

Proposed Thames-Coromandel District Plan



Submission Form

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

Your submission can be:

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

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

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

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

Submitter Details

Full Name(s)	Trudi Catherine Hayde Leach		
or Organisation (if relevant)			
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Postal Address	P.O. Box 296 Whitianga 3542		
Phone no. include area code	(07) 8695997	Mobile no.	021 866045

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.

TO
RECEIVED
87 MAR 2014
Thames-Coromandel District Council
ECM No:



Your Submission

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

54.4 Permitted Activities
Rule 1 Visitor Accommodation.
a) b)

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:

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 [Signature] 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

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

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54.4 Visitor Accommodation:

I support the plan proposing no more than 6 tariff paid visitors staying on-site at any one time without a manager because I have experienced what it means when the "house next door" changes from a quiet neighbouring home into a "lodge" type accommodation with 11 beds, 9 cars and a pre wedding party or a 60th birthday, where friends and family can bunk in for the event.

I have experienced week after week when those paying guests enjoyed themselves all day and until the early hours feeling as though they had paid for this pleasure so had no concern for any homes in close proximity to their chosen location to celebrate.

After a neighborhood meeting to discuss this ongoing stress caused to neighbours, the owners agreed to change their profile.

This "lodge" is now a "haven" for visitors to relax and enjoy the peace of our small community without disruption.

The owners have kept their tariff the same, reduced the beds to six, lifted the quality of the experience and wear and tear on their property. The visitors are friendly and really enjoy this haven.

I feel protective to those who choose to live in a peaceful community and deserve to have their neighbourhood as place to relax.

Commercial accommodation is plentiful. The providers pay for the right to operate, have on-site managers to look after the needs of those living close by and can fulfil the needs of those celebrating an occasion.

If the bach owner needs income, it is a false sense to think that you need to accommodate a large number to create an income. It is about quality not quantity.

This type of activity if allowed will alter tone of the neighbourhood, chosen by those who wish to live here for the quality of the lifestyle.

Coromandel Peninsula can only increase in popularity as a holiday destination. The residential ambience must be protected.

Sarah Haydn Leach

TO
RECEIVED
10 MAR 2014
Thames-Coromandel District Council
ECM No:

Proposed Thames Coromandel District Plan

Submission by

Name: JULIE Worth
 Address: 116a Avalon Place - Whangamata
 Phone: 021 389 154 Email: julieblawslingshot.co.nz

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:

my family and I have been ratepayers here since 1962. My father's family are from Waikato, my 9th grand father & grandfathers gold miners there. Pappa got dusted and died @ 70, he was an old man and retired by 49. I have no affinity with mining in any form. What could be claimed is small fry in comparison to what our future generations will lose. Think long term! energy resources will change drastically and it will all be such a waste.

- 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:

J. J. Work

Date: 4/march/2014

Proposed Thames Coromandel District Plan

Submission by

Name: Graeme Easte and Maire Leadbeater
 Address: 71a Martin Avenue, Mt Albert, Auckland 1025
 Phone: (09) 815-9000 Email: maire@clear.net.nz
0274-436-957

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TO

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10 MAR 2014

Thames-Coromandel District Council

ECM No:

P.1 of 2

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My further comments:

- ✓ 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:

Maine Leadbeater

Date: *4/3/2014*

gluck

P2 062

*Maine Leadbeater
and Graeme Easte*

71a Martin Avenue, Mt Albert, Auckland 1025

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

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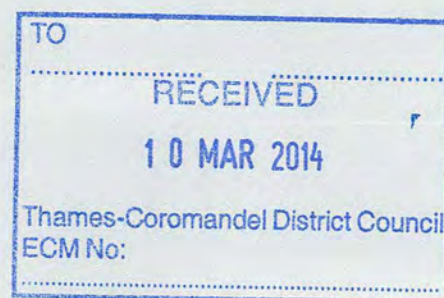
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Submitter Details

Full Name(s) Graham Richard Charles Harsant & Elizabeth Mary Harsant
or Organisation (if relevant) _____

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Phone no. 07 8663833
include area code

Mobile no. 021 135 1913

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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)

Rezoning of land at Hahei Beach
to rural lifestyle
132, 94 & 111 Hahei Beach Rd.

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 attached.

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

Retained ☐ Deleted ☒ Amended ☐ as follows:

Continue with Rural zoning

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 4/3/2014

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

Trade Competition

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

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

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

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

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Proposed District plan change for Hahei beach Road land

We strongly oppose the change of zoning from Rural to rural lifestyle at (132, 94 and 111 Hahei Beach Road.

