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- Delivered to:** Thames-Coromandel District Council, 515 Mackay Street, Thames
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

Submitter Details

Full Name(s)	Howard Ernest / Margaret GILLINGHAM	
or Organisation (if relevant)		
Email Address	Howmargill@extra.co.nz	
Postal Address	288A Taihoa North, R.D. 3, MATAMATA 3473 for 342 Coast Road (Thornton Bay) R.D. 5 THAMES.	
Phone no. include area code	(07) 988 7929	Mobile no.

Submissions must be received no later than 5 pm Friday 14 March 2014

If you need more writing space, just attach additional pages to this form.

PRIVACY ACT 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to make this information available under the Resource Management Act 1991. Your contact details will only be used for the purpose of the Proposed District Plan process. The information will be held by the Thames-Coromandel District Council. You have the right to access the information and request its correction.



Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

My submission relates to widening the carriageway along the forefront of the residential homes at Thornton Bay State Highway 25 by 5 metres

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

- ① The transport department already has trouble slowing traffic speed (Please check)
- ② Holiday children will have to negotiate 3 lanes of traffic (More danger)
- ③ Aesthetic value is reduced. (The locals mow each others lawns if there is need)

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☒ Amended ☐ as follows:

- ① Why spend ratepayers ^{money} for no need? (New curbing - more drain problems.)

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☒ Y ☐ N

Signature of submitter

M.E. Gillingham
Mr. Gillingham

Date *11th February 2014*

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition.

☐ Y ☐ N

If you require further information about the Proposed District Plan please visit the Council website www.tcdc.govt.nz/dpr

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Proposed Thames-Coromandel District Plan



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Using our online submissions form

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Attention: District Plan Manager

Email to: customer.services@tcdc.govt.nz

Delivered to: Thames-Coromandel District Council, 515 Mackay Street, Thames
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)



Submitter Details

Full Name(s)	Dean & Janine Williams	
or Organisation (if relevant)	Whangamata Surf Shop	
Email Address	whangasurf@clear.net.nz	
Postal Address	634 Port Road Whangamata	
Phone no. <small>include area code</small>	07 8658252	Mobile no. 021 433847

Submissions must be received no later than 5 pm Friday 14 March 2014

If you need more writing space, just attach additional pages to this form.

PRIVACY ACT 1993

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Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

- New Historic Heritage areas and some Historic Heritage Items added.

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

see attached letter.

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☒ Amended ☐ as follows:

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☒ Y ☐ N

Signature of submitter

Date

30/1/2014

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission.

☐ Y

☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition.

☐ Y

☒ N

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customer.services@tcdc.govt.nz | www.tcdc.govt.nz



Whangamata Surf Shop
634 Port Road
Whangamata.



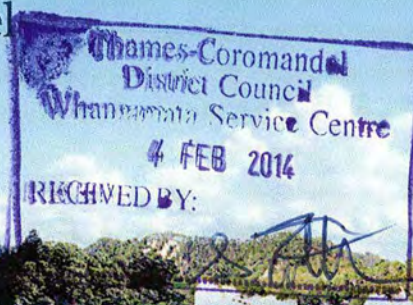
Please consider these facts.

1. The building was built in the 1970's and has no historical value what so ever as far as architectural features are concerned.
2. Bob Davie purchased the land and building in 1972. When he purchased the property it was a motel. He turned the buildings into a Surf Shop and Surfboard factory.
3. Dean & Janine Williams purchased the business from Bob Davie in 2002. and continue to use the premises as a Surf Shop. Dean and Janine later purchased the land and building from Bob Davie with no "historical" tags attached to it. The property was brought with the sole intention of investment long term and for future development. Under NO circumstances would this of happened had it had an historical tag to it.
- A. The current "historical" building in question is so old and dated that it is in need of constant repair and maintenance - a costly project that in time we would hope to remedy with a new building. However we have no funds to do so at this stage.
5. Our intentions are to keep running the site as a surf shop - as long as it is a viable business.
6. It is very disturbing to our family to think that our property has been named by somebody as historic. This property is our livelihood and income and we

feel horrified that somebody could dictate to use what, how, and when we could use our own land and buildings.



Proposed Thames-Coromandel District Plan



Submission Form

Form 5 Clause 6 of the First Schedule to the Resource Management Act 1991

Your submission can be:

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- Posted to:** Thames-Coromandel District Council
Proposed Thames-Coromandel District Plan
Private Bag, Thames 3540
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- Delivered to:** Thames-Coromandel District Council, 515 Mackay Street, Thames
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

Submitter Details

Full Name(s)	ROBERT EDWIN DARRIE		
or Organisation (if relevant)			
Email Address			
Postal Address	PO BOX 161 WHANGAMATA. 3643.		
Phone no. <small>include area code</small>	07 8658987.	Mobile no.	

Submissions must be received no later than 5 pm Friday 14 March 2014

If you need more writing space, just attach additional pages to this form.

PRIVACY ACT 1993

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Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

NEW HISTORIC HERITAGE MARKS IN
PARTICULAR 634 PORT RD.
(WHANGAMATA SUEF SHOP)

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

SEE ATTACHED LETTER.

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☒ Amended ☐ as follows:

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☐ Y ☒ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☐ Y ☒ N

Signature of submitter [Signature] Date 30/1/2014

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

- a) adversely affects the environment; and ☐ Y ☒ N
- b) does not relate to trade competition or the effects of trade competition. ☐ Y ☒ N

If you require further information about the Proposed District Plan please visit the Council website www.tcdc.govt.nz/dpr

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customer.services@tcdc.govt.nz | www.tcdc.govt.nz



30th January 2014



TO WHOM IT MAY CONCERN

This letter is to confirm that whilst I have an enduring connection to the town of Whangamata I do not recognise myself as having a physical or emotional attachment to the physical premises on Port Road (Whangamata Surf Shop) as the buildings are in a state of disrepair and they are of no architectural significance.

There are so many ways and options available to remember achievements and legacy but this is not one of them.

My attachment and legacy is to the place not the building, which is one of many that I have operated from in my time.

I object to such an action being made in my name, Mr Williamson bought the Surf Shop in good faith and his business should not be jeopardised.

Regards

Mr Bob Davie
P.O Box 161
WHANGAMATA 3643

Proposed Thames-Coromandel District Plan



Submission Form

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Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

Thames-Coromandel
District Council

10 FEB 2014

RECEIVED BY:

Submitter Details

Full Name(s) John e Margaret Cropp
or Organisation (if relevant) _____

Email Address CROPPYS @ YAHOO.CO.NZ

Postal Address 8842 Paeroa Kopu road RD1 Thames

Phone no. include area code (07) 8681024 0272736952

Mobile no. 0272736952

Submissions must be received no later than 5 pm Friday 14 March 2014

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PRIVACY ACT 1993

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Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

Planning Report to DPRC 16/17 April 2013

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

We wish to subdivide this parcel of land, with the view to building a retirement home in the near future.

The decision I seek from the Council is that the provision above be:

Retained ☒ Deleted ☐ Amended ☐ as follows:

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☒ Y ☐ N

Signature of submitter  Date 10-2-14

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

- a) adversely affects the environment; and ☐ Y ☒ N
- b) does not relate to trade competition or the effects of trade competition. ☐ Y ☒ N

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customer.services@tcdc.govt.nz | www.tcdc.govt.nz



