

Sent: Monday, 3 March 2014 4:18:16 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

Leigh Edlinger

### Address

250 Castle Street  
Dunedin 9016  
New Zealand

[Map It](#)

### Email

[leigh.13@hotmail.com](mailto:leigh.13@hotmail.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:

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,**

Leigh Edlinger

**Date**

03/03/2014

Sent: Monday, 3 March 2014 5:01:05 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

JUDE O'CONNOR

### Address

904 SEALEY ST  
THAMES 3500  
New Zealand

[Map It](#)

### Phone

0272960843

### Email

[jucon@vodafone.co.nz](mailto:jucon@vodafone.co.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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- 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.
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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.

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

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**Yours sincerely,**

JUDITH MARY O'CONNOR

**Date**

03/03/2014

# 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](http://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](mailto: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)	CAROLINE LESLEY AUSTWICK		
or Organisation (if relevant)			
Email Address	caroline.austwick@sky.com		
Postal Address	42 OAKLANDS, PONTELAND, NEWCASTLE UPON TYNE, UK, NE20 9PH		
Phone no. include area code	+441661 825 444	Mobile no.	+447776270749

**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 ATTACHED.

### 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

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

Retained ☐ Deleted ☐ Amended ☐ as follows:

SEE 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  Date 4.3.14

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](http://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](http://www.tcdc.govt.nz)



### Submission 1

The use of the Matarangi Structure Plan to manage activities within the area covered by the Structure Plan, and the inclusion of Hole 1 and Hole 2 of the Matarangi golf course within the Structure Plan, are supported.

Reason The Structure Plan approach is the most appropriate technique to provide for future high quality development at Matarangi. Inclusion of Hole 1 and Hole 2 of the golf course in the Structure Plan will help ensure that the intentions of earlier subdivision consents at Matarangi can continue to be upheld. Relief Sought That the Matarangi Structure Plan continue as the principal technique for managing change and development at Matarangi and the area encompassing Hole 1 and 2 of the golf course (Lot 36 DPS 72837) be included within the boundary of the Structure Plan.

### Submission 2

The Open Space zoning applied to the area encompassed by the Matarangi golf course is supported.

Reason The zone gives effect to the intention of the proposed Matarangi Structure Plan, and to previous versions of the District Plan, to retain the area occupied by the golf course as structuring open space separating compartments of residential development.

Relief Sought That the Open Space zoning over all land occupied by the Matarangi golf course be retained.

### Submission 3

The Purpose, Objectives, Policies and Rules of the Matarangi Structure Plan should be altered and expanded on to ensure:

- a. That better provision is made for dedicated walking routes, other than on roads
- b. That an appropriate width of reserve is provided between the Whangapoua Harbour edge and any future residential development.
- c. That any future subdivisions are clearly required to provide a ratio of 40% open space to 60% residential lots.
- d. That all open space areas within new subdivisions are either vested in the Council as reserve, or have a consent notice on their title that preserves public access to the open space in perpetuity.

Reason The quantity and quality of open space provision that is evident in most of the early subdivision of Matarangi has not been provided with the more recent development that has occurred on the southern side of Matarangi Drive. To avoid this happening in future a more specific statement of purpose is required, and strong rules are required to ensure that appropriate open space is provided and that it is protected in perpetuity.

Relief Sought

- (a) That the second paragraph under '27.3.2 Purpose' of the Draft Plan be deleted and replaced with the following wording: New development will be based around Whangapoua Harbour with distinct neighbourhood cells defined by areas of open space. There will be enhancement of the natural character of the Whangapoua Harbour coastline, protection of the Coromandel Ranges visual backdrop and strong and dedicated pedestrian connections to the ocean, the harbour, the commercial centre, other neighbourhood cells and to recreational opportunities

(b) That the following new or replacement standards be included under a new heading 'Key Structural Elements' in Rule 4 (Subdivision in the Residential Zone) of the Matarangi Structure Plan.

- (i) Residential lots are no closer than 40 metres from Mean High Water Spring (MHWS) or the Whangapoua Harbour boundary of the esplanade reserve vested in the Council, and any land between the residential lots and the existing Council reserve is vested as Council reserve; and
- (ii) Subdivisions provide a ratio of 40% open space to 60% residential lots; and
- (iii) All open space areas either have a consent notice on their title that preserves public access and the open space character in perpetuity, or are vested in the Council.

(c) That the above three standards are governed by the following rule: Subdivision in the Residential Zone that fails to meet any of the 'Key Structural Elements' standards is a non-complying activity.

(d) That Diagram A of the Matarangi Structure Plan be amended to show the direction of key pedestrian routes through land still to be developed, and that new Diagrams be prepared to demonstrate that these key pedestrian routes should be range between 10 and 15 metres in width and include a concrete path and an appropriate number and variety of trees.

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
- 2) Supporting Documents.

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

**My Consultation Points** tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

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: **Dean**  
Last Name: **Jenkins**  
Organisation: **Waitete Bay Company Ltd**  
Street:**33 Alfred Street**  
Suburb:**Onehunga**  
City:**Auckland**  
Country:**New Zealand**  
PostCode: **1061**  
Daytime Phone: **021329832**  
eMail: **dean@jrcontracting.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

Attached Documents

File
TCDC Heritage Review Project 3 - 4_03
TCDC Heritage Review Project 2 - 12_06
TCDC Heritage Review Project 1 - 12_06

# Waitete Bay Company Ltd

Address: 33 Alfred St, Onehunga, Auckland

Email: daen@jrcontracting.co.nz



4<sup>th</sup> March 2014

Thames Coromandel District Council  
Private Bag, Thames 3540, New Zealand

Re: TCDC Heritage Review Project – 86 Waitete Bay Road, WAITETE BAY

To Whom it may concern,

I'm writing you on behalf of the Directors & Shareholders of Waitete Bay Company Ltd in reference to the inclusion of our property at 86 Waitete Bay Road, WAITETE BAY.

*Following is the Excerpt out of the TCDC Heritage Review Project - Consultants Summary Report -*

**Name:** Shell Bach / former Camp Shop, 86 Waitete Bay Road, Waitete Bay

**Description:** A monopitch mid 20<sup>th</sup> century combined residence and shop built to serve the campers and local residents in the bay and once run by the White (Correction – Whitehouse) family. It is located on an elevated site at the northern end of the bay and is one of the most prominent baches in 'The Camp'. Construction appears to be concrete block with exposed aggregate with a high shell content.

**Comments/Principal Theme:** Developing Economies, Building Communities

We believe that there is no reason why this bach on our property should be classed as a Heritage Building and therefore object to its inclusion in the TCDC Heritage Review Project

The reason why we object and ask that it be removed from future Heritage Review Project documents and being classed as a Heritage Building are as follows:

I represent the 30 share holdings of Waitete Bay Company Ltd and wish to convey our disapproval in the "Shell Bach" on our property becoming a Heritage Building and/or our property at 86 Waitete Bay Rd being class as Heritage in any way.

I have read through the information that was (requested) from the Council regarding the Shell Bach at 86 Waitete Bay Rd and there is no evidence of this build being of significant heritage status. And from what I read in the minutes from the committee meeting held on 16<sup>th</sup> April 2013 that "Significant" Heritage is the bench mark to which the "Shell Bach" must meet for it to be included as a Heritage building in the District Plan. The "Shell Bach" is of poor build quality with the home made shell tiles ready to fall off at any moment, and it is a mix/match of many building products as I have previously stated in prior communication on this matter.

See insert of comment taken form minutes:

Dr Ann Ewen advised that unless she is provided with evidence that something on the register is not-significant heritage then they should not be taken off.

**We ask "where is the evidence that it is significant heritage".**

# Waitete Bay Company Ltd

Address: 33 Alfred St, Onehunga, Auckland

Email: [daen@jrcontracting.co.nz](mailto:daen@jrcontracting.co.nz)



Yes this building was a shop once for a short time – but its main purpose was that of a family home. It was by no means the first building in this area, to the point that it could not even be classed as a pioneering building. Our family has been involved with this building from when it was first built as have a number of our shareholders so to that end if we feel, believe and know that the “Shell Bach” it is not a Heritage building let alone a “Significant” Heritage Building.

I want to state clearly that we (the owners) disapprove of the “Shell Bach” being classed as a Heritage Building in any way shape or form and if there is anyone that can provide evidence in the form of opinion it is our shareholding members. So far the process that has been followed seems very one sided as the only reason for its inclusion as a heritage build is on the recommendation of one person. This does not seem like a democratically driven approach taken for such a big and binding issue.

There are many buildings that have stories to tell but that does mean they are a “significant” heritage buildings just as the shell bach is not. We request the speedy removal of the Shell Bach at 86 Waitete Bay Rd from inclusion as a heritage status building in the TCDC draft district plan

Kind regards

A handwritten signature in black ink, appearing to read 'D. Jenkins'.

Dean Jenkins  
Director – Waitete Bay Company Ltd

# Waitete Bay Company Ltd

Address: P.O. Box 215, Drury 2247

Email: [oshere@xtra.co.nz](mailto:oshere@xtra.co.nz)



1<sup>st</sup> June 2010

Thames Coromandel District Council  
C/O Nicola Read  
Private Bag, Thames 3540, New Zealand  
[nicola.read@tcdd.govt.nz](mailto:nicola.read@tcdd.govt.nz)

Re: TCDC Heritage Review Project – 86 Waitete Bay Road, WAITETE BAY

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**Comments/Principal Theme:** Developing Economies, Building Communities

We believe that there is no reason why this bach on our property should be classed as a Heritage Building and therefore object to its inclusion in the TCDC Heritage Review Project.

The reason why we object and ask that it be removed from future Heritage Review Project documents and being classed as a Heritage Building are as follows:

- 'The Camp' was open to the public for 25 years and has been privately owned for 24 years – approximately the same amount of time. This is a very short period of time and at which time there were minimal permanent residents inhabiting the Waitete Bay area therefore its relevance of "Developing Economies" and "Building Communities" is not supported in its purpose of use.
- One of the statements made in the TCDC Heritage Review Project document is that it "is one of the most prominent baches in 'The Camp'". This is a matter of opinion and in its self does not warrant its protection.
- The current size and appearance of this building has been altered at lest four times:
  1. The bedroom/entrance extension on the north side,
  2. The garage extension on the south side,
  3. The shell tiles were added to the exterior 5 years after the original build
  4. The removal of the timber windows to new aluminium windows most likely in the 1970's
- As it was not built by a qualified builder (i.e.; Neil Whitehouse & his family) the build quality is less than good (see attached photos).

# Waitete Bay Company Ltd

Address: P.O. Box 215, Drury 2247

Email: oshere@xtra.co.nz



- There is another building that was built by the same person approximately 400 meters away which dismisses its uniqueness – This is on Woods Road.
- There are buildings on the surrounding lots that have far greater Historic Heritage in their age, standing and prominence.

In summary we do not see that there are significant reasons to include the "Shell bach / former Camp Shop, 86 Waitete Bay Road, Waitete Bay" in the TCDC Heritage Review Project, or to include it as a Heritage Building, Site or Place.

We welcome your response and are happy to discuss this matter further.