My reasons are very similar to John North's very well supported submission and I agree the surrounding Hahei problems take precedence in solving to any further development.

Rural lifestyle

- After discussions with the planners, I see no evidence that there will be an increase in development contributions compared to rural zoning.
- Five acre (two hectare) blocks are no good for farming and can be difficult to maintain.
- There will be pressures to continue to subdivide in an unplanned manner.
- Effect on rates on surrounding properties is unknown. It would have been diplomatic to discuss the zoning change with the farmers that have large boundaries with these properties.
- There will be no control on what the entrance way into Hahei will look like.
- I am very disappointed with the documents provided by the Draft district plan committee on **why** the land needed a zoning change. Only the owners were putting forward reasons and in one case outdated, destructive to the rate payer's association and extremely debatable information.

132 Hahei Beach road has been given a clear opportunity under the rural zoning to gain another title. Two titles on eight acres (Generally 20 hectare average per lot) is a fair use the resource management act.

This small block of land is **no more** special than any other rural zoned land between Cooks Beach, Hahei Beach and Hot water Beach. You will still need to drive to the Beach.

There are many other blocks that may need to create another title over time to survive financially or enable family succession.

Too much leniency for one small area can be confusing and distracting.

If it is found that this block will compliment 94 and 111 Hahei Beach Road in improving Hahei long term, then it may be logical to include it in the structure plan concept.

94 and 111 Hahei Beach Road

These two larger parcels of land **may** help solve some of the problems Hahei has now, and will potentially gain with the great walks project etc.

The concept of a structure plan under rural zoning has merit if it can be guaranteed that the sections **cannot** be divided further in the future. This needs to be the case even if sections are connected to the waste water plant at a later date.

The structure plan tabled to the community board and the draft district plan committee may be a starting point. Personally I feel there are **far** too many sections for the Beach size, surrounding issues and to continue the village feel we now have.

Leadership, inclusion and transparency from council and the owners may provide common ground to benefit long term, the owners, council, Cathedral Cove, the wet lands, visitors, businesses, section owners, other land owners and the reputation of Hahei as one of the most beautiful beaches on the Peninsula.

This could be a drawn out process.

If no clear relationship can be developed then this land may continue to be productive dairy grazing blocks, possibly until the next district plan review.

Please keep the rural zoning.

Proposed Thames-Coromandel District Plan



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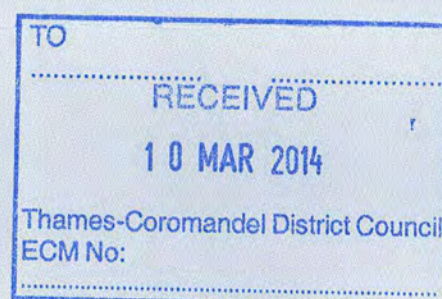
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Submitter Details

Full Name(s) PHYSICIANS & SCIENTISTS FOR GLOBAL RESPONSIBILITY NZ CHARITABLE TRUST

or Organisation (if relevant) CONTACT JEAN ANDERSON COORDINATOR

Email Address roberta@clear.net.nz

Postal Address PO BOX 8188

TAURANGA 3145

Phone no. (include area code) (07) 576 5721

Mobile no. /

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A NUMBER OF ISSUES OUTLINED IN OUR LETTER ATTACHED WHICH REFER TO ENVIRONMENTAL SUSTAINABILITY, PUBLIC HEALTH WHERE COUNCIL HAS RESPONSIBILITY WASTE DISPOSAL, DRINKING WATER STANDARDS, ECOLOGICAL MANAGEMENT. SEE

^{our}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.

DOES NOT APPLY

Reasons for my views:

WE ASK COUNCIL TO CONSIDER OUR INFORMATION FOR 2014 PLANS

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

Retained ☐ Deleted ☐ Amended ☐ as follows:

N/A

Proposed District Plan Hearing

^{DO NOT} We 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 Anderson per PSSRNZ

Date 26-2-14

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

Trade Competition

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

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☐ Y ☐ N

PSSRN HAS NO POLITICAL OR COMMERCIAL AFFILIATIONS

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

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PSGR

Physicians and Scientists for Global Responsibility

New Zealand Charitable Trust

Formerly Physicians and Scientists for Responsible Genetics New Zealand

PO Box 8188
TAURANGA 3145

+64 7 576 5721
roberta@clear.net.nz
www.psgr.org.nz

15 February 2012

CEOs, Mayors and Councillors of all Regional, District and City Councils in New Zealand,
cc Local and Community Boards, and CEOs and Board Members of all District Health Boards

Submission to Councils Future Community and Regional Plans

The Trustees of PSGR thank Council for their response to previous submissions and correspondence. We ask that you accept and consider the following concerns as a submission when establishing your planning and budgeting documents for a sustainable future for your district and a healthy community, and in doing this draw support from members of District Health Boards and Local and Community Boards.