9262 STATE HIGHWAY 26, MATATOKI				
64	D & N Darwall	32A	N/A	9262 SH 26 - Remove the Rural Production Zone.

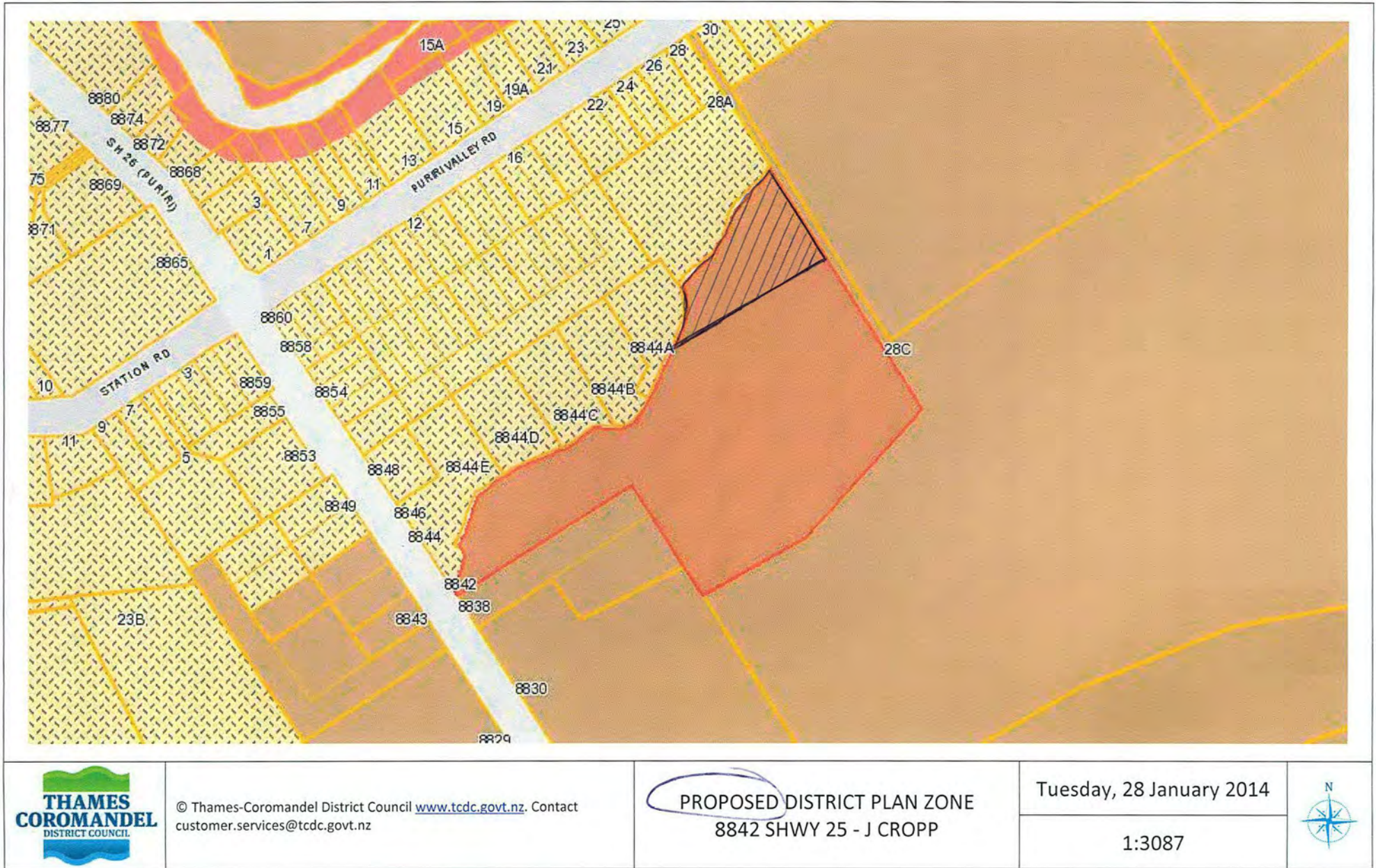


Staff comments: The property is zoned Rural in the Operative District Plan and this zone has been carried through into the Draft Plan. The owner is concerned about the property being undersized in terms of the subdivision standards in the Draft Plan and as such the existing house being over site coverage. The subdivision of the lot was approved on the understanding that it was Rural Zone. The dwelling has existing use rights and a change to the zone is not supported.

PURIRI VALLEY ROAD, PURIRI				
192	L Courtney	36C	N/A	Relocate the Village Zone to be located next to Puriri Valley Road.



Staff comments: The above map shows the extent of the Village Zone in the Operative District Plan. This matches the extent of the zone proposed in the Draft Plan. The commenters concern is that the extent of the zone does not align with actual property boundaries. In the case of the commenters property (highlighted red) a small area is zoned Village without any direct access to Puriri Valley Road (running east to west). The request to move this zone to the front of the property along the road is supported. At the same time it would be appropriate to amend the extent of the zone in the south-eastern quadrant to align with property boundaries.



Rvd.

Submission on POP.

reinstate village zone
rezone

Proposed Thames-Coromandel District Plan



Submission Form

Form 5 Clause 6 of the First Schedule to the Resource Management Act 1991

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Online: www.tcdc.govt.nz/dpr
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Email to: customer.services@tcdc.govt.nz

Delivered to: Thames-Coromandel District Council, 515 Mackay Street, Thames
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

Submitter Details

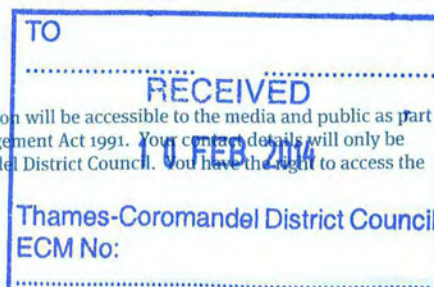
Full Name(s)	Sky Mason Developments Ltd	
or Organisation (if relevant)		
Email Address	liza@skymasondevelopments.co.nz	
Postal Address	PO Box 120 Tairua 3544	
Phone no. include area code	07 86 48 388	Mobile no. 022 - 106 9278

Submissions must be received no later than 5 pm Friday 14 March 2014

If you need more writing space, just attach additional pages to this form.

PRIVACY ACT 1993

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Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

SECTION 32 - MAP 29B OVERLAYS
SECTION 9.3 OBJECTIVES AND POLICIES AS
RELATES TO LOTS 1 and 2 DP 374709
CTS 301168 514824

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

The natural character overlay is inappropriate over property within the Residential Zone.
Map 29B does not accurately reflect actual

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☐ Amended ☒ as follows:

Delete natural character overlay in respect of lots 1 and 2 DP 374709.

Vegetation cover on the ground.

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☒ Y ☐ N

Signature of submitter

Date

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission.

☐ Y

☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition.

☐ Y

☐ N

If you require further information about the Proposed District Plan please visit the Council website www.tcdc.govt.nz/dpr

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

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Delivered to: Thames-Coromandel District Council, 515 Mackay Street, Thames
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

Submitter Details

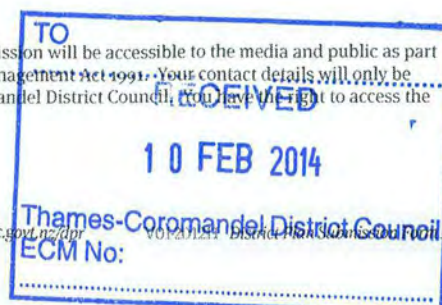
Full Name(s)	Neville Meredith CAMERON	
or Organisation (if relevant)		
Email Address	ncam@wave.co.nz	
Postal Address	PO Box 3 Coromandel.	
Phone no. include area code	07 8668702	Mobile no. 0274 941181

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PRIVACY ACT 1993

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Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

Overall simplicity and affordability of building requirements

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☒ oppose ☐ the above plan provision.

Reasons for my views:

I have found it difficult and expensive to obtain and fund the complex existing regime requirements. The proposed plan seems a huge relief.

The decision I seek from the Council is that the provision above be:

Retained ☒ Deleted ☐ Amended ☐ as follows:

Hurried up and non interested parties should be not able to object (Coro mainstreet)

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☒ Y ☐ N

Signature of submitter

[Signature]

Date

29/1/14

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission.

☐ Y

☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition.

☐ Y

☐ N

N/A

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phone: 07 868 0200 | fax: 07 868 0234
customer.services@tcdc.govt.nz | www.tcdc.govt.nz



Submission on Proposed Thames-Coromandel District Plan

**From : Neville Cameron
1629 SH 235 Manaia Road
Coromandel 3506
Email: ncam@wave.co.nz
Tel 07 866 8702
Mob 0274 941 181**

The specific provisions of the Proposed District Plan that my submission relates to is: The Coastal Overlay

My submission is:

I oppose the coastal overlay because: It defines what colours a house can be painted, and it defines the maximum reflectance of windows.

My initial objection is that it denies landowners the freedom to build as they see fit.

The best colour for reducing heat absorption or radiation is white, this is the basis of passive solar houses. This is generally accepted as desirable.

There appears to be a desire from within the council staff to over-regulate district ratepayers: What are obvious problems that need fixing?

The ban on white houses dates back to Alisdair Thompson's dislike of my building a white house. This relic of his misanthropy needs to be removed.

I request that the Council amend its district plans by simplifying it, and removing pointless detail. We don't all wish to have the same house!

I appreciate that the Council plan is hugely improved on its predecessor, but it could be less restrictive, and not useful as an instrument of bureaucratic oppression.

I wish to be heard in support of my submission.

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

**Neville Cameron
14/3/2014**

Introduction

We are interested in your submission on our **Proposed District Plan**.