Kind regards

Dean Jenkins  
Director – Waitete Bay Company Ltd



Building in 1964 without the 2 extensions or shell tiles on the exterior

# Waitete Bay Company Ltd

Address: P.O. Box 215, Drury 2247

Email: oshere@xtra.co.nz



Northern Side - No shell tiles



Roof profile - showing additions to building



Original position of building set in the bank -



Original build quality at the back of the building

# Waitete Bay Company Ltd

Address: P.O. Box 215, Drury 2247

Email: oshere@xtra.co.nz



Original build quality at the back of the building



Southern end of Building - Shabby build quality - No Shell tiles



Shabby build quality of rock wall & concrete slab



Showing shell tiles stuck to western side

# Waitete Bay Company Ltd

Address: P.O. Box 215, Drury 2247

Email: oshere@xtra.co.nz



Western side - shell tile by door not set in correctly - shabby build of rock wall



Western side



Wrong size Ali ranchslider - builder used plywood in corner



Northern extension



Northern side of original building

# Waitete Bay Company Ltd

Address: P.O. Box 215, Drury 2247

Email: oshere@xtra.co.nz



Shell tiles pulled away from building



Inside of northern extension - shabby build quality



Inside of northern extension - shabby build quality

Sent: Tuesday, 4 March 2014 3:14:56 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

---

### Name

John Marks

### Address

20B South Highway, Whitianga  
Whitianga 3510  
New Zealand

[Map It](#)

### Email

[johnny\\_turtle\\_nz@yahoo.co.nz](mailto:johnny_turtle_nz@yahoo.co.nz)

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- 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.

#### **My further comments:**

Let the Coromandel remain as natural as possible, less strain on the fragile environment which is and always will be the drawcard, we do not want large visions of MT MAUNGANUI here in the bay, lets fix the environment before we cut down more trees, concrete more footpaths next to those new roads on old pioneering farms and lest we forget the adventurous maori ancestors who owned these lands , who I should say had the environment and its wellbeing at the forefront of their way of life, my way of life (of course to a degree, I do drive a car). My 5x great grandfather was Te Horeta Te Taniwha, his son Kitahi Te Taniwha (my 4x great grandfather) were the first two signatures on top of the Coromandel signed version of the Treaty of Waitangi, in times long gone they were chiefs of their people around this area "TCDC".

Captain Cook writes extensively of meeting my grandfather in Whitianga/Mercury Bay in 1769, my grandfather was 12 at the time. I wish to see the untouched beauty of the landscape back then the blinding silver sound of the birds calling at dusk/dawn, which Cook writes beautifully of. In todays world this is not possible, at least in the foreseeable future, I wish to think that my kids could of walked up the mangroves and collect the oyster clumps but even in my short time they can no longer do this, instead of sandy mangrove islands with oysters we now have a metre of muddy sludge from economic activities up river, all in the pursuit of that money.

Money is not what drives me, the environment and its health is. I want to collect food from a clean environment not a polluted one from extensive farming, poor forestry practices, mining or over population of land straining the waterways, harbours and coasts. Let the Kauri kids grow! We want the conservation estate to be preserved for generations to come!

#### **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,**

John Nikora Marks Te Taniwha

**Date**

04/03/2014



## Proposed Thames Coromandel District Plan

### Submission by

Name: Penny Taylor  
 Address: 3186 Port Road Whangamata  
 Phone: 0275876799 Email: penny.taylor.59@gmail.com

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 within the Conservation Zone and classifying mining activities as prohibited activities.
- 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 and the detrimental effects of historical mining in the District.
- 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.**

My further comments: is that we need people to return to the Coromandel to know and see the natural beauty of one of NZ top tourism summer destinations. Whangamata Beach has the top beach destination in NZ. Let's not ruin by having mining here. We know the damage we only have to go to Waihi to see it.

- I would like to speak to my submission.
- I would consider presenting a joint case with others who have made a similar submission.
- I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Penng Taylor

Signature:

P. Taylor

Date: 1/3/14

# 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](http://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](mailto: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)

THAMES-COROMANDEL  
DISTRICT COUNCIL

4 MAR 2014

RECEIVED BY:

A. Ellis 11:35 am.

### Submitter Details

Full Name(s) Michael C James Trust, Natalie C Darrah Trust.

or Organisation (if relevant) \_\_\_\_\_

Email Address michaelj@extra.co.nz

Postal Address c/- Michael C James, 178 Maramarahi Rd,  
R.D. 1, Thames 3578

Phone no. (include area code) (07) 8689484

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)

The addition of Item 146 Former Army Drill Hall, Mackay St, Thames to the Thames Historic Heritage Items + Areas Schedule. 407 Mackay St, Thames.  
Table 5 Map 31D. MCT

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:

As per attached submission

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

Retained ☐ Deleted ☒ Amended ☐ as follows:

Item 146 Former Army Drill Hall be deleted from Thames Historic Heritage Items + Areas Schedule.

## 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 Michael C James Date 2/3/2014

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](http://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](http://www.tcdc.govt.nz)



## Proposed Thames-Coromandel District Plan

### Submission Form

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

**Full Name(s)** Michael C James Trust & Natalie L Darrah Trust

**Email Address** michaelj@xtra.co.nz

**Postal Address** C/-Michael C James , 178 Maramarahi Road , R D 1 ,Thames ,3578

**Phone no.** 07-8689484

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)

Proposed Thames-Coromandel District Plan-Historic Heritage Schedule – Heritage Items and Heritage Areas . Item 146 Map 31D Former Army Drill Hall/Headquarters of No. 37 (ATC) Squadron/Murphy Buses.

**I oppose the provisions in the Proposed District Plan which include my property at 407/409 Mackay St , Thames in the historic heritage area and list it for protection.**

**My submission is;**

The reasons for my opposition to the Proposed inclusion of my property at 407/409 Mackay St on the historic heritage register and within the heritage area marked on the Proposed District Plan maps are set out under the heading REASONS below

**The relief sought in this submission is that my property be deleted from the historic heritage register for preservation, the historic character overlay maps and retain its development opportunities under the existing commercial zoning.**

**I do desire to be heard in support of my submission**

#### **REASONS for opposition**

1. There has been inadequate consultation with me over what is a complete change to the current status of my property
2. my property appears to have been selected for protection of its historic heritage values based on a generic list of attributes that is weak, has conflicts within it and lacks the robustness required by the RMA and the relevant guidelines to preservation of historic heritage
3. The process of considering my property as a historic heritage item has ignored the recommendation of Council' s planning officer in favour of a heritage consultant whose

assessment I totally reject as being cursory, contradictory and 'aspirational' rather than factual.

4. My building is an old building that has had modification to its architecture, it has been zoned for commercial purposes for many years and has been in a neighbourhood that has transformed over time into a typical commercial environment, with utilitarian buildings and adjacent service lane. The context of the building has therefore significantly changed.
5. My building has never been used for the purpose that is being promoted in Council's heritage report as part of its cultural significance.
6. My building is not dissimilar to many other warehouse type buildings of its age and does not warrant special attention or preservation
7. The change to the Operative District Plan provisions by including 3 additional blocks of town commercial land within the Proposed District Plan heritage area is excessive and unsubstantiated.

## Discussion

1. **Consultation** Local Authorities have the responsibility to fulfil the provisions of the RMA- which include recognition and provision for protection of historic heritage as a matter of national importance. Historic heritage under Section 2 of the RMA, has a wide definition but all the guidelines for management of historic heritage (Historic Places Trust, Quality Planning Guidelines) are consistent in emphasising that a local authority must have a historic heritage strategy in its plan and criteria by which historic heritage will be assessed before it is scheduled for protection or inclusion in a special strategy. Consultation is emphasised as being a prerequisite to inclusion of an item within a protection order, schedule or other provision.

In the case of my property at 407/409 Mackay St, firstly there has been no specific consultation with the Council other than a written notice of the Council's intention to list my property in its extended historic heritage area. I have responded in letter form. I am concerned that there has been ineffective consultation with me. I am now forced to become part of a formal planning 'objection' because my views, as a landowner have not been considered sufficiently, in the preparation of what is a significant change to the current Operative District Plan provisions.

## 2. Identification of historic heritage places

I object to the way that my property has been identified for protection and take issue with the lack of robustness in the consultant's 'assessment'.

I note the comments on guidelines for Councils in protecting historic heritage .

<http://www.qualityplanning.org.nz/index.php/planning-tools/heritage>

When identifying heritage places in a plan, ensure there is a clear and robust basis for that identification

In relation to the criteria for inclusion of my property within the District Plan, these have not been made clear other than a list of headings in a consultant checklist called "Historic Heritage Item

Record Form" The headings are commented on below as lacking substance and being too general to support the proposed change of zoning of my property and inclusion of it as an item of historic heritage significance.

#### *Historic Heritage item Record Form list -Architectural*

The building is noted as having changes to its windows and front door yet no assessment is made of the impact to the architectural integrity of this building

The architectural significance is quoted as "utilitarian simplicity of the built form which has retained a high degree of integrity over almost 100 years"

This is not scientific but a comment that could apply to any shed, barn, toilet. There is no qualification of what a high degree of integrity is. No specific meritorious architectural feature is acknowledged or identified.

#### *Cultural significance*

The report says 'the former Drill Hall has 'some cultural significance as a place of assembly and a focus of military training and participation in the Thames area.'

I oppose this reference. What does 'some' mean in the context of an evaluation? This conflicts with the report's statement on history where it is stated that the Drill Hall was not used for its intended purpose as the war was under way when it was completed

"As World War 1 was already under way by this time, the Drill Hall was now used as a recruitment office."

Nowhere is the building assessed as being important as an office but the above quoted comment from the report indicated the building was irrelevant for its intended purpose and used for something else. This must reduce its so called significance as a historical building.

#### *Historical Significance.*

The consultant's listed assessment on historical significance conflicts with the above assessment of cultural significance and shows that my building is not important and would not meet a rigorous review of the processes undertaken to assess it. My comments are expanded as follows-

As indicated above, the report notes that the building was never used as a Drill Hall which is what it is being scheduled for. The report sets out a vague historical significance as a defence facility, neighbour of the school, depot for Murphy's buses- which no longer has any association with the site except as a past tenant.

#### *Surroundings*

The checklist indicates some sort of relationship with Thames High School and another scheduled building. This is a weak association and merely a description of neighbours. The report fails to notice neighbours on the other sides of the building which are strip commercial buildings with rear service lane, dominated by asphalt and considerable modern changes since the 1947 aerial photograph

which appears the earliest evidence for the building- with no illustration shown prior to that time even though the building is being considered important because it is nearly 100 years old.

I also note that it is not important enough for it to be included in the new Shortland Historic Heritage area promoted in the District plan .

*Summary of significance*

The report refers to the building as The Drill Hall. Importance is placed on the significance of the role the building played as The Drill Hall yet as I repeat, the report agrees that the building never became a Drill Hall and therefore I do not agree that it should be protected as such.