Physicians and Scientists for Global Responsibility is a Charitable Trust established to provide independent scientific assessment and advice on matters relating to genetic engineering and other scientific and medical matters. We raise the following concerns with Council:

Genetic engineering

The following is just one indication of why New Zealand should preserve itself as a GE-free nation.

Field trials of transgenic canola took place in Tasmania in the late 1990s and 2000. Observing the effects, the Tasmanian Government decided to pursue agriculture that is free of genetically engineered organisms. Management issues of the former trial sites included seed persistence. Consequently, an annual audit of sites has taken place. The most recent was in May 2013, with all 53 sites inspected. Four sites had canola volunteers. In 2008, volunteers were found at twelve of the 53 sites,¹ twelve different sites to the 2013 audit. During audits, nearby roadsides and other areas are inspected to ensure containment is being achieved. This policy has been maintained and strengthened with a recent decision for an indefinite moratorium on release of GMOs to protect their brand and export economy.²

Over half the 2013 sites had not involved recent soil disturbance and it was acknowledged that these will have dormant canola seed in the soil that will not germinate until soil disturbance takes place. The Office of the Gene Technology Regulator (OGTR) advises canola seeds can be viable for up to 16 years.³

Australian farmers growing conventional canola have regularly secured a higher price for their crops. Exporters can check a list of countries that ban transgenic crops and require food labelling for any transgenic element on <http://naturalrevolution.org/list-of-countries-that-ban-gmo-crops-and-require-ge-food-labels/>.

¹ <http://safefoodfoundation.org/contamination-from-field-trials-in-tasmania/>

² <http://www.abc.net.au/news/2014-01-09/tasmania27s-gmo-ban-extended-indefinitely/5192112>

³ Former GE Canola Trial Sites Audit Reports, Department of Primary Industries, Parks, Water and Environment, <http://www.dpipwe.tas.gov.au/internnsf/WebPages/CART-6795X9?open>

Following community requests, the Bay of Plenty Regional Council included a precautionary statement on transgenic organisms in its Proposed Regional Policy Statement. An appeal by Scion (NZ Forest Research Institute) went to the Environment Court. The Court decision released on 18 December 2013⁴ allowed the BOP RC to retain reference to transgenic organisms in its Regional Policy Statement.

The Court's decision sets a precedent. It clearly indicates that the Resource Management Act can be used to manage such activities in the Bay of Plenty region and it will also assist any future case in front of the Environment Court on this emerging issue. Communities and industries in the Bay can now work towards the inclusion of stricter rules in their District and City Plans to protect and keep their 'GE-free' environment status and marketing advantage. The Regional Policy Statement includes a policy directive to apply a Precautionary Approach to activities that have scientific uncertainty and where there is a serious risk of irreversible adverse effects. This can apply to the use of transgenic organisms in the BOP environment. The Environment Court recognised the community concerns regarding the outdoor use of transgenic organisms. It also indicated in its decision that the Council may propose more directive regulation in the future, including policies, objectives, and methods. These regulations would come as a result of further investigation (via a Section 32 report) showing that transgenic organisms are elevated to a matter of regional significance. The Court decision will also encourage New Zealand Councils to take steps to protect their communities in a similar manner.

Local government's role is to work in service to the public interest of present and future generations. Local government responsibility encompasses the environmental and social spheres in their regions. The precautionary approach as discussed here speaks to this responsibility in regards to new technologies such as the proposal to release transgenic organisms.

We attach a legal opinion by Dr Roydon Somerville QC - Managing Risks Associated with Outdoor Use of Genetically Modified Organisms (January 2013) - and a press release from the Inter-council Working Party on GMO Risk Evaluation and Management Options⁵ which addresses some of the issues that Local government needs to consider in regards to the proposed uncontained use of transgenic organisms

Section 1.7 Precautionary approach (Environment Court decision)

"The ability to manage activities can be hindered by a lack of understanding about environmental processes and the effects of activities. Therefore, an approach which is precautionary but responsive to increased knowledge is required. It is expected that a precautionary approach would be applied to the management of natural and physical resources wherever there is uncertainty, including scientific, and a threat of serious or irreversible adverse effects on the resource and the built environment. It is important that any activity which exhibits these constraints is identified and managed appropriately. Although those intending to undertake activities seek certainty about what will be required of them, when there is little information as to the likely effects of those activities, public authorities are obliged to consider such activities on a case-by-case basis. Such consideration could be provided for in regional and district plans, through mechanisms such as zoning or rules enabling an assessment of effects through a resource consent process, or through other regulation such as bylaws. Any resource consent granted in such circumstances should be subject to whatever terms and conditions and/or reviews are considered necessary to avoid significant adverse effects on the environment and protect the health and safety of people and communities."⁴

PSGR strongly endorse a precautionary approach to transgenic organisms at all levels of government and regulation.