There are 2 ways to make a submission as shown on the tabs across the top of the page, which are:

- 1) Proposed District Plan
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Privacy Statement

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Submitter Details

First Name: **Tellic**

Last Name: **EVans**

Street:**2140 Colville Road**

Suburb:**RD 4**

City:**Coromandel**

Country:

PostCode: **3584**

Mobile: **021770382**

eMail: **ktbs09@hotmail.com**

Trade competition and adverse effects:

☒ I could ☐ I could not

gain an advantage in trade competition through this submission

☐ I am ☒ I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

Submission

Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART II - OVERLAY ISSUES, OBJECTIVES AND POLICIES > Section 6 - Biodiversity

☐ Support

☒ Oppose

☐ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

Reason for Decision Requested

I am totally opposed as we use more than 10 cube of tea tree fire wood a year to heat our home, cook and heat our hot water. I dont want to have to ask if I can cut down wood to heat my house to keep my family warm and give them hot showers.

Attached Documents

File
sumission

Tellic Evans
 2140 Colville Road, RD4
 Colville, Coromandel
 07 866 6605
 021770382

To Thames Coromandel District Council

To whom it may concern.

We are rate payers at 2307 Colville Road and we live at 2140 Colville road. I am totally opposed to the proposed district plan with regards to sections 29 biodiversity of cutting down tea tree/ Kanuka. We use more than 5 cubes of tea tree/ Kanuka a year to heat our home, our hot water and to cook on. We cut and process our own wood to save ourselves money at a minimum of 10 cube and we don't want to buy it from the council when we already own the wood on our property and pay our rates. I would also like to mention the following points.

1. S62 (i) of the New Zealand Biosecurity Act 1993 states, inter alia, that "...each proposed rule would not trespass unduly on the rights of individuals"
2. S85 (2) of the New Zealand Resource Management Act 1991 states, inter alia, ".....any person having an interest in land to which any provision or proposed provision of a plan or proposed plan applies, and who considers that the provision or proposed provision would render that interest in land incapable of reasonable use, may challenge that provision or proposed provision on those grounds....."
3. Under the Heading of Protecting Ecosystems and Habitats, The New Zealand National Biosecurity Strategy 2000 states, inter alia, that "Regulation alone is not a preferred option to protect remnant natural areas on private land. Many landowners actively manage remnant habitats now and want to be acknowledged for, and assisted in, what they are doing. Landowners generally don't react positively to being told what to do on their land, therefore regulation is likely to be counterproductive and also risks losing many private "conservators" across the country. Nor is it possible to monitor and enforce a regulation-based regime on the scale that would be necessary. Securing the willing and active participation of landowners is therefore pivotal to sustaining indigenous biodiversity on private land."

Yours faithfully

Tellic Evans

Proposed Thames-Coromandel District Plan



Submission Form

Form 5 Clause 6 of the First Schedule to the Resource Management Act 1991

Your submission can be:

Online: www.tcdc.govt.nz/dpr
Using our online submissions form

Posted to: Thames-Coromandel District Council
Proposed Thames-Coromandel District Plan
Private Bag, Thames 3540
Attention: District Plan Manager

Email to: customer.services@tcdc.govt.nz

Delivered to: Thames-Coromandel District Council, 515 Mackay Street, Thames
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)



Submitter Details

Full Name(s) Graeme Douglas Stevenson

or Organisation (if relevant) _____

Email Address graeme.stevenson@mbas.ac.nz

Postal Address P O Box 146 Whitianga

Phone no. 07 867 1956
include area code

Mobile no. 021 233 9908

Submissions must be received no later than 5 pm Friday 14 March 2014

If you need more writing space, just attach additional pages to this form.

PRIVACY ACT 1993

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Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

Section 4I of the proposed district plan - Coastal Living Zone - Table 5 maximum site coverage of 30%

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

30% site coverage is far too restrictive and should be closer to the original proposed site coverage standard of 45%

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☐ Amended ☒ as follows:

Coastal Living Zone - maximum site coverage standard is 45%

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☒ Y ☐ N

Signature of submitter [Signature] Date 15/2/2014

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that -

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition.

☐ Y ☐ N

If you require further information about the Proposed District Plan please visit the Council website www.tcdc.govt.nz/dpr

THAMES-COROMANDEL DISTRICT COUNCIL
Private Bag, 515 Mackay Street, Thames 3540
phone: 07 868 0200 | fax: 07 868 0234
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Proposed Thames-Coromandel District Plan



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Delivered to: Thames-Coromandel District Council, 515 Mackay Street, Thames
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

Submitter Details

Full Name(s)	Terry Murray Walker		
or Organisation (if relevant)			
Email Address	terry.laureen@xtra.co.nz.		
Postal Address	27 Brenton Place Whangamata 3691		
Phone no. <small>include area code</small>	(07) 8656266	Mobile no.	021 536 580

Submissions must be received no later than 5 pm Friday 14 March 2014

If you need more writing space, just attach additional pages to this form.

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Your Submission

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(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

Section 29.5 - Biodiversity Assessment matters + Criteria.
"Ground Truthing" under WRC. "SNA"
Section 32 - landscape + Natural Character Overlay.
Part VI Overlay Rules - Plan 34E Overlays.

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

I oppose any SNA or Biodiversity Assessment criteria placed over our property as proposed in the district Plan. We request this is removed from all documentation.

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☒ Amended ☐ as follows:

Lot 17, DPS 32143, 27 BRENTON PLACE WHANGAMATA
Site plan attached.

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☒ Y ☐ N

Signature of submitter *Terry Walker* Date 13/2/2014

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

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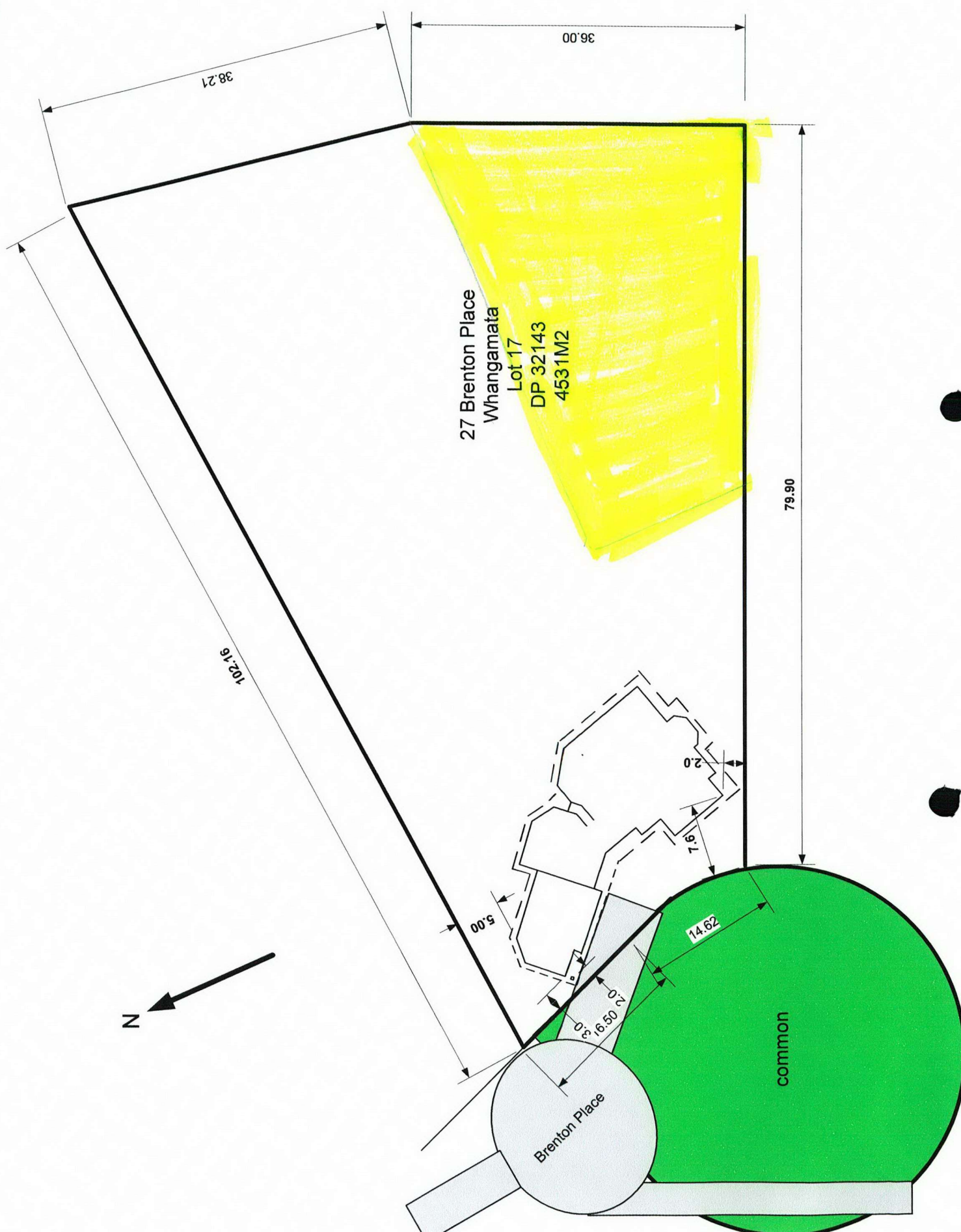
THAMES-COROMANDEL DISTRICT COUNCIL
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Map 12 - Otterohi
 Map 12A - Otterohi Flood Hazard Map
 Map 13B - Kaitakehi Inlet Map
 Map 13C - Kaitakehi Inlet Map
 Map 14D - Chatham Island Map
 Map 15A - Chatham Island Map
 Map 16A - Chatham Island Map
 Map 17A - Chatham Island Map
 Map 18A - Chatham Island Map
 Map 19A - Chatham Island Map
 Map 20A - Chatham Island Map
 Map 21A - Chatham Island Map
 Map 22A - Chatham Island Map
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 Map 97A - Chatham Island Map
 Map 98A - Chatham Island Map
 Map 99A - Chatham Island Map
 Map 100A - Chatham Island Map