The report is scant and has insufficient detail upon which to require the building to be preserved for its historical heritage. It is noted that the Historic Places Trust has no listing for the building. Thames is a historic town with many valued places of historical heritage importance. My building is not reflective of the quality and importance of buildings currently being protected in Thames and there has been no indication as to why Thames area of historical heritage has been extended to include my property when it has had little importance before now, despite historical heritage being a matter of national importance in the RMA since 2003.

Michael James



Signature

Dated

2/3/2014

# THAMES-COROMANDEL DISTRICT COUNCIL

## HISTORIC HERITAGE ITEM RECORD FORM

**HERITAGE ITEM NAME**

Former Army Drill Hall / Headquarters of No. 37 (ATC) Squadron / Murphy Buses

**ADDRESS**

407-409 Mackay Street

Thames

**PHOTO**

[4 April 2011]

**DISTRICT PLAN ITEM No. Cc****NZHPT REGISTRATION****FILE NUMBERS**

5150/407

**DATE OF CONSTRUCTION**

1915

**ARCHITECT/DESIGNER/BUILDER**

F Bigg-Wither [District Engineer, Public Works Dept]

**STYLE**

Utilitarian

**PHYSICAL DESCRIPTION**

One and a half-storey gable roofed building with a rectangular footprint and lean-tos along both long sides. Gable end addresses the street and building is built right to the footpath. Bungalow-style combination sash and multi-pane casement windows. Louvered vent in gable apex, latter is topped by a flagpole. Symmetrical façade with large central entrance bay.

**MATERIALS/STRUCTURE**

Timber framing, corrugated iron cladding and roofing.

**ADDITIONS/ALTERATIONS**

Additional windows installed in north wall [post-1947]. Modern entrance door set into lean-to on north [date unknown].

**SURROUNDINGS & CONTRIBUTION TO CONTEXT**

The building stands across the road from the Thames High School campus and south of another scheduled building, the former Lodge Sir Walter Scott No. 15 (Scottish Constitution) [DP item # 56]. It contributes to the mixed-use historic character of the former Shortland settlement within Thames's central area.

## \* HISTORY OF SITE/STRUCTURE/PLACE/AREA

Plans for a drill hall in Mackay Street were being advanced by the spring of 1913, after some months of negotiation around an alternate site in Baillie Street. The hall was championed by local MP TW Rhodes, and appears to have replaced one in Albert Street. Tenders for the erection of the hall were finally called by the Public Works Department in November 1914 and the building was approaching completion by May of the following year. As World War I was already under way by this time, the Drill Hall was now used as a recruitment office. Thames has a long history of military volunteers and was the birthplace of Keith Park [1892-1975] and TM Wilkes [1888-1958], both of whom were to achieve distinction in the aviation field. The latter attended Thames High School and has been hailed as the 'Father' of the New Zealand Air Force [Martyn Swift to the Sky p. 67]. After its re-establishment in 1963, the Air Training Corps was headquartered in the drill hall. Today the No. 37 (ATC) Squadron is located at the Thames Airfield and Murphy Buses [est. 1976] occupies the former drill hall.

## ARCHAEOLOGICAL SIGNIFICANCE

As the building post-dates 1900 any potential archaeological significance the site may have relates to its earlier use and occupation.

## ARCHITECTURAL SIGNIFICANCE

The architectural significance of the former drill hall lies in the utilitarian simplicity of its built form, which has retained a high degree of integrity over almost 100 years.

## CULTURAL SIGNIFICANCE

The former Drill Hall has some cultural significance as a place of assembly and a focus for military training and participation in the Thames area.

## HISTORIC SIGNIFICANCE

The former Drill Hall has historic significance as a former Ministry of Defence site that embodies both national and local military history. The significance of the building is enhanced by its association with the Air Training Corps, and hence the neighbouring high school, as well as its present day use by Murphy Buses, which is a well-known Coromandel transport company.

## SCIENTIFIC SIGNIFICANCE

## TECHNOLOGICAL SIGNIFICANCE

## \* SUMMARY OF SIGNIFICANCE

The former Drill Hall has architectural, cultural and historic significance, which is enhanced by the high standard of presentation of the building today. The building contributes to the mixed-use historic character of Mackay Street, one of Thames' major town centre thoroughfares.

## REFERENCES

- THAMES STAR & OHINEMURI GAZETTE [VARIOUS — SEE FILE]  
 WA KELLY [ED] THAMES: THE FIRST 100 YEARS [THAMES, 1968]  
 FW WESTON THAMES DIAMOND JUBILEE SOUVENIR, 1867-1927 [THAMES, 1927]  
 G BENTLEY & M CONLEY PORTRAIT OF AN AIR FORCE: THE ROYAL NEW ZEALAND AIR FORCE, 1937-1987 [WELLINGTON, 1987]  
 M WRIGHT KIWI AIR POWER [AUCKLAND, 1998]  
 EW MARTYN SWIFT TO THE SKY: NEW ZEALAND'S MILITARY AVIATION HISTORY [AUCKLAND, 2010]

SEE FILE FOR GENERAL SOURCES ABOUT NEW ZEALAND'S AVIATION HISTORY

**REPORT COMPLETED**

30 August 2011

**AUTHOR**

Dr Ann McEwan / Heritage Consultancy  
Services

**REPORT UPDATED**

[Please complete]

**AUTHOR**

[Please complete]

**PEER REVIEWED**

[Please complete]

**REVIEWER**

[Please complete]



Detail from 1947 aerial photograph of Thames showing Arm Drill Hall at centre right. Grounds of Thames High School at top left.

**From:** michael james  
**Date:** 04/12/2012 3:42:50 p.m.  
**To:** [andrew.wharton@tcddc.govt.nz](mailto:andrew.wharton@tcddc.govt.nz)  
**Subject:** Heritage recommendation 407/409 Mackay St

Hi Andrew,

With regard to the addition of the property at 407/409 Mackay street ,Thames be added as a Heritage building I am very opposed for the following reasons:  
 I am not opposed to Heritage buildings in Thames and know that there are a good number of these buildings on many registers that have been so for many years and deserve to be protected, however the building at 407/409 has never been on a register and I can only assume that the understanding would be that a large shed did not have enough significance to warrant it. This property has been in my families ownership for over the last 20 years and we were able to help instigate the shift of Murphy buses from Kerepehi where they were based at the time to Thames to help promote the areas transport requirements looking toward the future. Murphy Buses have now left the property to set up at Kopu and we have worked closely with the Hauraki Rail Trail to set them up there as their main Headquarters at the property with hopefully again promoting a long term benefit for Thames and surrounding districts.  
 As to the high standard of presentation of the building we take great pride in the commercial buildings my family and I own in Thames and will always maintain and preserve the buildings that we have to help Thames be promoted to it's best advantage .  
 With this in mind I again believe it to be a mistake to include this property on a heritage list as it sits on a reasonably large undeveloped site in the Town Centre zoning and having worked and still working with some of the larger chain type stores such as Briscoes ,Harvey Norman, and co , these stores are needed to be introduced into Thames to allow it to grow in the future and large areas of undeveloped land such as this property which are now becoming a major shortage in Thames need to have the ability to be developed when required to promote the long term sustainability and future of Thames's economy. Along with a council that recognizes that a need will also develop for apartment living in the main township either on a first or second story level to help accommodate the the middle management staff living requirements of these chain store employees and to be thinking of how best to develop the buildings and car parking with the developers to help Thames to grow into the Future to provide jobs and security not look back on the past at every opportunity to penalize property owners that take pride and look after there properties.  
 Happy to sit down and discuss further before any recommendations are undertaken.

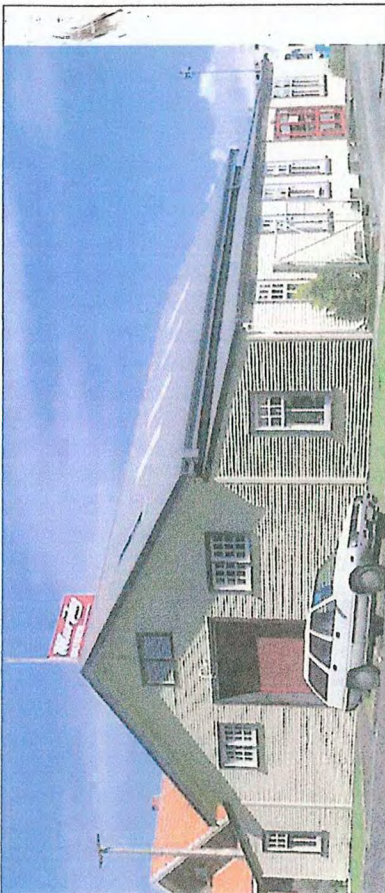
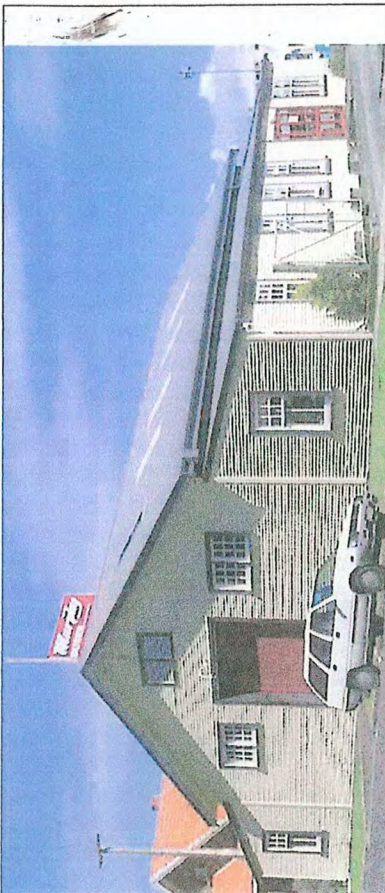


Regards  
 Michael

Valley Covers  
 Michael & Natalie James  
 178 Maramarahi road  
 R.D. 1  
 Thames 3578  
 New Zealand  
 ☎ 078689484  
 ☎ 027-2485147  
 ✉ [michaelj@xtra.co.nz](mailto:michaelj@xtra.co.nz)

original submission to Historic Heritage  
 District Plan Direction setting Document  
 (Draft to Proposed).

+ Town Planners recommendation not to  
 be included and delete from register.

04/12/2012

NEW - FORMER ARMY DRILL HALL/ATC HEADQUARTERS/MURPHY BUSES - 407-409 MACKAY STREET, THAMES					
38	Michael James	New	Oppose	Remove 407-409 Mackay Street from the heritage items register.	
<b>Staff comments:</b> A new item that the owner wishes to be removed from register. <b>Recommendation:</b> Delete from Heritage Register.					
ITEM 97 - FORMER LOYAL CHARLES BRUCE LODGE OF ODDFELLOWS HALL - 126 KIRKWOOD STREET, THAMES					
121	Thames Youth Centre Inc.	Roll-over	Oppose	Remove building at 126 Kirkwood Street, Thames from the heritage items register.	
<b>Staff comments:</b> Item 97 is 'rolled-over' from the Heritage Register in the Operative District Plan. <b>Recommendation:</b> Retain on the Heritage Register.					