⁴ <http://www.boprc.govt.nz/media/321876/environment-court-decision-18-dec-2013-env-2012-339-000041-part-one-section-17.pdf>

⁵ Inter-council Working Party on GMO Risk Evaluation and Management Options <http://www.wdc.govt.nz/Plans/PoliciesandBylaws/Plans/Genetic-Engineering/Documents/GE-Reports/Letter-to-Minister-re-GMO-Survey.pdf>

Glyphosate

The French parliament has adopted a law to prohibit private or public use of pesticides in green areas, forests or public space, to apply from 1 January 2020.⁶ While this is a relatively small portion of agricultural chemical usage, it is a start to protect communities. PSGR urges Council to take similar action and ban the use of glyphosate-based herbicides in public places: roadsides, parks, reserves, community gardens, etc.

Recent studies highlight the effects on people of glyphosate, the active ingredient in RoundUp and many other herbicides.⁷ Additional ingredients in some formulations are adjuvants and/or surfactants; e.g. polyethoxylated tallow amine (POEA), particularly toxic to animals and humans. A study released in January 2014⁸ confirms glyphosate formulations have agents added that may be more toxic than glyphosate.

Glyphosate residues are found in the main foods in the Western diet. Negative impact on the body is insidious and manifests slowly over time, damaging cellular systems. It plays a part in most of diseases and conditions associated with the Western diet, including gastrointestinal disorders, obesity, diabetes, heart disease, depression, autism, infertility, cancer and Alzheimer's disease.⁹

A study has shown glyphosate was present in human urine samples taken from participants in 18 European countries. The test results averaged 43.9% with the chemical present.¹⁰

A review paper on glyphosate (2013)¹¹ prepared for the Scottish Parliament is a compilation from independent scientists, toxicologists, beekeepers, environmentalists, governments, industry, and regulators worldwide. The findings detail glyphosate's negative impact on human health and the environment.

To see a power-point presentation on glyphosate click on <http://people.csail.mit.edu/seneff/>, scroll down and click on "(Powerpoint Slides) (PDF Version)" to view 'Glyphosate: The Elephant in the Room'.

PSGR urges Council to refrain from using herbicides containing glyphosate or its salts for spraying in public areas and refer you to further information in our letter to Councils of 25 October 2013.

Fluoridation

Fluorine does not occur in the elemental state in nature, but exists in the form of fluorides in a number of minerals, of which fluorspar, cryolite and fluorapatite. Fluorine compounds are used in the production of aluminium and phosphate fertilizers and is a waste product from those industries.¹²

⁶ <http://www.env-health.org/news/latest-news/article/new-french-law-will-ban-non>

⁷ Glyphosate is manufactured in different solution strengths, with various adjuvants (agents) under many tradenames - Accord, Aquaneat, Aquamaster, Bronco, Buccaneer, Campaign, Clearout 41 Plus, Clear-up, Expedite, Fallow Master, Genesis Extra I, Glyfos Induce, Glypro, GlyStar Induce, GlyphoMax Induce, Honcho, JuryR, Landmaster, MirageR, Pond-master, Protocol, Prosecutor, Ranger, Rascal, Rattler, Razor Pro, Rodeo, Roundup, I, Roundup Pro Concentrate, Roundup UltraMax, Roundup WeatherMax, Silhouette, Touchdown IQ - by include Bayer, Dow Agro-Sciences, Du Pont, Cenex/Land O'Lakes, Helena, Monsanto, Platte, Riverside/Terra, and Zeneca. <http://en.wikipedia.org/wiki/Glyphosate>

⁸ 'Glyphosate commercial formulation causes cytotoxicity, oxidative effects, and apoptosis on human cells: differences with its active ingredient', Chaufan et al Int J Toxicol. 2014 Jan 16. Epub, 16 January 2014, PMID: 24434723. <http://www.ncbi.nlm.nih.gov/pubmed/24434723?dopt=Abstract>