27 Brenton Place
 Whangamata



Proposed Thames-Coromandel District Plan



Submission Form

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Proposed Thames-Coromandel District Plan
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Attention: District Plan Manager
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Submitter Details

Full Name(s)	Terry Murray Walker		
or Organisation (if relevant)			
Email Address	terrylaureen@xtra.co.nz		
Postal Address	27 Brenton Place Whangamata 3691.		
Phone no. <small>include area code</small>	(07) 8856266	Mobile no.	021 536 580

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The specific provisions of the Proposed District Plan that my submission relates to are:
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Continue + Complete the (Moana Anu Anu) Whangamata
harbour Walkway/Bikeway with the additional loop from
the Wastewater plant to Harry Watt Drive on SH25.
There is a serious safety issue with using this loop over the hill.

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☒ oppose ☐ the above plan provision.

Reasons for my views:

In line with the national movement for walk/bike ways the Moana Anu Anu Walkway will provide a scenic area for Health and exercise for all. While the hill loop will allow a safe more challenging work out for others.

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☐ Amended ☒ as follows:

Program into the Budget through asset sales (Property) and include the new loop walk/bike way as detailed in attached map.

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☒ Y ☐ N

Signature of submitter Nerys Walker Date 13/2/2014

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

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I could gain an advantage in trade competition through this submission. ☐ Y ☒ N

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Whangamata

Harbour of Obsidion

Submission 36

Aberdeen Place.....	C2
Achilles Avenue.....	C3
Aickin Road.....	B2
Aileen Place.....	A4
Ajax Road.....	C2
Allan Drive.....	A4
Apperley Street.....	E3
Avalon Place.....	D2
Awarua Place.....	A2
Barbara Avenue.....	C3
Barrowcough Rd.....	B3
Beach Road.....	B3
Bell Street.....	D3
Bellona Road.....	D3
Bentley Road.....	D2
Beverley Terrace.....	C3
Blane Place.....	D3
Bond Road.....	B3
Bentley Road.....	D2
Brenton Place.....	B1
Brook Place.....	E3
Bruce Wallace Pl.....	A2
Campbell Close.....	B2
Casement Road.....	B2
Charleston Ave.....	C2
Chartwell Avenue.....	C2
Chevron Crescent.....	D2
Diana Avenue.....	C3
Durrant Drive.....	A1
Elsinore Close.....	B2
Esplanade Drive.....	C3
Estuary View.....	D2
Evritt Crescent.....	A1
Exeter Road.....	C3
Fernleigh Glade.....	D2
Gibson Drive.....	A1
Gillian Street.....	D3
Given Avenue.....	E3
Governors Heights.....	A1
Graham Street.....	C3
Gregory Lane.....	B1
Hampton Road.....	C2
Harbour View Rd.....	B3
Harry Watt Drive.....	A2
Hauturu Street.....	E3
Herbert Drive.....	A1
Hetherington Rd.....	B2
Hilton Drive.....	D2
Hinemoa Street.....	D3
Hunt Road.....	B3
Isabel Street.....	A2
Island View Road.....	D3
Kaka Street.....	D3
Kea Street.....	D3
Kiwi Road.....	D3
Kotare Street.....	E3
Kotuku Street.....	E3
Leander Road.....	C3
Leighton Road.....	B3
Lincoln Road.....	B2
Lindsay Road.....	B2
Linton Crescent.....	D3
Lorraine Place.....	C2
Low Street.....	D3
Mako Road.....	B3
Manuka Drive.....	B1
Marie Crescent.....	E3
Mark Street.....	C2
Martyn Road.....	B2
Mary Road.....	D3
Mayfair Avenue.....	C2
McKellar Place.....	D3
Moa Street.....	D2
Moana Anu Ave.....	A2
Mooloo Crescent.....	C3
Moore Place.....	E3
Motiti Street.....	E3
Ngati Porou Place.....	A2
Ngatipu Place.....	A1
Ocean Road.....	C3
Old Tairua Road.....	B1
Otahu Road.....	D2
Pacific Oaks.....	B2
Pacific View Drive.....	D2
Papanui Road.....	D3
Park Avenue.....	D2
Patiki Place.....	A1
Patuwai Drive.....	E3
Philomel Road.....	C3
Pipi Road.....	D4
Pohutukawa Crescnt.....	E3
Port Road.....	C2
Pukeko Street.....	D3
Ranfurly Road.....	C3
Rangi Avenue.....	E3
Rangitua Street.....	E1
Riverview Road.....	B2
Ruru Street.....	D3
Rutherford Road.....	B3
Seaview Road.....	D3
September Road.....	C1
Sharyn Place.....	C2
Short Road.....	B3
Silkwood Lane.....	A1
St Patricks Row.....	C3
Susan Street.....	D3
Sylvia Road.....	D3
Tamaki Road.....	C2
Tangaroa Road.....	E3
Tawiri Street.....	E3
Te Pamahue Drive.....	B1
Te Tutu St.....	E1
The Drive.....	D2
The Link.....	D3
The Square.....	B3
Tirohanga Drive.....	A2
Tobie Place.....	A1
Tuck Road.....	B3
Tui Road.....	D2
Tukere Drive.....	A2
Watt Road.....	B1
Waireka Place.....	B2
Wattle Place.....	B2
Waverly Place.....	D2
Weka Street.....	D3
Wentworth Valley Rd.....	D1
Whitby Place.....	C2
Widdison Place.....	E1
Williamson Park.....	D3
Wilson Gardens.....	A1
Winifred Avenue.....	B3

AREA SCHOOL.....	D2
BOAT RAMP.....	B3
BOWLING CLUB.....	B3
CEMETRY.....	E1
CROQUET CLUB.....	B3
DUMP.....	E1
FIRE STATION.....	C3
GYM.....	B2
I SITE.....	C3
LEANDER PARK.....	C3
MARINA.....	B2
MEDICAL CENTRE.....	C3
MEMORIAL HALL.....	C2
MOANA HOUSE.....	A1
OCEAN SPORTS CLUB.....	B3
POLICE STATION.....	B3
PONY CLUB.....	C2
RSA CLUB.....	C2
SKATE PARK.....	B2
SURF CLUB.....	C3
SUPER MARKET.....	B2
SWIMMING POOL.....	D2
TENNIS CLUB.....	B3
TITOKI GOLF COURSE.....	D1
WASTE STATION.....	B2
WHANGAMATA CLUB.....	C2
WILLIAMSON GOLF COURSE.....	D3
WILLIAMSON PARK.....	D3

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V 1.6

BEACH ACCESS - Pathways

1 - 3	B3
4 - 9	C3
10	D3
11 - 14	D4
15 - 16	D3
17 - 21	E3

KEY

- Shops, bars, cafes & restaurants and trade Zone
- Whangamata residential areas
- Reserves & parks
- Bush & forest
- Important places
- Sporting activities and grounds
- Existing Footpaths & Walks
- Proposed footpaths & walks

From: SHIELDS, Graham [<mailto:Graham.Shields@police.govt.nz>]
Sent: Friday, 14 February 2014 3:20 p.m.
To: Marion Smith
Subject: RE: Submission to District Plan

Hi Marion

I tried to make an online submission today but found the process too clunky for my web skills.

Rather than keep trying to make it work here is my submission on behalf of the NZ Police:

The Police do not wish to interfere with the promotion of positive activities on the Coromandel Peninsular. However we do wish to point out that not all events on the Peninsular are positive.