# Proposed Thames-Coromandel District Plan



## Submission Form

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

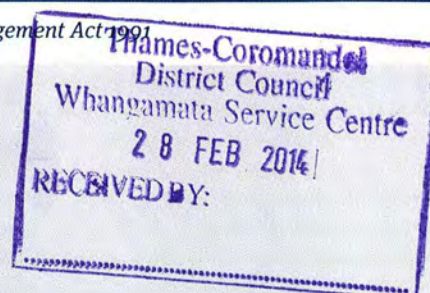
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Proposed Thames-Coromandel District Plan  
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Attention: District Plan Manager

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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) WILLIAM IRWIN & MAUREEN ANN MOFFITT

or Organisation (if relevant) \_\_\_\_\_

Email Address MOFFY106@XTRA.CO.NZ.

Postal Address 106 CASSEMENT ROAD WHANGAMATA

Phone no. (include area code) (07) 865 9172

Mobile no. 027 6690737

**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

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)

DESIGNATED SERVICE LANE OVER PROPERTY AT REAR.

### 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:

ADVERSELY EFFECTS OUR SECTION, IE SIZE, RESALE ETC. WE FIRMLY BELIEVE THIS SERVICE LANE IS NOT AND WILL NOT IN THE FUTURE BE REQUIRED.

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


Retained ☐ Deleted ☒ Amended ☐ as follows:

REVERT BACK TO ORIGINAL RESIDENTIAL PROPERTY AND REMOVE CAVEAT BY TCDC (7174586.1) 21.12.2006.

## 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 28.2.2014

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 ☐ 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](http://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](http://www.tcdc.govt.nz)





17 December 2013

W I Moffitt and M A Moffitt  
106 Casement Road  
Whangamata

Dear Sir/Madam

**Proposed Thames-Coromandel District Plan - Designation by Thames-Coromandel District Council**

I am writing to let you know about the inclusion of designations (both existing and proposed) for public work in the Proposed Thames-Coromandel District Plan. The Proposed Plan was publicly notified on 13 December 2013 and is open for submissions until 5 pm 14 March 2014.

You are receiving this letter because the Council has included a designation in the Plan for a public work that may directly affect you. All designations are described in Appendix 2 - Designations Schedule of the Plan and mapped on the Overlay Planning Maps.

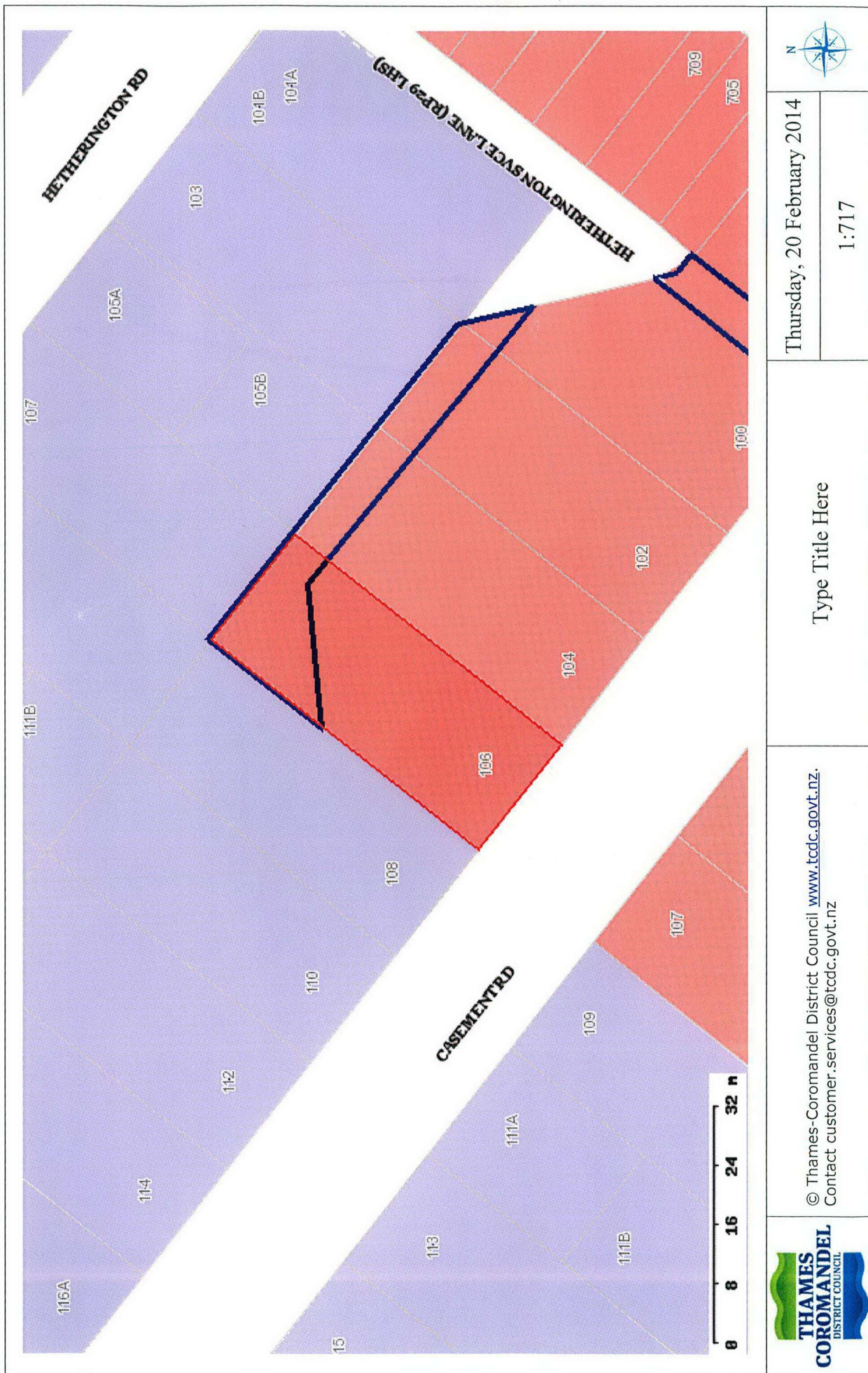
I encourage you to take a look at the Proposed District Plan and check out the Planning Maps and Appendix 2 to see what this may mean for you. The Plan and related information can be accessed online at [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr). Alternatively, you can view a copy at one of the Council offices, District libraries or obtain a CD from Customer Services at the Thames Office. A copy of the Council's application for each designated site is also available at the Thames Office. Anyone can make a submission to the Proposed District Plan including the designations:

Online: [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr) (using our online submission form)  
Post to: Thames-Coromandel District Council, Private Bag, Thames 3540 Attention: District Plan Manager.  
Email: [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz) (subject: Proposed District Plan Submission)

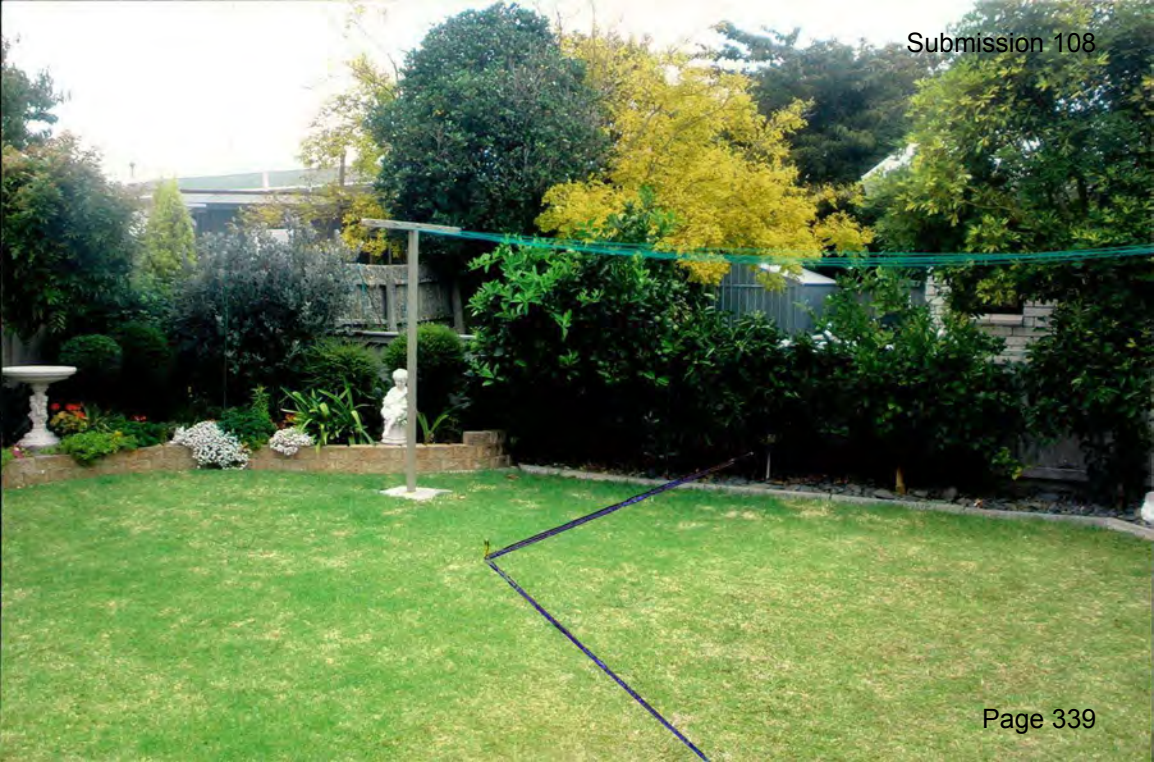
If you need any further information or clarification, please give Bruce Baker a call (07) 868 0200.