⁹ Samsel et al, Entropy 2013, 15(4), 1416-1463; doi:10.3390/e15041416 <http://www.mdpi.com/1099-4300/15/4/1416>

¹⁰ 'Determination of Glyphosate residues in human urine samples from 18 European countries', carried out by Medical Laboratory Bremen, Germany, http://www.foeeurope.org/sites/default/files/glyphosate_studyresults_june12.pdf

¹¹ <http://www.gmwatch.org/index.php/news/archive/2013/15047-glyphosate-destructor-of-human-health-and-biodiversity>

¹² 'Background document for development of Fluoride in Drinking-water' © WHO 2004 http://www.who.int/water_sanitation_health/dwg/chemicals/en/fluoride.pdf

Typically, fluoride used to fluoridate water supplies is a contaminated chemical by-product of the phosphate fertilizer manufacturing process, fluorosilicic acid. It is concentrated, highly toxic and contains hazardous impurities. Uranium and radium are two known carcinogens found in fluorosilicic acid used for water fluoridation, and polonium-210 is one of two decay products of uranium. Polonium decays into stable lead-206, raising significant health risks, especially for children. Research has shown that drinking fluoridated water increases lead absorption.

We recommend Council read 'Public Health Investigation of Epidemiological Data on Disease and Mortality in Ireland related to Water Fluoridation and Fluoride Exposure' (2013).¹³ This Report was compiled for the Government of Ireland, the European Commission, and the World Health Organisation. It found public health authorities have pursued a policy of medicating the population with fluoridation chemicals for half a century without undertaking any clinical trials, medical, toxicological, scientific or epidemiological studies to examine how exposure to such chemicals may be impacting on the general health of the population. In the absence of any scientific data proponents continue a policy as both safe and effective for all sectors of society regardless of the age, nutritional requirements, medical status or the total dietary intake of fluoride of individuals.

A lifetime exposure to fluoride can lead to health risks,¹⁴ especially to those with challenged immune systems, the young and the elderly. There is no antidote for fluoride toxicity and fluoride does not adsorb to activated charcoal in filters.¹⁵

In the interests of public health, PSGR urges all Councils to maintain fluoride-free drinking water supplies.

Off- and on-shore drilling for oil and gas

Both of the above have raised strong public comment. Of particular concern in 2014 are the results of potential accidents with off-shore exploration drilling being carried out by Anadarko Petroleum Corporation and later Shell, and the effects on-shore drilling and fracking oil wells will have on the environment, especially contamination of ground water and drinking water, and contamination of agricultural land used to grow animals and food crops. The bedrock of the New Zealand's economy is primary production, manufacturing and tourism, which sectors rely strongly on our 'Clean Green' reputation. Oil pollution could destroy that status.

The Deepwater Horizon oil spill in the Gulf of Mexico began on 20 April 2010. After several failed efforts, the well was declared sealed on 19 September 2010 although some reports indicate the well site continues to leak. A total discharge of 4.9 million barrels (210 million US gal; 780,000 m³) has been estimated.¹⁶ The adverse effects continue in the health of people in the region, their livelihoods, and the environment.

The Rena grounding in October 2011 off Tauranga impacted on the environment extensively and proved how ill-equipped New Zealand is to handle oil spillages.¹⁷

Despite the ship carrying just 1700 tonnes of heavy oil and 200 tonnes of diesel fuel,¹⁸ over a thousand tonnes of sand had to be removed from local beaches, aided by hundreds of volunteers combing the sand by hand for oil globules for months afterwards. More than two years later, such globules of oil can still appear.

¹³ Prepared by Declan Waugh BSc CEnv MCIWEM MIEMA MCIWM Environmental Auditor and Strategic Advisor on Risk Assessment and Management <http://www.enviro.ie/Feb2013.pdf>.

¹⁴ <http://water.epa.gov/drink/contaminants/basicinformation/fluoride.cfm>

¹⁵ <http://emedicine.medscape.com/article/814774-overview>

¹⁶ http://en.wikipedia.org/wiki/Deepwater_Horizon_oil_spill

¹⁷ For background material see http://en.wikipedia.org/wiki/Rena_oil_spill.

¹⁸ http://en.wikipedia.org/wiki/2011_Tauranga_oil_spill

It could have been much worse. The *Rena* was a cargo ship rather than an oil tanker or – potentially even more dangerous – a deep sea oil well.