This year two events have occurred that have caused problems with the nieghbours and highlighted that the current District Plan allows people to hold unsafe events with little accountability. Those events are referred to below:

'Chronophonium.tv', is a gathering that occurred on the Tapu Coroglen Road in January. This event caused disturbance to the neighbours and was the source of complaints to the Police and TCDC. The nature of the complaints were mainly about noise, accompanied by allegations of drug use and unsanitary conditions. Those allegations were not able to be investigated as no Policing resource was available. The promotor was not required to go through any process to check if his activities would be likely to cause problems. He did not provide details of what he was planning to the Police or any other authority. The event was promoted on-line and hundreds of people are alleged to have turned up. The lack of notice meant that when problems did arise there were no Policing resources on the Peninsular to deal with them. The numbers of Police in this area are such that we must pre-plan for major events, otherwise there are usually only one or two staff working in any town and in most towns there are no Police at all.

The 'Rainbow Gathering' in the Kauaeranga Valley is an example of an uncontrolled gathering that is still causing problems. A property owner has opened up his land for anyone to come and camp. Neighbours report that in January about 300 people were camping on this land. There are no toilet or cooking facilities. The campers have been seen washing in the river and digging holes in the paddocks to use as toilets. The neighbours complain that they have been scared away from using the river due to the numbers of naked 'hippies' who have been swimming in the river. This gathering has continued for several weeks and the neighbours have expressed concern that the land owner has allegedly offered to make the land available permanently.

At present the Police only have prior knowledge of an event if the promotor applies for a liquor licence or thinks to advise us. The liquor licensing process is very useful as it allows the Council to put controls on the conduct of an event to ensure it is run safely and does not disturb the neighbours. There is a risk in any event where the promotor deliberately or accidentally avoids the licensing process by opting not to seek a liquor license, especially if they allow BYO instead. Under the current plan, even a large BYO event has no obligation to include the safety provisions that Council requires from a licensed event.

If we don't know about an event, we can't plan to keep the patrons and neighbours safe. We can't meet with the promotor to identify how many patrons are expected and we can't get support from outside of this area to Police it. If an unexpected event causes noise issues we may be unable to support the Council noise control officers.

There are other factors of interest to the Police, i.e:

Traffic control, noise, alcohol, medical facilities, security, drug use, exclusion of gangs and dogs, provision of food, respect for neighbours, involvement of minors.

The Police encourage TCDC to formulate a policy for defining what events or activities are permitted and what require some form of consent. As a basic suggestion the Council could require an organiser to notify Council and meet certain conditions if some of the following factors exist:

Open invitations to the public, the sale of tickets, more than 50 patrons, camping, loud noise and / or excessive traffic.

Graham Shields
Senior Sergeant
Thames / Coromandel Police

graham.shields@police.govt.nz

07 867 9618

021 1912 409

PO Box 715, Thames

Introduction

We are interested in your submission on our **Proposed District Plan**.

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- 2) Supporting Documents.

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Submitter Details

First Name: **Callum**

Last Name: **Stewart**

Organisation: **Stewart Group Limited (RMS Surveyors)**

Street: **PO Box 93**

Suburb:

City: **Whangamata**

Country: **New Zealand**

PostCode: **3643**

Daytime Phone: **07 865 8993**

Mobile: **021 679 722**

eMail: **callum@rms-surveyors.co.nz**

Trade competition and adverse effects:

☐ I could ☒ I could not

gain an advantage in trade competition through this submission

☐ I am ☒ I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
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Correspondence to:

☒ Submitter

☐ Agent

☐ Both

Submission

Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

☐ Support

☒ Oppose

☐ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

Section 38 - Rule 5. I request that this rule be amended as set out below.

Reason for Decision Requested

This rule appears to limit subdivision (as a controlled activity) around two or more dwellings to those that have been granted land use consent under this Plan only. This appears to exclude dwellings granted landuse consent under any previous Plan. Subdivision around lawfully established dwellings has the same effect regardless of the planning framework in place at the time the dwellings were established. The rule should provide for subdivision around existing dwellings that have been lawfully established under this Plan or any previous Plan.

Attached Documents

File
No records to display.

Introduction

We are interested in your submission on our **Proposed District Plan**.

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- 1) Proposed District Plan
- 2) Supporting Documents.

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Privacy Statement

Please note that all submissions will be made available to the public for viewing. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to make this information available under the Resource Management Act 1991.

Submitter Details

First Name: **Callum**

Last Name: **Stewart**

Organisation: **Stewart Group Ltd (RMS Surveyors)**

Street: **PO Box 93**

Suburb:

City: **Whangamata**

Country: **New Zealand**

PostCode: **3643**

Daytime Phone: **07 865 8993**

Mobile: **021 679 722**

eMail: **callum@rms-surveyors.co.nz**

Trade competition and adverse effects:

☒ I could ☐ I could not

gain an advantage in trade competition through this submission

☐ I am ☒ I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

Submission

Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VIII - ZONE RULES > Section 54 - Residential Zone

☐ Support

☒ Oppose

☐ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

Amend Section 54

Reason for Decision Requested

Section 54 excludes a number of permitted activities contained within the Operative District Plan. eg yard dispensations with neighbours approval. Unless it can be shown that there is some environmental benefit to requiring a resource consent for this type of activity then the proposed plan should not restrict it. Furthermore, there appears to be only one daylighting standard (3m & 45°) and one other yard standard (1.5m) in the proposed plan. The operative plan provides two alternative standards in tables 3 & 4. this provides greater flexibility in terms of development and unless it can be shown that the current rules are producing a detrimental environmental effect then they should not become less flexible and more restrictive. This will result in an unnecessary increase in resource consents, more intensive processing and greater compliance costs.

Attached Documents

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Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

☒ Support

☒ Oppose

☒ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

Amend Section 38

Reason for Decision Requested

Section 38 appears to make subdivision in general far more restrictive than the operative plan for no apparent environmental benefit. The activity status of most subdivision activities has increased a level eg what was a controlled activity under the operative plan would be a restricted discretionary activity under the proposed plan. Unless it can be shown that the rules in the operative plan are not achieving appropriate environmental outcomes then there should be no need to impose further restriction on subdivision creating a greater level of uncertainty, more intensive consent processing and ultimately higher compliance costs. I request that this section is rewritten to be more consistent with the operative plan.

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Submitter Details

First Name: **Michael**

Last Name: **Wilkes**

Organisation: **Living Well Trust**

On behalf of: **Thames Mountain Bike Club Whitianga Bike Park**

Street: **18 Eames Crescent**

Suburb: **RD 5**

City: **Thames**

Country:

PostCode: **3575**

Daytime Phone: **07 868 4834**

Mobile: **021 475 024**

eMail: **info@tematalodge.co.nz**

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gain an advantage in trade competition through this submission

☒ I am ☒ I am not

directly affected by an effect of the subject matter of the submission that :

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Correspondence to:

☒ Submitter

☐ Agent

☐ Both

Submission

Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VIII - ZONE RULES > Section 53 - Recreation Passive Zone

☒ Support

☐ Oppose

☒ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

We would like to see mountain bike trails included into this district plan

Reason for Decision Requested

please see supporting documentaion

Thames-Coromandel Proposed District Plan - November 2013 > PART VIII - ZONE RULES > Section 53 - Recreation Passive Zone

☒ Support

☐ Oppose

☒ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

Reason for Decision Requested

Attached Documents

File
Mountain Bike Trail submission
Submission to TCDC to have bike trails in districct plan

Thames Coromandel District Council District Plan Submission from

Living Well Trust in collaboration with Thames Mountain Bike Club

Contact Michael Wilkes

Te Mata Lodge

18 Eames Crescent, Te Mata, Thames

07 868 4834

021 475 024

Background:

Living Well Trust (formerly known as Koinonia Trust Board) is a charitable Trust that has run youth programmes in West Auckland and now intends to run retreats and community programmes around the Thames Area. Based at Te Mata Lodge we are trialling a programme based around teaching life skills to local youth by working together to build and ride mountain bike trails.

Recommendation:

We are seeking to have mountain biking trails included into the district plan alongside walking tracks, which are already included into section 53; recreation, passive zone.

We also request that the Thames Coromandel District Council include mountain bike trail development into future development projects, as well as be included in the Economic Development Strategy.

Issue.

Currently the amount of red tape required to develop mountain bike trails for our communities use is a deterrent for such community initiated projects.

Recently the Thames Mountain Bike Club was required to undergo a lengthy process to gain permission to build a pump track alongside the Hauraki Rail Trail.

This was a plan encouraged by the council and recognised as an asset to the community.

However, due to the rules in the district plan a resource consent was needed. The process although resolved, used a lot of time and resources from both council and the club, which could have been put into the project itself. If mountain bike trails were allowed for in the district plan as a permitted activity, the process would have proven much simpler.

We believe that mountain bike trails would be a major asset for the Coromandel Peninsula, especially in close proximity to the Hauraki Rail Trail.