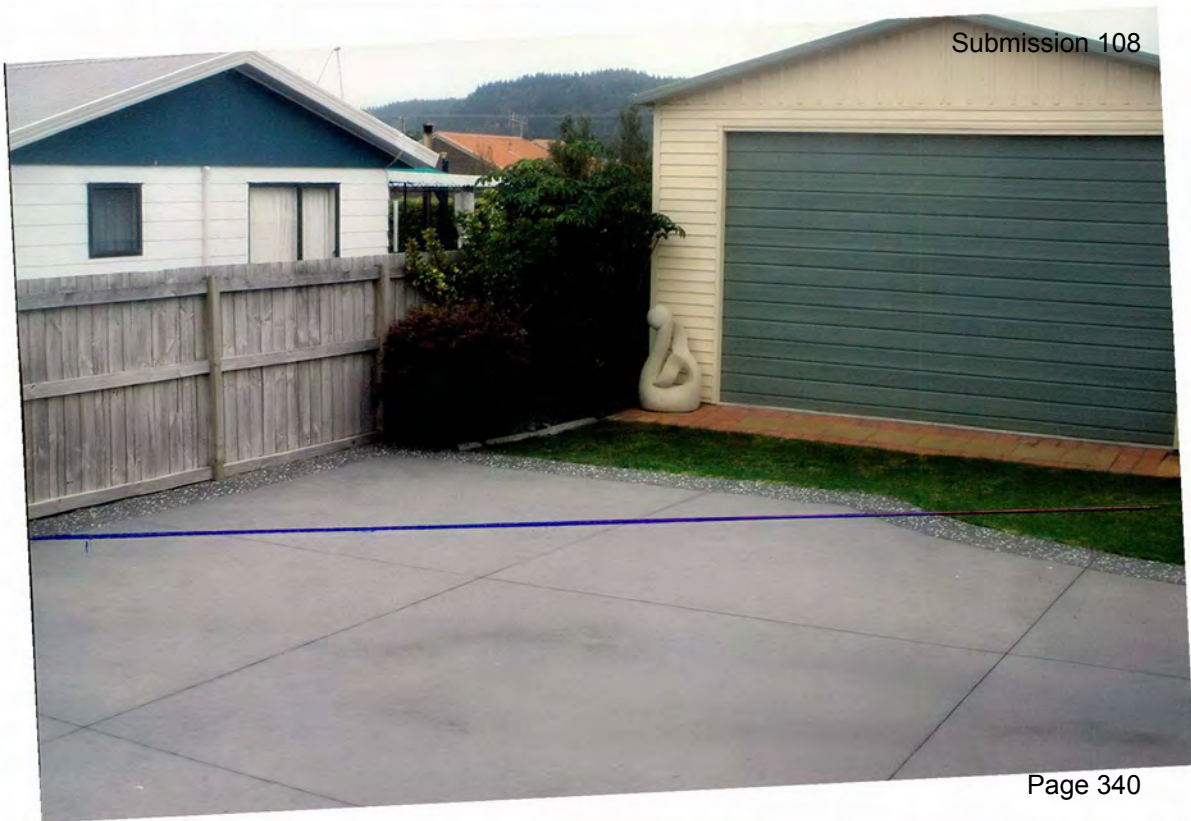
Yours faithfully

Leigh Robcke  
District Plan Manager



















## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

### Submission by

Name: *Jacqueline Mitcalfe*  
Address: *334 Parawai Rd, THAMES 3500*

Phone: *07 868 5108*

Email: *jmitcalfe@yahoo.co.nz*

4 MAR 2014

RECEIVED BY:

*Am Ellis 3.45 PM*

Given the outstanding landscapes and ecology of the Coromandel Peninsula, we need much stronger planning regulations to protect our environment from Industrial Mining Activities, for the benefit of communities and future generations. 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 within the Conservation Zone and classifying mining activities as prohibited activities.
- 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 and the detrimental effects of historical mining in the District.
- 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.**

My further comments:

*I hope that our councillors have the courage to challenge this short term gain for a few people. Mining causes irreparable changes which not only affect the specific area, but have consequences for habitats which ripple out and have effects across a broad spectrum. We need to see ourselves and our actions as part of a wider world and as part of the future. Let us truly be the guardians of our piece of the planet.*

- I would like to ~~speak to my submission.~~
- I would consider presenting a joint case with others who have made a similar submission.
- I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Jacqueline (Jackie) Mitcalfe

Signature:

*J Mitcalfe*

Date: 17.2.14

# 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](http://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](mailto: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)	Heather Margaret HARRIS	
or Organisation (if relevant)		
Email Address		
Postal Address	Kaimarama Rd, R.D.1 Whitianga 3591	
Phone no. <small>include area code</small>	07 866 2524	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)

Rule 7, 8, and 9

56.8 Assessment standards, Matters and Criteria - Table 6 Standards

4. Location Design & Layout of the Activity

7. Utility Infrastructure, provision and location

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 page

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

- ① Any new telecommunication facilities must be constructed further than 2 kilometers from homes & workplaces ② All new telecommunication facilities be publically notifiable.

## 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 28.2.14

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 -

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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](http://www.tcdc.govt.nz)



## Reasons for my views:

There is a large and growing amount of evidence that wireless communication electromagnetic radiation has serious negative health effects.

The World Health Organisation has declared microwave radiation of the sort proposed in the District Plan to be an unlimited permitted activity, as a Class B possible human carcinogen. I believe that in the next 10 years during the life of the proposed District plan microwave radiation as used in wireless communication will be classified as a known carcinogen.

I believe that people in the Thames Coromandel District need to be able to not have telecommunication facilities near their homes and workplaces.

See attached Electrosensitivity UK News  
Volume 11, Number 1 Pages 1 and 4.

The Decision I seek from the Council is that the above provision be Amended as follows:

- ① Any new telecommunication facilities must be constructed further than 2 kilometers from homes and workplaces.
- ② all new telecommunication facilities be publically notifiable.



for all people sensitised by electro-magnetic fields and radiation

# ElectroSensitivity UK NEWS

MARCH 2013 VOLUME 11, NUMBER 1

**Telecom boss: mobiles are "dangerous" – bans Wi-Fi**  
Didier Bellens, head of Belgacom, Belgium's largest telecom company, told children that radiation from mobiles is dangerous. He was with the tennis player Justine Henin in an initiative organized with Child Focus and Microsoft, according to Sud Info on 25th November 2012. He said of GSM: "The waves are dangerous." According to a report on BFM TV, Bellens asks his mobile callers to call back on a landline. He has banned Wi-Fi on the 27th floor of the office block where his managers work.

## UK government wants 2B cancer agent for home networks

On 29th January the UK government announced that gas and electricity home networks would use ZigBee systems at 2.45 GHz for 70%, with a later 868 MHz for 95%, and wired for 5%. The UK government thus wants to expose nearly all the population to 2B cancer agents, instead of using the safe option of wired links.

## BioInitiative 2012 –

### ICNIRP "not adequate to protect public health"

The BioInitiative 2012 Report covers 1,800 new studies, compiled by 29 authors from 10 countries, but none from the UK. The BioInitiative website has been accessed 10.5 million times since 2007. Professor Hardell said: "The existing FCC/IEE and ICNIRP public safety limits and reference levels are not adequate to protect public health." Dr Martha Herbert said: "We should minimize wireless and EMF exposures for people with autism disorders, children of all ages, people planning a baby, and during pregnancy." Dr David Carpenter said: "The status quo is not acceptable in light of the evidence for harm" (see page 23).

**Marino rebuffs Rubin: ES is "non-linear" and a "neurological syndrome", not psychosomatic – time for UK government to change attitude**

See page 14 for the continuing saga of the battle between Marino's proof that ES is a real neurological syndrome against Rubin's psychosomatic EMF Neurosis. It's time for the HPA, UK government and WHO to change their outdated views and catch up with the scientific consensus accepting the reality of ES.

## ICNIRP's warning on vulnerable groups - HPA's inaction for 11 years

In 2002 the ICNIRP, although still holding to its obsolete heating-only limits, warned governments to take action to protect those people who are more sensitive to EM exposure: "Different groups in a population may have differences in their ability to tolerate a particular NIR [non-ionising radiation] exposure. For example, children, the elderly, and some chronically ill people might have a lower tolerance for one or more forms of NIR exposure than the rest of the population. Under such circumstances, it may be useful or necessary to develop separate guideline levels for different groups within the population, but it may be more effective to adjust the guidelines for the general population to include such groups." The HPA and UK government have still not taken action after 11 years (see page 4).

## UK government breaking ES human rights?

See page 4 for how the UK government is apparently in an extreme "hot spot" over forcing abroad citizens functionally impaired by ES, against their UN human rights. Where are the UK's White Zones as recommended to the UK by the Council of Europe in 2011?



## EEA's Late Lessons from Early Warnings – reduce EM exposures!

The European Environment Agency's latest report shows how scientific developments can outstrip research into their health effects. On mobile phones (p.547) it proposes:

1. "All reasonable measures to reduce" EM exposure, especially for children.
2. Reconsider the scientific basis of present EMF exposure standards, which have serious limitation such as "reliance on the contested thermal effects paradigm".
3. "Provide effective labeling and warnings about potential risks" for mobiles.
4. Generate funds for "the urgently needed research", eg industry grants or levy on mobiles.

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## HPA and Department of Health

### – advice and action still awaited

We still await the HPA's or Department of Health's advice on how to deal with the ever-growing list of specific problems which are referred to this charity. These include the following:

- (a) how children sensitised to RF can access schools using Wi-Fi, unless each area has one or more schools without Wi-Fi or mobile phone use;
- (b) how people should keep their jobs when some employers are unwilling to restrict RF exposure from Wi-Fi and mobile phones;
- (c) how people can avoid being forced out of their homes because neighbours use Wi-Fi and mobiles which irradiate other people's property, or masts are located too close;
- (d) how ES people can have symptom-free access to public and commercial spaces, when shopping centres, libraries and other public buildings could easily turn off their Wi-Fi for part of each day to provide radiation-free times of access, and train and bus companies could provide coaches free of Wi-Fi and mobiles, as in other countries;
- (e) how much progress is being made in establishing "white zones" free of RF exposure in each city and

town in the UK for those already sensitised, as advised to member states including the UK by the Council of Europe in 2011.

Dr Heymann, chair of the HPA Board, replied to Michael Bevington, chair of the ES-UK Trustees, on 24th January, expressing great sympathy for the plight of sufferers. He recommended, however, that sufferers first seek help from their GP, but did not address the issue of whether GPs have the power to remove the EM pollution which causes ES suffering. He rejected the suggestion of a meeting with ES-UK on the grounds that it would not be useful.

The above questions therefore remain unanswered, since the HPA (Public Health England, from April 2013) and Department of Health appear responsible for the continuing inaction over the UK's very high levels of EM pollution and thus for ES people's suffering. Even the ICNIRP in 2002 recognised this problem of sensitive sub-groups of the general population needing lower safety limits (see front page), so the HPA and Department of Health should have had time to implement a plan of action by now.

## ES NEWS

### UK government in extreme "hot spot" forcing ES citizen abroad against UN human rights

The BBC Inside Out report of 11th February 2013 with Paul Murphy featured Silvia Wilson. She had to leave the UK and settle in Green Bank, USA, instead. Professor Johansson comments: "She clearly puts the UK authorities in an extreme 'hot spot' since the United Nations clearly states that it is a very strong violation of the UN human rights to force anyone with a functional impairment to leave their home or quit their job. And she even had to leave her own country..." Where are the UK's White Zones, as recommended by the Council of Europe in 2011, in each town and city?



### AAEM: "EHS is a growing problem worldwide"

The American Academy of Environmental Medicine (AAEM) has been studying and treating the effects of the environment on human health for over 50 years. In its report on "EM and RF Fields Effect on Human Health" of 12th April 2012, the AAEM comments: "In the last 20 years, our physicians began seeing patients who reported that electric power lines, televisions and other electrical devices caused a wide variety of symptoms. By the mid 1990s, it became clear that patients were adversely affected by EM fields and becoming more electrically sensitive. In the last five years with the advent of wireless devices, there has been a massive increase in radiofrequency (RF) exposure from wireless devices as well as reports of hypersensitivity and diseases related to EM field and RF exposure."

Multiple studies correlate RF exposure with diseases such as cancer, neurological disease, reproductive disorders, immune dysfunction, and electromagnetic hypersensitivity. ... many in vitro, in vivo and epidemiological studies demonstrate that significant harmful biological effects occur from non-thermal RF exposure and satisfy Hill's criteria of causality.