Following scientific principles <http://oilspillmap.org.nz/> shows the potential effect of oil spillage from the 2014 deep sea drilling sites being tackled by Anadarko. Oil companies drilling in New Zealand are required to have contingency plans in the event of a blowout¹⁹ and Anadarko has drawn up a 'worst case' accident scenario. It cites a daily oil flow higher than the 10,000 barrels a day estimated by Greenpeace in October 2013, a figure dismissed as ridiculous by New Zealand's Petroleum Exploration and Production Association and Prime Minister John Key.²⁰ 'Blowouts' are acknowledged to be more likely during exploration than during production and the risks rise with deepwater drilling. Because of the reported current lack of transparency in approving drilling permits, questions arise about ensuring that absolute best practice is applied.

In the event of a blowout, Maritime NZ would have charge. The Murdoch Review of Maritime NZ's handling of the *Rena* disaster is disturbing. Will the funding boost of NZ\$2 million from government over three years to improve equipment and coordination be sufficient? Deepwater Horizon should provide salutary lessons to ensure a safety culture leaving nothing to chance. The US congressional investigation into that accident described the oil-spill response plan signed off by BP and Anadarko as "tragically flawed" and "embarrassing".

We refer Council to our website for detailed information on fracking²¹ and to 'Evaluating the environmental impacts of fracking in New Zealand: An interim report'²² from the Parliamentary Commissioner for the Environment. A second report is due in the first half of 2014. Further sites are 'NZ Petroleum Basins'²³, and 'Briefing - Out Of Our Depth: Deep-sea oil exploration in New Zealand and East Coast Basin'.²⁴

Government maintains test-drilling applications should not have to go through a full public hearing process. This is not acceptable in the interests of New Zealand and its citizens. Exploratory drilling for oil and gas must remain publicly notifiable, open to public submissions and hearings. We urge Council to actively participate in your community on this issue.

Nanotechnology and waste disposal

We remind Council of our letter of 10 February 2013. In it we detailed evidence from hydroponic plant studies showing manufactured nano-materials can be taken up and processed by plants (Priester et al, 2012)²⁵ More recent studies²⁶ found manufactured nano-materials can impact on microbes and microbial processes related to nutrient cycling, to plant growth and composition if they are transferred from soil to plants. Highly sensitive spectral analysis techniques have now enabled scientists to trace nanoparticles taken up from the soil by crop plants and thus into the food chain.²⁷

¹⁹ <http://tvnz.co.nz/national-news/drilling-companies-prepared-potential-oil-blowout-5656950>

²⁰ 'Oil: a risky business' NZ Herald, 18 January 2014,
http://www.nzherald.co.nz/politics/news/article.cfm?c_id=280&objectid=11188335

²¹ <http://www.psgr.org.nz/> and click on Hydraulic Fracturing.

²² <http://www.pce.parliament.nz/publications/all-publications/evaluating-the-environmental-impacts-of-fracking-in-new-zealand-an-interim-report/>

²³ www.nzpam.govt.nz/cms/pdf-library/petroleum-publications-1/2010%20NZ%20Petroleum%20Basin%20Report-WEB.pdf

²⁴ www.greenpeace.org/new-zealand/Global/new-zealand/P3/publications/climate/2011/Greenpeace%20Deep%20Sea%20Oil%20Briefing.pdf

²⁵ 'Soybean susceptibility to manufactured nanomaterials with evidence for food quality and soil fertility interruption', 2012, www.pnas.org/content/early/2012/08/14/1205431109?utm_source=HEADS-UP+24-30+AUGUST++2012&utm_campaign=SMC+Hheads-Up&utm_medium=email (A) 'UCSB Scientists Demonstrate Biomagnification of Nanomaterials in Food Chain'

<http://ucsb.imodules.com/s/1016/indexNL.aspx?sid=1016&qid=1&pgid=252&cid=1417&ecid=1417&ciid=1790&crd=0>

²⁶ <http://phys.org/news/2013-02-x-rays-reveal-uptake-nanoparticles-soya.html>

²⁷ 6 February 2013 in the journal *ACS Nano*, <http://phys.org/news/2013-02-x-rays-reveal-uptake-nanoparticles-soya.html#jCp>

Releasing manufactured nanoparticles to the environment is a serious potential risk to human and environmental health. Plants expose huge interfaces to their air and soil environment. Nanoparticles are adsorbed to these plant surfaces, taken up through nano- or micrometer-scale openings of plants and translocated in the plant body. Persistent nanoparticles associated with plants can thus enter the human food chain.²⁸

Dispersing wastewater biosolids which may contain manufactured nano-materials on paddocks growing food crops could lead to agriculturally associated human and environmental risks. Biosolids that may contain manufactured nano-materials are routinely dispersed on New Zealand paddocks and into water systems and treated sewage that may contain such particles is discharged into the sea.²⁹

PSGR urges Councils and District Health Boards to work closely on developing safety measures in regard to manufactured nano-materials. Potential gains from nanotechnology need to be weighed against the fact that science is increasingly being privatised and patents on nano-products and nano-technologies are growing rapidly. Vested interest can too easily override issues of safety, regulation, and public consultation and interest.