Mountain biking has become a respectable recreational pass time for many, and is very profitable for some regions in New Zealand. For example, Rotorua's Whakarewarewa Forest which brings \$10.2 million dollars into the local district each year from mountain biking. This is estimated to be worth five times the local timber revenue.¹ As mentioned above we would ask that Mountain Biking would be included in the district plan as a permitted activity to allow for easier processing of future mountain biking development by the community.

¹ http://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=10779299

The benefits of including mountain bike trails into the district plan as a permitted activity.

For the local community

Both Whitianga Bike Park, who have been gradually developing the area for over ten years now, and Thames Mountain Bike Club, who have just opened a collection of trails above Moanataiari could each share stories of the “red tape” needed to go through before they could begin any trail building. If trails were included into the district plan as a permitted activity, time and cost saved would be better utilised for community projects such as these.

Mountain bike clubs are a positive community group for local youth to associate with. Youth find a sense of belonging by being involved in an activity which acts as a positive outlet to keep them entertained and connected with other members of our communities.

Mountain biking is a great activity for families to do together. Both clubs mentioned above see this, and have created features to enable the whole family to get involved.

As seen in Rotorua trail building can also be a significantly valuable activity for offenders completing community service. This is because they can see the positive effect that their community service has on those around them. Offenders take ownership of their work, deriving a sense of pride and satisfaction from their accomplishments when they see so many enjoy what they have created.

Economic Benefit.

Tourism plays a significant role for many businesses on the Peninsula, and the longer they stay, the more they pay. The economic benefit is undeniable, and we want that for the Thames Coromandel District.

The Hauraki Rail Trail has been trumpeted as a success for many businesses along the trail. However how long do guests stay in the Thames/Coromandel region because of it? The trail starts from Thames and leads away from the Peninsula. In contrast, a network of Mountain Bike Trails on the Peninsula would offer another tourist activity to encourage visitors to stay longer. The average visitor for the Hauraki Rail Trail stays for a day whereas the average visitor for Whakarewarewa forest stay for a few days.

The benefit is an increase in revenue for local retailers, restaurants, cafes and accommodation providers. This in turn has a trickle-down effect into increased industry elsewhere.

Mountain bike and trail riding tourists are ideal people to attract to the Coromandel region. They are people who would be attracted to the scenery and also the kind of visitor who, after a physical day of riding, will be more likely to eat out and retire for a quiet night in. This means they are less likely to cause trouble in the community from drinking related incidents

Stories of success from other regions

Rotorua

As mentioned above Rotorua has been a huge success story. Mountain biking as a recreational pursuit has grown into an activity of substantial economic and community value. This story is one that is most well-known and does not require any further expansion in this submission. The Whakarewarewa Forest see's over 100,000 visitors a year² and as mentioned above brings in over \$10 million into the local economy. We would suggest that by its very nature, the Coromandel distinguishes us with its valued flora and fauna, complementing the Rotorua experience.

The Motu Trail

² aprconsultants.co.nz/index.php/download_file/-/view/128/

The Motu Trail is a series of trails that were established as part of the National Cycleway. This trail, and in particular the Pakihi Track has had rave reviews and has even been featured in an Australian Cycle promo DVD with Chris Southwood, a freelance writer for Australian Mountain Bike magazine stating,

“The Pakihi Track is quite simply one of the most awe-inspiring mountain bike experiences on the planet. Carved through pristine native bush, it clings precariously to sides of steep gorges, before snaking along the edge of the emerald Pakihi Stream. With over 20km of seemingly endless and predominantly descending single track, it's a truly unforgettable ride. I've ridden all over the world, and the Pakihi sits right at the top of my list of trails I must ride again,”

This is another example of a trail that offers very different features to Rotorua, one which will bring visitors into the area because of its own uniqueness.

Riverhead West Coast Riders Club

On a smaller scale there is the West Coast Riders Club in Riverhead, Auckland. This club was established by a local bike shop owner. The club gradually grew in popularity and eventually gained the support of another North Shore business who gave support through providing a shuttle with all proceeds going towards club development. The club has become a place of belonging for young people where they ride together, build trails together, and enjoy the odd bbq there. It has given the youth involved a positive environment to put their energy into where they develop greater communication, team work and resilience skills.

These differing stories are shared as all of them started as small clubs and all have resulted in great outcomes. These examples show the potential benefits mountain biking can have for businesses and the community, with an increase in both economic and social capital.

Increased opportunity for local youth

As mentioned briefly at the beginning of this submission a trail building project could prove very beneficial to youth in the local community. It is not uncommon to hear adults talk about youth as being a problem in town. Youth themselves seem to believe there is very little for them to do and very little opportunities. We would see trail building as a great opportunity to begin to create programmes where youth can learn greater skill in communication, team work, problem solving and resilience as they learn to build trails together. The benefit of this initiative is that youth would have a sense of ownership over the trails and would continue to maintain and ride them, finding a sense of belonging in the group. This will help them to make better choices in their lives, and give them a sense of pride and self-worth.

The Environment

What impact do Mountain bike trails have on the environment?

It is been proven that mountain biking is no more detrimental to the environment than walking tracks.³ Research suggests that precipitation will cause erosion even without any human travel.⁴ The added effect of travellers on the environment on a large scale may therefore not play as much of significant role as rain and storms do.

However we understand that sediment run off into the Firth of Thames is a concern for many in the area. As mentioned above research shows that the main cause of sediment run off and erosion is rain. The effect that human traffic has can add to this but the main cause is the weather; this can be seen on rainy days when the firth turns mud brown.

Well designed and well packed trails are built in such a way to limit sedimentary run off. This makes the tracks more sustainable and also limits the erosion around the trails.

A good resource is the ***International Mountain Bike Association Trail Building Guide***.

³ <http://www.wildlandscpr.org/ecological-impacts-mountain-biking-critical-literature-review>

⁴ <http://www.americantrails.org/resources/ManageMaintain/SprungImpacts.html>

Recommendation:

This guide give rules and advice on how to build sustainable trails and could be included as the standard by which trails need to be built. This would help ensure trails are built well, limiting the environmental impacts and creating better longer lasting trails.

We are not asking that the council fork out millions to develop a park like Rotorua. Instead we are asking the district planners to help create an environment through the district plan which creates greater opportunity for community members to begin to develop trails. We request that mountain bike trails are identified in the district plan as a permitted activity, alongside walking tracks which are already included into the plan.

Given the time and opportunity we may find that grassroots trail development may evolve into something that proves very beneficial to the Coromandel Peninsula.

We wish to be heard in support of our submission.

Supporting Research

Chiu, L., & Kriwoken, L. (2003). Managing recreational mountain biking in wellington park, tasmania, australia. *Annals of leisure research*, 6(4), 339-361. Retrieved from http://eprints.utas.edu.au/2948/1/Managing_Recreational_Mountain_Bike.pdf

Wilson, J. P., & Seney, J. P. (1994). Erosional impact of hikers, horses, motorcycles, and off road bicycles on mountain trails in montana. *Mountain research and development*, 14(1), 77-88. Retrieved from <http://www.uvm.edu/~snrvtdc/trails/erosionalimpactofhikers.pdf>

WHITIANGA

Bike Park

Whitianga Bike Club
Address 16 Cognilt Street, Whitianga
Telephone 07 866 0745
Web www.whitiangabikeclub.co.nz

14 November 2013-11-14

Thames Coromandel District Council
Thames

STATEMENT IN SUPPORT OF SUBMISSION BY LIVING WELL TRUST IN RELATION TO PLANNING FOR DEVELOPMENT OF MOUNTAIN BIKE TRAILS

Introduction

Our club have established on Council land at Whitianga, a bike park that offers 10 km of mountain bike trail, a skill riding zone, a BMX track, a PUMP track, a Dirt track and a Kiddies track. These are all free to use and are extensively used by young riders after school, local riders and visitors to town. The park facilities are maintained by club supporters and Correction Department work teams. Funding is from local businesses, a local area TCDC grant together with donations. Major works are funded from bike companies and Pub Charity.

The Future.

Off road biking is a growing sport. Secondary school team compete in MTB racing, BMX racing and Dirt bike jumping. Families are riding the bike trails established by government funding with local council support. Many Councils fund trail development in their regions usually with club guidance and support. The old Auckland City, Manukau City, North Shore City and Rodney Council all invested in MTB trails at considerable cost to those Councils. These all featured in Weekend Herald Saturday April 14 2012 Section D. and February 23 2013.

Rotorua District Council have helped develop trails at the Whakarewarewa Forest, (www.rotoruaNZ.co.nz) and at Queenstown there has been major development of trails, Frankton to Cromwell, Gorge Rd, and under the Gondola all of which have exceeded expectations for demand. (Ref www.qt.co.nz)

Your council is reported in Hauraki Herald and Peninsula Post as wanting to assist the development of tourism on the Coromandel Peninsula. We submit that the development of mountain bike trails and off-road riding areas will assist Council meeting these targets, but the development of trails must be easier than at present by having dual purpose walking and riding trails included in the district plan.