"Electromagnetic field (EMF) hypersensitivity has been documented in controlled and double blind studies with exposure to various EMF frequencies. ... [p.3] these studies clearly show causality and disprove the claim that health effects from RF exposures are uncertain. ... Once a patient's specific threshold of intensity has been exceeded, it is the frequency which triggers the patient's reactions. [p.4] The AAEM asks for recognition that EHS is a growing problem worldwide."

# 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](http://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](mailto: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) _____
or Organisation (if relevant) <u>Hei Māra Garden Club (JoAnne Lilley - Secretary)</u>
Email Address _____
Postal Address <u>c/- 90 Hahei Rd, RD1, Whitianga.</u>
Phone no. <u>(07) 8663787</u>
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)

Vol 3+4 of District Plan  
Protected and Notable tree sections.

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:

This ancient Pohutukawa on the Tutaritari Reserve at Hahei, is NOT on the list of Protected + Notable Trees, and we think it should be.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

Please add this Pohutukawa Tree to the list of protected + Notable Trees - We would like to see this Protected

## 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 Phelley Date 3 March 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](http://www.tcdc.govt.nz/dpr)

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Monday, 13 January 2014

1:1109

Type Title Here

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Contact [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)



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
- 2) Supporting Documents.

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

**My Consultation Points** tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

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: **thomas and pamela**  
Last Name: **dodd**  
Organisation: **Hahei resident**  
On behalf of: **ourselves**  
Street:**15 Grierson Close**  
Suburb:**RD 1**  
City:**Whitianga**  
Country:  
PostCode: **3591**  
eMail: **thom.pamela.dodd@actrix.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**  

☐ Support

☒ Oppose

☐ Neutral

**Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?**  
Part III - section 14 - Mining please note here that we are opposed to any mining, including exploration, on the coromandel. No exceptions. Part IV - area issues, objectives and policies We are opposed to rezoning any "rural" areas to "rural lifestyle" in the Hahei vicinity. Again, no exceptions, as we all bought our homes here and invested in this as our home knowing the zonoing and changing it will adversely affect our lives, especially changes which allow more building and smaller lot sizes, reduce buffers between Hahei and the rural land surrounding us, etc. Part VII - section 37 - Mining activities WE are opposed to any exceptions to "discretionally activities" such as quarrying, surface mining, underground mining, etc.. Again, none of this should be allowed. We have the opportunity to safeguard our environment, which is our wealth, and not deface and rape it. Indeed, it is our moral obligation to safeguard our environment - we are merely stewards of this beautiful land and it is in only the short term interest of outsiders that mining could be seen to have even remotely redeeming qualities. Appendix - planning needs #19 - Hahei #19A #19B these are the 3 we will address when speaking about the dangers of changing "rural" to "rural lifestyle" zoning in our area

Reason for Decision Requested

Attached Documents

File
No records to display.

# 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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Attention: District Plan Manager
- Email to:** [customer.services@tcdc.govt.nz](mailto: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) Progressive Enterprises Ltd. (PEL)

or Organisation (if relevant) \_\_\_\_\_

Email Address c/- mike@zomac.co.nz

Postal Address c/- Zomac Planning Solutions Ltd  
PO Box 103, Whangaparaoa 0943

Phone no. 09 428 2101  
include area code

Mobile no. 027 472 2798

**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)

as per the attached schedule

**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:**

as per the attached schedule

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

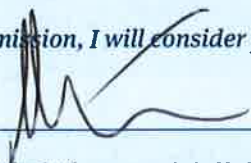
Retained ☐ Deleted ☐ Amended ☒ as follows:

as per the attached schedule

## 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.J. FOSTER) Date 5 MARCH 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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THAMES-COROMANDEL DISTRICT COUNCIL  
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# Schedule A: Progressive's Detailed Analysis of Proposed District Plan Provisions

ITEM	PROVISION	PROGRESSIVE'S SUBMISSION	RELIEF SOUGHT (additions underlined)
<b>PART I – INTRODUCTION</b>			
<b>Section 3 – Definitions</b>			
1.	Scope and extent of definitions	In PEL's view an industry accepted definition of supermarket should be included in the definitions section. Supermarkets are a high traffic generator different from most other retail activities.	Amend Section 3 to include a definition of supermarkets as follows: <u>Supermarkets</u> A retail outlet that stocks, sells and supplies (including by delivery on-site or off-site) a comprehensive range of predominantly domestic supplies, services, merchandise and convenience goods for consumption and use off or on the premises including, without limitation, financial, insurance, transportation, pharmaceutical, alcohol and gaming (for example, Lotto) goods and services. Excludes: <ul style="list-style-type: none"> <li>• Dairies</li> <li>• Restaurants</li> </ul> Supermarkets are exempt from compliance with any Local Alcohol Policy
<b>PART III – DISTRICT WIDE ISSUES, OBJECTIVES &amp; POLICIES</b>			
<b>Section 15 – Settlement Development &amp; Growth</b>			
2.	Section 15.3 Policy 2c	In PEL's view this policy fails to recognize that suitable zoned land for edge of centre or out of centre supermarket development is quite limited in the district's settlements. Policy 2c should therefore be amended to provide for greater flexibility of location. Trade competition impacts are not a resource management effect or issue.	Amend Policy 2c as follows: "New commercial development, <u>excluding supermarkets</u> , should not detract from the vitality and viability of existing Commercial Areas."
<b>PART IV – AREA ISSUES, OBJECTIVES AND POLICIES</b>			
<b>Section 20 – Commercial Area</b>			
3.	Section 20.3 Objectives and Policies, Objectives 5 and Policy 5a	In PEL's view the emphasis on large scale retail outlets being located only within Commercial Areas lacks flexibility for activities such as supermarkets.	Amend Objective 5 and Policy 5a as follows: <b>Objective 5</b> The location of large scale retail outlets, <u>except</u>

		<p><u>supermarkets</u>, promote growth and consolidation of other activities in the Commercial Area.</p> <p><b>Policy 5a</b></p> <p>Retail, <u>except supermarkets</u>, with a floor area greater than 500m<sup>2</sup> should be located within or adjacent to existing Commercial Areas....</p>
4.	Section 21.3 Objectives and Policies, Objective 4 and Policy 4a	<p>In PEL's view, in certain circumstances, it may be appropriate for a supermarket to locate in an Industrial Zone where there are limited alternative locations.</p> <p>Amend Objective 4 and Policy 4a as follows:</p> <p><b>Objective 4</b></p> <p>Activities, <u>except supermarkets</u>, that are incompatible with industrial activities do not establish within the Industrial Zone.</p> <p><b>Policy 4a</b></p> <p>Activities, <u>except supermarkets</u>, that may hinder the regular operation of industrial activities through reverse sensitivity effects and more suitably located in other areas of the District, shall not be located within the Industrial Area.</p>
5.	Section 23.3 Objectives and Policies, Objective 5 and Policy 5a	<p>Amend Objective 5 and Policy 5a as follows:</p> <p><b>Objective 5</b></p> <p>Non-residential activities <u>such as supermarkets</u> appropriately located in a Residential Area can create a more vibrant and sustainable urban environment while avoiding adverse effects on residential activities.</p> <p><b>Policy 5a</b></p> <p>Non-residential activities <u>such as supermarkets</u> in the Residential Zone or in the Extra Density Residential Zone should be provided for if they do not detract from the residential character of the zone, improve the overall community wellbeing and do not generate adverse <u>traffic</u>, <u>amenity</u> and <u>noise effects</u> on adjacent residential activities.</p>
<b>PART VII – DISTRICT WIDE RULES</b>		
<b>Section 39 – Transport</b>		
6.	Section 39, Rules 5 and 6	That Section 39 Rules 5 and 6 be adopted without modification.

		house differences in terms of car park provisions is supported.	
<b>PART VIII – ZONE RULES</b>			
<b>Section 42 – Commercial Zone</b>			
7.	Section 42.3 Activity Table and User Information Commercial Zone	As a consequence of PEL seeking the inclusion of a definition of supermarkets in the Proposed Plan, such a term should be included in the activity table.	Amend 42.3 Activity Table under the heading “Commercial” as follows: “Supermarkets R2”
8.	Section 44.3 Activity Table and User Information and Restricted Discretionary Activity Rules, Extra Density Residential Rules	In accordance with relief sought in item 4 above supermarkets should be listed in the Activity Table as a restricted discretionary activity subject to certain assessment criteria contained in a new Rule 16A.	Amend 44.3 Activity Table under the heading “Commercial” as follows: “Supermarkets R16A”  Add new Rule 16A as follows: <i>“Rule 16A Supermarkets An assessment of the effects of a supermarket shall be made considering the following: (a) The extent to which the new activities would result in adverse effects on the commercial and community services and facilities of any existing or proposed business centre as a whole; (b) The extent to which the overall availability and accessibility of commercial and community services and facilities will be maintained in any existing business centre; (c) The extent to which the new activities would result in a significant adverse effect on the character, heritage and amenity values of the surrounding residential area and on any existing proposed centre; (d) The extent to which the benefits of a new development are able to directly or indirectly mitigate any adverse effects listed above; (e) Any traffic, social, economic effects and any cumulative effects associated with the additional activity on the locality and any other area within the District; and (f) The extent to which alternative locations have been considered.”</i>

9.	Section 45.3 Activity Table and User Information, Gateway Zone	As a consequence of PEL seeking the inclusion of a definition of supermarkets in the Proposed Plan, such a term should be included in the activity table.	Amend 45.3 Activity Table under the heading “Commercial” as follows: “Supermarkets R1”
10.	Section 46.3 Activity Table and User Information and Restricted Discretionary Activity Rules, Industrial Zone	In accordance with relief sought in item 4 above supermarkets should be listed in the Activity Table as a restricted discretionary activity subject to certain assessment criteria contained in a new Rule 11A.	Amend 46.3 Activity Table under the heading “Commercial” as follows: “Supermarkets R11A”  Add new Rule 11A as follows: <u>“Rule 11A Supermarkets</u> <i>An assessment of the effects of a supermarket shall be made considering the following:</i> <i>(g) The extent to which the new activities would result in adverse effects on the commercial and community services and facilities of any existing or proposed business centre as a whole;</i> <i>(h) The extent to which the overall availability and accessibility of commercial and community services and facilities will be maintained in any existing business centre;</i> <i>(i) The extent to which the new activities would result in a significant adverse effect on the character, heritage and amenity values of the surrounding residential area and on any existing proposed centre;</i> <i>(j) The extent to which the benefits of a new development are able to directly or indirectly mitigate any adverse effects listed above;</i> <i>(k) Any traffic, social, economic effects and any cumulative effects associated with the additional activity on the locality and any other area within the District; and</i> <i>(l) The extent to which alternative locations have been considered.”</i>
11.	Section 47.3 Activity Table and User Information and	In accordance with relief sought in item 4 above supermarkets should be listed in the Activity Table as	Amend 47.3 Activity Table under the heading “Commercial” as follows:

	Restricted Discretionary Activity Rules, Light Industrial Zone	a restricted discretionary activity subject to certain assessment criteria contained in a new Rule 11A.	<p>“Supermarkets R11A”</p> <p>Add new Rule 11A as follows:</p> <p><u>“Rule 11A Supermarkets</u></p> <p><i>An assessment of the effects of a supermarket shall be made considering the following:</i></p> <p><i>(m) The extent to which the new activities would result in adverse effects on the commercial and community services and facilities of any existing or proposed business centre as a whole;</i></p> <p><i>(n) The extent to which the overall availability and accessibility of commercial and community services and facilities will be maintained in any existing business centre;</i></p> <p><i>(o) The extent to which the new activities would result in a significant adverse effect on the character, heritage and amenity values of the surrounding residential area and on any existing proposed centre;</i></p> <p><i>(p) The extent to which the benefits of a new development are able to directly or indirectly mitigate any adverse effects listed above;</i></p> <p><i>(q) Any traffic, social, economic effects and any cumulative effects associated with the additional activity on the locality and any other area within the District; and</i></p> <p><i>(r) The extent to which alternative locations have been considered.”</i></p>
12.	Section 48.3 Activity Table and User Information and Restricted Discretionary Activity Rules, Low Density Residential Zone	In accordance with relief sought in item 4 above supermarkets should be listed in the Activity Table as a restricted discretionary activity subject to certain assessment criteria contained in a new Rule 13A.	<p>Amend 48.3 Activity Table under the heading “Commercial” as follows:</p> <p>“Supermarkets R13A”</p> <p>Add new Rule 13A as follows:</p> <p><u>“Rule 13A Supermarkets</u></p> <p><i>An assessment of the effects of a supermarket shall be made considering the following:</i></p> <p><i>(s) The extent to which the new activities would result in adverse effects on the commercial and community</i></p>

		<p><i>services and facilities of any existing or proposed business centre as a whole;</i></p> <p><i>(t) The extent to which the overall availability and accessibility of commercial and community services and facilities will be maintained in any existing business centre;</i></p> <p><i>(u) The extent to which the new activities would result in a significant adverse effect on the character, heritage and amenity values of the surrounding residential area and on any existing proposed centre;</i></p> <p><i>(v) The extent to which the benefits of a new development are able to directly or indirectly mitigate any adverse effects listed above;</i></p> <p><i>(w) Any traffic, social, economic effects and any cumulative effects associated with the additional activity on the locality and any other area within the District; and</i></p> <p><i>(x) The extent to which alternative locations have been considered."</i></p>
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# 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](http://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](mailto: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)

THAMES-COROMANDEL  
DISTRICT COUNCIL

5 MAR 2014

RECEIVED BY:  
A. ELLIS 12.30 PM

### Submitter Details

Full Name(s) RUTH DONNELLY

or Organisation (if relevant) \_\_\_\_\_

Email Address RMCDONNELLY@GMAIL.COM

Postal Address 228 THAMES COAST RD  
NGARIMU BAY, RD5, THAMES

Phone no. (include area code) (07) 868 2816

Mobile no. 021 677 401

**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

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)

PROVISION: NZTA DESIGNATION "NZTA 4"  
SCHEDULE OF DESIGNATIONS MAP 26 D 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:

① THE ROAD HAS ALREADY PREVIOUSLY BEEN WIDENED WHICH HAS CREATED A SAFETY ISSUE IN REGARD TO SAFE ACCESS TO & FROM THE PROPERTY - SPEED LIMIT IS NOT OBSERVED. (SEE ATTACHED)

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 R McDonnelly Date 05/03/14

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

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- 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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- ② THE ROAD IS VERY CLOSE TO OUR FENCELINE NOW, THERE IS SUFFICIENT ROOM JUST FOR SAFE PEDESTRIAN ACCESS. ANY WIDER WOULD ~~NOT~~ REMOVE THE SAFE ACCESS FOR PEDESTRIANS, RESIDENTS & ANY EMERGENCY SERVICES.
- ③ SINCE THE PREVIOUS WIDENING OF THE ROAD, IT HAS MADE ACCESS FROM OUR FRONT STEPS VERY DANGEROUS. I HAVE AN ELDERLY MOTHER AND IT IS PERICULOUS GETTING HER & THE WHEELCHAIR SAFELY IN & OUT OF THE FRONT ENTRANCE.
- ④ THE ROAD IS ALREADY VERY CLOSE TO THE FRONT OF THE HOUSE. WE HAVE REAL CONCERNS WITH PROPOSED WIDENING THAT WILL BRING IT DANGEROUSLY CLOSE TO THE DWELLING.
- ⑤ ANY FURTHER WIDENING WILL BRING INCREASED TRAFFIC & SPEEDS PAST OUR RESIDENCE. IT IS ALREADY DANGEROUS WITH MOTORISTS NOT OBEYING SPEED RESTRICTIONS. IT IS AN AREA THAT HAS A LOT OF PEDESTRIAN ACTIVITY IN RESIDENTS SAFELY ACCESSING THE BEACH.
- ⑥ ANY FURTHER ROAD WIDENING WILL SIGNIFICANTLY REDUCE THE PROPERTY VALUE.

# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

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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)

To CTS

Received

- 5 MAR 2014

Thames-Coromandel District Council  
Coromandel

File No: .....

### Submitter Details

Full Name(s) GILIAN ROWBOTHAM

or Organisation (if relevant) \_\_\_\_\_

Email Address rowbotham@xtra.co.nz

Postal Address 76 Waihiere Drive R. D3 Coromandel. 3583

Phone no. 07 866 8356  
include area code

Mobile no. 027 270 9728

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

Biodiversity Section 29 - Rules 1-4
Part VI ✓

### 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 refer to the attached submission.

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

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 Shawbatham Date 5/3/14.

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

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We object to Council removing our ability to cut five cubic metres of firewood (as a permitted activity) from the draft district plan. The removal of this right as private property owners will impact our lifestyle and burden us with unreasonable costs.

We believe that this rule goes against S85 RMA 1991 which states "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"

We urge Council to re-instate our right to cut firewood (5 cubic metres) as a permitted activity in the Proposed District Plan.

We walked on to our property in 1999 and were knee deep in Kikuyu, blackberry, and other invasive rope-like vines, we have worked hard to retain the native bush (which has ALL regenerated in the last 20 years,) as this property was once a grazed farm later subdivided into small residential lots.

When making our purchasing decision in the Coromandel area, we took into account the amount of firewood available on or OWN small lot, when building our home and installing a permitted environmentally friendly wood burner. This wood burner has been an effective cooking stove (during NUMEROUS power cuts experienced on the peninsular) and a cost effective heater in the winter months. Council need to look hard at the impact on private individual's right to use the land in a responsible manner, without burdening us with unnecessary regulation and costs.

Thank you for the opportunity to provide comment/objections on the District Plan.

Yours sincerely,  
 Gilian Rowbotham.



## Proposed Thames Coromandel District Plan

### Submission by

Name: *Johanna van Kooten*  
 Address: *476 Gibson Road, Dinsdale - Hamilton 3204*  
 Phone: *021 740 123* Email: *jovanko78@gmail.com*

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 within the Conservation Zone and classifying mining activities as prohibited activities.
- 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 and the detrimental effects of historical mining in the District.
- 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.**

**My further comments:**

*The Coromandel Peninsula is a national (if not international!) precious gem - it would be devastating on so many levels to see it being plundered.  
Is it REALLY necessary?! I think not, personally.*

- I would like to speak to my submission.
- I would consider presenting a joint case with others who have made a similar submission.
- I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Signature:



Date:

*3/03/2014*

## 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
- 2) Supporting Documents.

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

**My Consultation Points** tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

## 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: **Warwick**

Last Name: **Harvey**

On behalf of: **Harvey Family Trust**

Street:**88B Waatarua Road**

Suburb:**Remuera**

City:**Auckland**

Country:

PostCode: **1050**

Daytime Phone: **09 538 0263**

Mobile: **021 450 242**

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**

☐ Support

☒ Oppose

☐ Neutral

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

We oppose the proposal to require resource consent when there are more than 6 fee paying guests in holiday accommodation. ( Section 54.4 Rule 1. Visitor Accommodation)

### Reason for Decision Requested

Submission to TCDC re change in District Plan regarding the need for resource consent for holiday homes where there are more than 6 fee paying guests. We make the following points in relation to the proposed change in the District Plan regarding the need for resource consent for holiday homes where there are more than 6 fee paying guests. 1. Existing Use Rights "Section 10 of the Resource Management Act 1991 (the Act) states that land may be used in a manner that contravenes a rule in the District Plan if the use was lawfully established before the District Plan or Proposed Plan was notified. For example, a house that was built in 1974 and complied with all the relevant legal requirements in place in 1974 has existing use rights as it was legally established." (TCDC Web site) Owners of properties who choose to let them on an occasional basis have existing use rights which means they are able to continue to use their property as long as the "scale, character or intensity" of use does not change (in other words, as long as they keep using it as they have been). This use was lawfully established in the first place. Checking with the Council has identified that there are no specific requirements for a property owner who chooses to rent their homes on an occasional basis. 2. Resource Management Act not designed to assist businesses cope with competition In Section 5(2) of The Resource Management Act the act is defined as meaning "managing the use, development and protection of natural and physical resources in a way or at a rate which enables people and communities to provide for their social, economic and cultural well being and their health and safety" It primarily focusses on the environmental impact of an activity. It was not designed to enable a business or a type of business to use the act of the consenting process to restrict the lawful activity of another simply because of competition. The NZ Herald of September 25th 2013 reported that the Motel Owners' Association of New Zealand was "lobbying councils in a bid to make holiday home owners have to apply for resource consent if they rent their baches to more than six people. The Motel Association says that private accommodation providers are undercutting motels because their costs are lower....." The Motel Association's Opinion Piece on Holiday Homes, Apartments, Bed and Breakfasts etc states in its final paragraph that "...baches, cribs, holiday homes, apartments of bed and breakfasts... can all operate at a distinct financial advantage....." Section 104 3(a) (i) of the Resource Management Act states that: "A consent authority must not (a) when considering an application, have regard to—(i) trade competition or the effects of trade competition The Ministry of the Environment Fact Sheet 2: Trade Competition, Representation at Proceedings and Environment Court Costs notes that" "Amendments to improve the RMA include: • limiting the ability for trade competitors or other potentially frivolous or vexatious parties to participate in objection and appeal processes, unless they are directly affected by an adverse effect of the activity on the environment • discouraging the covert use of third parties by trade competitors • requiring decision-makers not to have regard to trade competition or its effects • reinstating the power of the Environment Court to require security for costs as a way to dissuade frivolous or vexatious appeals • requiring the Courts to award extensive costs against parties who are found to have anti-competitive motives." The form for this submission confirms this in that it asks submitters to note whether they could or could not gain commercial advantage in trade competition through this submission. 3. No documented analysis Thames Coromandel District Council staff were asked in phone conversation what documented analysis had been undertaken prior to this proposal being included in the proposed District Plan. They advised that there were no written recommendations leading to this proposal. If this is correct, it suggests that this proposal is no more than an unanalysed response to the lobbying from the Motel Association. 4. Minimal Environmental impact There is lesser impact on the environment of a home on the Coromandel which is occasionally occupied than one which has permanent residents. It has been argued that permanent residents have sometimes complained about the noise of tenants in neighbouring properties. It has been our experience that on the infrequent occasions on which noise from neighbours has been an issue, it has been relatives and friends staying with the property owner rather than paying guests. Any environmental impacts from noise are already addressed in the district plan with noise provisions in all zones. Noise complaints can be addressed on a case by case basis by noise control officers, irrespective of whether the noise is generated by more than six people and whether they are fee paying or not. From an environmental impact perspective, there is no logic to requiring a consent imposing consent conditions on property owners who have fee paying guests and not to those who do not. There is no difference in environmental effects from these two types of guests,