Electro-Magnetic Radiation

Today society relies on electronics to an enormous extent and it is hard to accept that these functions can disrupt bodily health. The American Academy of Environmental Medicine (AAEM) has called for precaution and more research into EMF, RF and general frequency exposure because of adverse health effects: "It is clear that the human body uses electricity from the chemical bond to the nerve impulse and obviously this orderly sequence can be disturbed by an individual-specific electromagnetic frequency environment."³⁰

Of concern are wireless systems in schools, libraries and work places. We point Council to 'Public health implications of wireless technologies' (Sage and Carpenter, 2009).³¹ Of further concern are Smart Meters installed by electricity supply companies. As of 22 January 2014, the number installed had reached one million units.³²

PSGR recognizes that electric and electronic devices, and infrastructure and wireless communication are accepted parts of modern life, that the recent rise in use of these technologies has dramatically increased human exposure to electromagnetic radiation (EMR) and/or electromagnetic fields (EMF). Some applications of wireless technology would now be difficult to replace but we point to the warning issued by the European Environment Agency: "There are many examples of the failure to use the precautionary principle in the past, which have resulted in serious and often irreversible damage to health and environments. Appropriate, precautionary and proportionate actions taken now to avoid plausible and potentially serious threats to health from EMF are likely to be seen as prudent and wise from future perspectives."³³

²⁸ 'Plant nanotoxicology', Karl-Josef Dietz and Simone Herth, <http://www.ulb.ac.be/facs/sciences/biol/biol/2013-2014/Dietz-Herth.pdf>

²⁹ Mangere www.bvsde.paho.org/bvsaar/cdlodos/pdf/beneficialuse941.pdf; Guidelines for the Safe Application of Biosolids to Land in NZ, August 2003 www.waternz.org.nz/documents/publications/books_guides/biosolids_guidelines.pdf; The Cost-Benefits of Applying Biosolid Composts for Vegetable, Fruit and Maize/Sweetcorn Production Systems in NZ 2004 www.mwpress.co.nz/store/downloads/LRSciSeries27_Cameron2004_4web.pdf

Christchurch http://researcharchive.lincoln.ac.nz/dspace/bitstream/10182/1747/1/ssd_sewage_sludge.pdf

³⁰ 'Electromagnetic and radiofrequency Fields Effect on Human Health' American Academy of Environmental Medicine, http://aaemonline.org/emf_rf_position.html.

³¹ 'Public health implications of wireless technologies' (Sage and Carpenter, 2009), <http://www.ntia.doc.gov/legacy/broadbandgrants/comments/6E05.pdf>

³² <http://www.ea.govt.nz/about-us/news-events/media-releases/22jan14/> 22 January 2014

³³ The David Suzuki Foundation, 'Electromagnetic Radiation and Fields' on <http://www.davidsuzuki.org/issues/health/science/enviro-health-policy/electromagnetic-radiation-and-fields/>

While the science on the health impacts of such radiation is not yet conclusive, many people are concerned about how long-term exposure to excessive EMR may impact human health and nature.

PSGR asks that Councils and District Health Boards recognise that electromagnetic disturbances are on the increase and that understanding and controlling the electrical environment is essential for the protection of individuals and communities. Using safer technology such as fibre optics and other non-harmful methods for data transmission will assist the process.

'Refuse, reduce, reuse, repair, recycle and rot'

In 2013, Dunedin City Council adopted a Waste Management and Minimisation Plan. Its vision statement is "Dunedin, a sustainable city in which 'waste' is transformed into a beneficial material or is returned benignly to nature." See <http://www.dunedin.govt.nz/services/waste-minimisation> for details.

In Nelson, 92% of citizens recycle. See <http://www.nelsoncitycouncil.co.nz/services/rubbish/recycling-3>.

PSGR urges all Councils to follow these examples and also work to achieve a target of zero waste to landfill.