Shared trails are used extensively in NZ. Initially it was thought that MTB riders would cut up the walking surface but riders tend to keep to the centre and walkers at wet areas keep walking around that mud so widening the track. This finding has now allowed DOC to permit riders on the Heaphy Track in the Nelson area in addition to the St James Track and others.

We therefore support the submission as being in the public good.

Bruce S Chambers ONZM
Whitianga Bike Park Inc Trail Director.

Sent: Wednesday, 19 February 2014 8:53:17 a.m.**To:** TCDC General Mail Address**Subject:** Submission on Proposed Thames-Coromandel District Plan**Proposed Thames-Coromandel District Plan**

Name

Ruth Cargill

Address33 Trotter Ave
RD5 Thames 3575
New Zealand[Map It](#)**Email**ruthcargill@xtra.co.nz**My submission is:**

Given the outstanding landscapes and ecology of the Coromandel Peninsula and for the benefit of communities and future generations, we need much stronger planning regulations to protect our environment from Mining Activities. The PDP does not articulate the special Qualities, Values and Natural Character of the Coromandel Peninsula, therefore:

I oppose any part of the Proposed District Plan (PDP) which allows Mining Activities, including underground mining, in the District, especially in CONSERVATION, COASTAL, RURAL and RESIDENTIAL ZONES.

- I require the PDP to uphold biodiversity values expressed in the RMA Section 6. I require the Plan to Prohibit all Mining Activities in Outstanding Natural Landscape, Natural Character and Amenity Landscape Overlays in the Section 32 Rules.
 - The Objectives and Policies in Section 14 do not reflect community and biodiversity values required by the Waikato Regional Policy Statement (RPS), the Resource Management Act (RMA) and Hauraki Gulf Marine Park Act (HGMPA).
 - I require the Plan to specifically protect our coastal environment from mining. The Coastal Zone has been removed without giving adequate protection to coastal biodiversity from adverse impacts of mining. I require the Coastal Environment Overlay to include a rule prohibiting all mining activities.
 - The TCDC has failed to translate the 'High Value Conservation Areas' identified in Schedule 4 into 'Outstanding Natural Landscapes' (ONL). I require the Plan to accurately protect Schedule 4 land on the Coromandel Peninsula from all Mining Activities by including all identified Schedule 4 land as part of the Outstanding Landscape Overlay.
 - I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to Prohibit Mining Activities under people's homes.
 - I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.
- I oppose Section 37 - Mining Activities.
- Section 37.4 Note 1 fails to provide any rules for Underground Mining Activities in affected Zones outside the access zone.
 - I want the TCDC to amend Section 37.4 Table 1 of the PDP to state that all Mining Activities are Prohibited in all Zones, including prospecting and exploration, or other such relief that has the same effect.
 - I support Quarrying activities to be separated from Mining Activities to avoid confusion.

I oppose Section 14 - Mining Activities.

- I want the language of in Section 14.1 (Mining Activities) to clearly state how future mining activities will have a major adverse impact on the unique Conservation Values and Natural Character of the Coromandel. We must acknowledge the adverse impacts of the modern Mining Industry on small communities.
- I want the TCDC to remove the sentence: "The District has a long history of mining for gold and other minerals." (p73), and instead acknowledge that the Gold Mining boom lasted only 70 years, between 1860 and 1930, and was a small scale industry compared to the Mining Activities of today.
- I want the Plan to acknowledge the long term economic, social and environmental legacy of historical mining in the District and it's detrimental effects.
- Of particular concern to me is the statement "The Plan includes provisions to enable the Council to take the presence of mineral resources into account when assessing proposals for the subdivision, use and development of land." (p73) Along with Section 14.2.2 this gives mining priority over other forms of development. I oppose Mining Activities having such a priority. I completely disagree with the intention of Section 14.2.2 and require this to be removed as it is unrepresentative of community values.
- The Coromandel Peninsula Blueprint, where community values were assessed, has not been fully translated into the Plan and sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.

- There is no acknowledgment of the fact that a large number of Coromandel residents are opposed to mining, TCDC must acknowledge this, and that the 40 year history of the 'No Mining' campaign in Coromandel has contributed significantly to our Natural Character.

In summary: I require the plan to be amended so that all mining activities are prohibited in all zones and overlays, or other such relief that has the same effect, and the language amended in Section 14 to accurately represent the history of mining and the opposition to it.

The special nature of the Coromandel warrants robust protection especially as there is so much economic revenue and employment dependent on our reputation as a clean green holiday destination. It is vital we do not allow mining into the Peninsula, as this is contrary to the existing Natural Character of the Thames-Coromandel District.

I would like to speak to my submission.

- No

I would consider presenting a joint case with others who have made a similar submission.

- No

I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Ruth Cargill

Date

19/02/2014

Sent: Wednesday, 19 February 2014 8:54:23 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Amrita McNab

Address

Karuna Falls
233 Waikanae Valley Road, Coromandel 3584
New Zealand
[Map It](#)

Email

amrita.j@xtra.co.nz

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- Yes

I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Amrita McNab

Date

19/02/2014

Sent: Wednesday, 19 February 2014 8:03:09 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Adam Coleman

Address

9 smale st
Auckland 1022
New Zealand
[Map It](#)

Email

Colemansmith.adam@homail.com

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- I require the PDP to uphold biodiversity values expressed in the RMA Section 6. I require the Plan to Prohibit all Mining Activities in Outstanding Natural Landscape, Natural Character and Amenity Landscape Overlays in the Section 32 Rules.
 - The Objectives and Policies in Section 14 do not reflect community and biodiversity values required by the Waikato Regional Policy Statement (RPS), the Resource Management Act (RMA) and Hauraki Gulf Marine Park Act (HGMPA).
 - I require the Plan to specifically protect our coastal environment from mining. The Coastal Zone has been removed without giving adequate protection to coastal biodiversity from adverse impacts of mining. I require the Coastal Environment Overlay to include a rule prohibiting all mining activities.
 - The TCDC has failed to translate the 'High Value Conservation Areas' identified in Schedule 4 into 'Outstanding Natural Landscapes' (ONL). I require the Plan to accurately protect Schedule 4 land on the Coromandel Peninsula from all Mining Activities by including all identified Schedule 4 land as part of the Outstanding Landscape Overlay.
 - I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to Prohibit Mining Activities under people's homes.
 - I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.
- I oppose Section 37 - Mining Activities.
- Section 37.4 Note 1 fails to provide any rules for Underground Mining Activities in affected Zones outside the access zone.
 - I want the TCDC to amend Section 37.4 Table 1 of the PDP to state that all Mining Activities are Prohibited in all Zones, including prospecting and exploration, or other such relief that has the same effect.
 - I support Quarrying activities to be separated from Mining Activities to avoid confusion.

I oppose Section 14 - Mining Activities.

- I want the language of in Section 14.1 (Mining Activities) to clearly state how future mining activities will have a major adverse impact on the unique Conservation Values and Natural Character of the Coromandel. We must acknowledge the adverse impacts of the modern Mining Industry on small communities.
- I want the TCDC to remove the sentence: "The District has a long history of mining for gold and other minerals." (p73), and instead acknowledge that the Gold Mining boom lasted only 70 years, between 1860 and 1930, and was a small scale industry compared to the Mining Activities of today.
- I want the Plan to acknowledge the long term economic, social and environmental legacy of historical mining in the District and it's detrimental effects.
- Of particular concern to me is the statement "The Plan includes provisions to enable the Council to take the presence of mineral resources into account when assessing proposals for the subdivision, use and development of land." (p73) Along with Section 14.2.2 this gives mining priority over other forms of development. I oppose Mining Activities having such a priority. I completely disagree with the intention of Section 14.2.2 and require this to be removed as it is unrepresentative of community values.
- The Coromandel Peninsula Blueprint, where community values were assessed, has not been fully translated into the Plan and sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.

- There is no acknowledgment of the fact that a large number of Coromandel residents are opposed to mining, TCDC must acknowledge this, and that the 40 year history of the 'No Mining' campaign in Coromandel has contributed significantly to our Natural Character.

In summary: I require the plan to be amended so that all mining activities are prohibited in all zones and overlays, or other such relief that has the same effect, and the language amended in Section 14 to accurately represent the history of mining and the opposition to it.

The special nature of the Coromandel warrants robust protection especially as there is so much economic revenue and employment dependent on our reputation as a clean green holiday destination. It is vital we do not allow mining into the Peninsula, as this is contrary to the existing Natural Character of the Thames-Coromandel District.

I would like to speak to my submission.