whether these relate to noise, traffic impacts or amenity use. 5. Negative impact on tourism for the TCDC economy. The District Council has identified tourism as a key economic activity. The Council's web site states, "The Council is absolutely committed to tourism and supporting the sector." Discover Coromandel which the Council supports notes on its web site, "The Coromandel has a superb range of accommodation from luxury lodges, to intimate B&Bs and holiday homes. Whatever your selection you'll be sure to meet friendly locals from The Coromandel." Clearly a range of accommodation is seen by Discover Coromandel as important the Coromandel economy. A Council press release of June 28th 2013 stated "The Council has adopted a new Events Strategy as part of its economic development strategy to attract more tourists and holiday home owners to the district" Artificially increasing the cost of an important form of accommodation is not in the best interests of the economy in the broadest sense. 6. The importance of choice for tourists and holiday makers Any tourist or holiday maker currently has a choice of accommodation options. Many holiday homes offer some seeking to stay on the Coromandel advantages not available in a motel. • Facilities for a group of 6 or more (often one family) to stay in one space where they can prepare meals using an oven and with a wide range of equipment rather than the limited equipment usually found in motels. • The ability for six or more people to eat at one table and relax in one space. • Storage for bikes and other sporting equipment and in some cases use of bikes and sporting equipment. • Books, games, cds, dvds and other resources which motels do not provide. • Safe playing area for children without vehicles of other guests coming and going. • Barbecue that they do not need to share with other groups • Washing machines and driers. • Ability to use their own Sky Card and so watch their preferred tv channels. It is in the best interests of the Coromandel economy that the council does not make this option more expensive because motels cannot or do not offer these facilities. Warwick Harvey On behalf of the Harvey Family Trust 6th March 2014

Thames-Coromandel Proposed District Plan - November 2013

- ☒ Support
- ☐ Oppose
- ☐ Neutral

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

Reason for Decision Requested

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?  
Section 54.4 Rule 1

Reason for Decision Requested

There are existing rights for holiday homes. The RMA is not designed to deal with competition issues. This proposal appears to be an unanalysed response to a submission from the Motel Owners Association The proposal has the potential to have a negative impact on tourism on the Coromandel

Attached Documents

File
Submission to TCDC re change in District Plan regarding the need for resource consent for holiday homes where there are more than 6 fee paying

## **Submission to TCDC re change in District Plan regarding the need for resource consent for holiday homes where there are more than 6 fee paying guests.**

We make the following points in relation to the proposed change in the District Plan regarding the need for resource consent for holiday homes where there are more than 6 fee paying guests.

### **1. Existing Use Rights**

"Section 10 of the Resource Management Act 1991 (the Act) states that land may be used in a manner that contravenes a rule in the District Plan if the use was lawfully established before the District Plan or Proposed Plan was notified.

For example, a house that was built in 1974 and complied with all the relevant legal requirements in place in 1974 has existing use rights as it was legally established." (TCDC Web site)

Owners of properties who choose to let them on an occasional basis have existing use rights which means they are able to continue to use their property as long as the "scale, character or intensity" of use does not change (in other words, as long as they keep using it as they have been). This use was lawfully established in the first place. Checking with the Council has identified that there are no specific requirements for a property owner who chooses to rent their homes on an occasional basis.

### **2. Resource Management Act not designed to assist businesses cope with competition**

In Section 5(2) of The Resource Management Act the act is defined as meaning **"managing the use, development and protection of natural and physical resources in a way or at a rate which enables people and communities to provide for their social, economic and cultural well being and their health and safety"**

It primarily focusses on the environmental impact of an activity.

It was not designed to enable a business or a type of business to use the act of the consenting process to restrict the lawful activity of another simply because of competition.

The NZ Herald of September 25<sup>th</sup> 2013 reported that the Motel Owners' Association of New Zealand was **"lobbying councils in a bid to make holiday home owners have to apply for resource consent if they rent their baches to more than six people.** The

Motel Association says that private accommodation providers are undercutting motels because their costs are lower.....”

The Motel Association’s Opinion Piece on Holiday Homes, Apartments, Bed and Breakfasts etc states in its final paragraph that “...baches, cribs, holiday homes, apartments of bed and breakfasts... can all operate at a distinct financial advantage.....”

Section 104 3(a) (i) of the Resource Management Act states that:

*“A consent authority must not (a) when considering an application, have regard to—  
(i) trade competition or the effects of trade competition*

The Ministry of the Environment Fact Sheet 2: Trade Competition, Representation at Proceedings and Environment Court Costs **notes that”**

“Amendments to improve the RMA include:

- limiting the ability for trade competitors or other potentially frivolous or vexatious parties to participate in objection and appeal processes, unless they are directly affected by an adverse effect of the activity on the environment
- discouraging the covert use of third parties by trade competitors
- requiring decision-makers not to have regard to trade competition or its effects
- reinstating the power of the Environment Court to require security for costs as a way to dissuade frivolous or vexatious appeals
- requiring the Courts to award extensive costs against parties who are found to have anti-competitive motives.”

The form for this submission confirms this in that it asks submitters to note whether they could or could not gain commercial advantage in trade competition through this submission.

### **3. No documented analysis**

Thames Coromandel District Council staff were asked in phone conversation what documented analysis had been undertaken prior to this proposal being included in the proposed District Plan. They advised that there were no written recommendations leading to this proposal.

If this is correct, it suggests that this proposal is no more than an unanalysed response to the lobbying from the Motel Association.

### **4. Minimal Environmental impact**

There is lesser impact on the environment of a home on the Coromandel which is occasionally occupied than one which has permanent residents.

It has been argued that permanent residents have sometimes complained about the noise of tenants in neighbouring properties. It has been our experience that on the

infrequent occasions on which noise from neighbours has been an issue, it has been relatives and friends staying with the property owner rather than paying guests.

Any environmental impacts from noise are already addressed in the district plan with noise provisions in all zones. Noise complaints can be addressed on a case by case basis by noise control officers, irrespective of whether the noise is generated by more than six people and whether they are fee paying or not.

From an environmental impact perspective, there is no logic to requiring a consent imposing consent conditions on property owners who have fee paying guests and not to those who do not. There is no difference in environmental effects from these two types of guests, whether these relate to noise, traffic impacts or amenity use.

## **5. Negative impact on tourism for the TCDC economy.**

The District Council has identified tourism as a key economic activity. The Council's web site states, "The Council is absolutely committed to tourism and supporting the sector."

Discover Coromandel which the Council supports notes on its web site, "*The Coromandel* has a superb range of accommodation from luxury lodges, to intimate B&Bs and holiday homes. Whatever your selection you'll be sure to meet friendly locals from *The Coromandel*."

Clearly a range of accommodation is seen by Discover Coromandel as important to the Coromandel economy.

A Council press release of June 28<sup>th</sup> 2013 stated "The Council has adopted a new [Events Strategy](#) as part of its economic development strategy to attract more tourists and holiday home owners to the district"

Artificially increasing the cost of an important form of accommodation is not in the best interests of the economy in the broadest sense.

## **6. The importance of choice for tourists and holiday makers**

Any tourist or holiday maker currently has a choice of accommodation options. Many holiday homes offer some seeking to stay on the Coromandel advantages not available in a motel.

- Facilities for a group of 6 or more (often one family) to stay in one space where they can prepare meals using an oven and with a wide range of equipment rather than the limited equipment usually found in motels.
- The ability for six or more people to eat at one table and relax in one space.

- Storage for bikes and other sporting equipment and in some cases use of bikes and sporting equipment.
- Books, games, cds, dvds and other resources which motels do not provide.
- Safe playing area for children without vehicles of other guests coming and going.
- Barbecue that they do not need to share with other groups
- Washing machines and driers.
- Ability to use their own Sky Card and so watch their preferred tv channels.

It is in the best interests of the Coromandel economy that the council does not make this option more expensive because motels cannot or do not offer these facilities.

Warwick Harvey  
On behalf of the Harvey Family Trust  
6<sup>th</sup> March 2014

# 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](http://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](mailto: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)

THAMES-COROMANDEL  
DISTRICT COUNCIL

6 MAR 2014

RECEIVED BY: Tui

11:36am

### Submitter Details

Full Name(s)	JOHN EVELYN FANSHAW	
or Organisation (if relevant)		
Email Address	fانشawe.j@xtra.co.nz	
Postal Address	18 HORNSEA ROAD TAIRUA 3508	
Phone no. <small>include area code</small>	(07) 864 9489	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)

What will become 16 Hornsea Road, Tairua as shown on map 29B of overlay Tairua is now shown as Residential (Housing Zone) in the proposed Thames - Coromandel District Plan.

### 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:

This section is between 14 and 18 Hornsea Road, Tairua and is surrounded by Residential Housing and will blend in with the existing landscape with its Residential Zoning.

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 J. E. Fanshawe Date 06-03-14

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](http://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](http://www.tcdc.govt.nz)



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

**THAMES-COROMANDEL  
DISTRICT COUNCIL**

8 5 MAR 2014

**RECEIVED BY:** Tmi.

11:30am

### Submitter Details

Full Name(s)	JOHN EVELYN FANSHAWE	
or Organisation (if relevant)		
Email Address	fانشawe.j@xtra.co.nz	
Postal Address	18 HORNSEA ROAD TAIRUA 3508	
Phone no. <small>include area code</small>	(07) 864 9489	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.

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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)

Extra density as shown on map 29C & D and remaining areas to be residential zone, in particular Hornsea Road & Main Road North as shown on map 29B

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:

Any further extra density housing will adversely effect the present character of Tairua & would be contrary to the Blue Print which approved that urban growth & services should be concentrated in the 3 main centres of Whitianga, Thames & Whangamata with limited growth in the four settlements of Coromandel Town, Matarangi, TAIRUA & Pauanui

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 J. E. Fanshawe Date 06-03-14

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](http://www.tcdc.govt.nz/dpr)

THAMES-COROMANDEL DISTRICT COUNCIL  
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# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

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

THAMES-COROMANDEL  
DISTRICT COUNCIL

5 MAR 2014

RECEIVED BY:

A. Young

### Submitter Details

Full Name(s) Peter William Bennett

or Organisation (if relevant) \_\_\_\_\_

Email Address \_\_\_\_\_

Postal Address 17 Orchard East Rd, NGATEA. 3503

Phone no.  
Include area code

07 867 7269

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)

41 Rule 10, 44 Rule 9, 48 Rule 9, 54 Rule 9, 56 Rule 7,  
57 Rule 7, 58 Rule 14.

### 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:

Rule do not meet the expectations of the  
Amateur Service.

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 P Benne Date 22/02/14

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](http://www.tcdc.govt.nz/dpr)

THAMES-COROMANDEL DISTRICT COUNCIL  
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