- No

I would consider presenting a joint case with others who have made a similar submission.

- Yes

I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Adam Coleman

Date

18/02/2014

Sent: Tuesday, 18 February 2014 5:31:24 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Stephen Fowler

Address

17 McCrystal Ave Bucklands Beach
Auckland 2012
New Zealand
[Map It](#)

Phone

0274 338 912

Email

steve@macrennie.com

My submission is:

Given the outstanding landscapes and ecology of the Coromandel Peninsula and for the benefit of communities and future generations, we need much stronger planning regulations to protect our environment from Mining Activities. The PDP does not articulate the special Qualities, Values and Natural Character of the Coromandel Peninsula, therefore:

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I would like to speak to my submission.

- No

I would consider presenting a joint case with others who have made a similar submission.

- Yes

I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Stephen Gerald Fowler

Date

18/02/2014

Sent: Tuesday, 18 February 2014 6:18:41 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Tammy McGregor

Address

579, Kauaeranga Valley Road
RD2 Thames 3577
New Zealand

[Map It](#)

Email

tmcg@ihug.co.nz

My submission is:

Given the outstanding landscapes and ecology of the Coromandel Peninsula and for the benefit of communities and future generations, we need much stronger planning regulations to protect our environment from Mining Activities. The PDP does not articulate the special Qualities, Values and Natural Character of the Coromandel Peninsula, therefore:

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I would like to speak to my submission.

- No

I would consider presenting a joint case with others who have made a similar submission.

- Yes

I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Tammy McGregor

Date

18/02/2014

Sent: Tuesday, 18 February 2014 6:21:03 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Corina Haselhoff

Address

14 Mills Lane
Albany 0625
New Zealand

[Map It](#)

Email

lovevasumi@yahoo.com

My submission is:

Given the outstanding landscapes and ecology of the Coromandel Peninsula and for the benefit of communities and future generations, we need much stronger planning regulations to protect our environment from Mining Activities. The PDP does not articulate the special Qualities, Values and Natural Character of the Coromandel Peninsula, therefore:

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I would like to speak to my submission.

- No

I would consider presenting a joint case with others who have made a similar submission.

- No

I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Corina Haselhoff

Date

18/02/2014

Sent: Tuesday, 18 February 2014 7:34:09 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Karen Rubado

Address

13 Sandringham Road
Auckland 1024
New Zealand
[Map It](#)

Email

karebou@gmail.com

My submission is:

Given the outstanding landscapes and ecology of the Coromandel Peninsula and for the benefit of communities and future generations, we need much stronger planning regulations to protect our environment from Mining Activities. The PDP does not articulate the special Qualities, Values and Natural Character of the Coromandel Peninsula, therefore:

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- I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.

I oppose Section 37 - Mining Activities.

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The special nature of the Coromandel warrants robust protection especially as there is so much economic revenue and employment dependent on our reputation as a clean green holiday destination. It is vital we do not allow mining into the Peninsula, as this is contrary to the existing Natural Character of the Thames-Coromandel District.

I would like to speak to my submission.

- No

I would consider presenting a joint case with others who have made a similar submission.

- No

I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Karen Rubado

Date

18/02/2014

Sent: Tuesday, 18 February 2014 7:43:21 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Louise Deane

Address

267 Bennett Rd. R. D. 5,
thames 3575
New Zealand

[Map It](#)

Phone

078684559

Email

louise@earthcamp.co.nz

My submission is:

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My further comments:

Mining to benefit a few people at the expense of many people and the environment is not beneficial. There is a history of mining companies leaving problems which rate payers have to clear up as the companies are protected from the true costs of their activities by councils with inadequate legislation aimed at protecting the environment and local people.

I would like to speak to my submission.

- No

I would consider presenting a joint case with others who have made a similar submission.

- Yes

I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Louise deane

Date

18/02/2014

Sent: Tuesday, 18 February 2014 7:46:22 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Anna Galvin

Address

210 The 309 Road
Coromandel 3581
New Zealand

[Map It](#)

Email

annaandjayson@slingshot.co.nz

My submission is:

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- I want the Plan to acknowledge the long term economic, social and environmental legacy of historical mining in the District and it's detrimental effects.

- Of particular concern to me is the statement "The Plan includes provisions to enable the Council to take the presence of mineral resources into account when assessing proposals for the subdivision, use and development of land." (p73) Along with Section 14.2.2 this gives mining priority over other forms of development. I oppose Mining Activities having such a priority. I completely disagree with the intention of Section 14.2.2 and require this to be removed as it is unrepresentative of community values.

- The Coromandel Peninsula Blueprint, where community values were assessed, has not been fully translated into the Plan and sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.

- There is no acknowledgment of the fact that a large number of Coromandel residents are opposed to mining, TCDC must acknowledge this, and that the 40 year history of the 'No Mining' campaign in Coromandel has contributed significantly to our Natural Character.

In summary: I require the plan to be amended so that all mining activities are prohibited in all zones and overlays, or other such relief that has the same effect, and the language amended in Section 14 to accurately represent the history of mining and the opposition to it.

The special nature of the Coromandel warrants robust protection especially as there is so much economic revenue and employment dependent on our reputation as a clean green holiday destination. It is vital we do not allow mining into the Peninsula, as this is contrary to the existing Natural Character of the Thames-Coromandel District.

I would like to speak to my submission.

- No

I would consider presenting a joint case with others who have made a similar submission.

- Yes

I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Anna Niah Galvin

Date

18/02/2014

Sent: Tuesday, 18 February 2014 7:49:51 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Brenda Wright

Address

14 Harris Place
Ngatea 3503
New Zealand

[Map It](#)

Email

bmwrightjapan@yahoo.co.nz

My submission is:

Given the outstanding landscapes and ecology of the Coromandel Peninsula and for the benefit of communities and future generations, we need much stronger planning regulations to protect our environment from Mining Activities. The PDP does not articulate the special Qualities, Values and Natural Character of the Coromandel Peninsula, therefore:

I oppose any part of the Proposed District Plan (PDP) which allows Mining Activities, including underground mining, in the District, especially in CONSERVATION, COASTAL, RURAL and RESIDENTIAL ZONES.

- I require the PDP to uphold biodiversity values expressed in the RMA Section 6. I require the Plan to Prohibit all Mining Activities in Outstanding Natural Landscape, Natural Character and Amenity Landscape Overlays in the Section 32 Rules.
 - The Objectives and Policies in Section 14 do not reflect community and biodiversity values required by the Waikato Regional Policy Statement (RPS), the Resource Management Act (RMA) and Hauraki Gulf Marine Park Act (HGMPA).
 - I require the Plan to specifically protect our coastal environment from mining. The Coastal Zone has been removed without giving adequate protection to coastal biodiversity from adverse impacts of mining. I require the Coastal Environment Overlay to include a rule prohibiting all mining activities.
 - The TCDC has failed to translate the 'High Value Conservation Areas' identified in Schedule 4 into 'Outstanding Natural Landscapes' (ONL). I require the Plan to accurately protect Schedule 4 land on the Coromandel Peninsula from all Mining Activities by including all identified Schedule 4 land as part of the Outstanding Landscape Overlay.
 - I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to Prohibit Mining Activities under people's homes.
 - I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.
- I oppose Section 37 - Mining Activities.
- Section 37.4 Note 1 fails to provide any rules for Underground Mining Activities in affected Zones outside the access zone.
 - I want the TCDC to amend Section 37.4 Table 1 of the PDP to state that all Mining Activities are Prohibited in all Zones, including prospecting and exploration, or other such relief that has the same effect.
 - I support Quarrying activities to be separated from Mining Activities to avoid confusion.

I oppose Section 14 - Mining Activities.

- I want the language of in Section 14.1 (Mining Activities) to clearly state how future mining activities will have a major adverse impact on the unique Conservation Values and Natural Character of the Coromandel. We must acknowledge the adverse impacts of the modern Mining Industry on small communities.
- I want the TCDC to remove the sentence: "The District has a long history of mining for gold and other minerals." (p73), and instead acknowledge that the Gold Mining boom lasted only 70 years, between 1860 and 1930, and was a small scale industry compared to the Mining Activities of today.
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I would like to speak to my submission.

- No

I would consider presenting a joint case with others who have made a similar submission.

- Yes

I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Brenda Wright

Date

18/02/2014

Sent: Tuesday, 18 February 2014 8:22:42 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Trudy Morrison

Address

5 Dundee Place, Crofton Downs
Wellington 6035
New Zealand

[Map It](#)

Phone

0212330656

Email

trudy_craigm@paradise.net.nz

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- I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.

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I would like to speak to my submission.

- No

I would consider presenting a joint case with others who have made a similar submission.

- No

I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Trudy Beth Morrison

Date

18/02/2014