Council's Future Plans

PSGR urges all Councils to apply strong precautionary policies on genetically engineered organisms and on nanoparticles for Unitary, Local and Regional plans to meet your duty of care to your community and to protect district environments. We call on Councils and District Health Boards to be cognisant of the risks of genetically engineered organisms, nanoparticles, glyphosate-based herbicides, fluoride and EMR/EMF in terms of human health.

Councils and DHBs represent their community. Duty of care should always take account of public opinion, health and safety.

Response to this submission to local community and regional plans

As stated earlier, please consider this correspondence as a formal submission to your plans.

We wish to be kept informed of the process of submissions and outcomes. In general we do not wish to appear to speak to the submission at hearings, although we are open to invitation by Councils and District Health Boards to address representatives when required and when feasible.

We look forward to your response.

The Trustees
Physicians and Scientists for Global Responsibility New Zealand Charitable Trust

Paul G Butler, BSc, MB, ChB, Dip.Obst. (Auckland), FRNZCGP, General Practitioner, AUCKLAND

Jon Carapiet, BA(Hons), MPhil. Senior Market Researcher, AUCKLAND

Bernard J Conlon, MB, BCh, BAO, DCH, DRCOG, DGM, MRCGP (UK), FRNZCGP
General Practitioner, ROTORUA

New Zealand Councils, Local and Community Boards, District Health Boards
Physicians and Scientists for Global Responsibility New Zealand Charitable Trust

15 February 2014
page 8 of 8

Elvira Dommissie BSc (Hons), PhD, Mus.B, LTCL, AIRMTNZ, Scientist, Crop & Food Research Institute
(1985-1993), working on GE onion programme, CHRISTCHURCH

Michael E Godfrey, MBBS, FACAM, FACNEM
Director, Bay of Plenty Environmental Health Clinic, TAURANGA

Elizabeth Harris, MBChB, Dip Obs, CNZSM., CPCH, CNZFP; DMM, FRNZCGP
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Frank Rowson BVetMed MATAMATA

Peter R Wills, BSc, PhD, Associate Professor, University of Auckland, AUCKLAND

Damian Wojcik, BSc, MBChB, Dip. Religious Studies, Dip.Obst., DCH, FRNZCGP, FIBCMT (USA), FACNEM,
Master Forensic Medicine (Monash), Director and founder of the Northland Environmental Health Clinic,
WHANGAREI

Jean Anderson, Businesswoman retired, TAURANGA.

Ends

Proposed Thames-Coromandel District Plan



Submission Form

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

Your submission can be:

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

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

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

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

THAMES-COROMANDEL
DISTRICT COUNCIL

7 MAR 2014

RECEIVED BY: *Thi*
3:27 PM

Submitter Details

Full Name(s)	<i>WILLIAM WALTER & MARIA KRISTINA ALGIE</i>	
or Organisation (if relevant)		
Email Address	<i>billoalgieadvertising.co.nz</i>	
Postal Address	<i>27 SE MAHIA BAY ROAD, PONGAKA, ARLAND 1011</i>	
Phone no. include area code	<i>09 3766029</i>	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)

Callaway House - 21 Callaway Lane, Kikaukakanui Bay:
extent of proposed curtilage area of an
"historic site".

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 letter

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

Please refer to the attached letter

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 _____

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

Trade Competition

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

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

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

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

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

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

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



27 St Marys Bay Road
Ponsonby
Auckland 1011

25th February 2014

Thames Coromandel District Council
Private Bag 1001
THAMES 3540

**Re: PROPOSED DISTRICT PLAN, HERITAGE PROVISIONS : and
Callaway House, 21 Callaway Lane, Kikowhakarere Bay**

Dear Sir / Madam

I hereby request that the "Proposed Heritage Site" correspond with the curtilage area of Callaway House as shown on the drawing, Sheet 3, as attached, and identified as area "F" on the Surrey Plan, also attached.

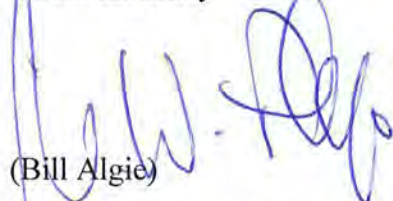
This curtilage area is as shown for the Encumbrance to Thames Coromandel District Council, B583005.4, prepared as a result of Resource Consent K07.0402.00, K0301856.00 P.100387 of August 1997.

The Encumbrance is identified as an interest on the title SA67C/698. Copies of the Title and Encumbrance are also attached.

You will note that approval of the curtilage area by the NZ Historic Places Trust is included as part of the Encumbrance.

If you have any queries, please call me on 09 376 6829.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'W. W. Algie', with a stylized flourish at the end.

(Bill Algie)

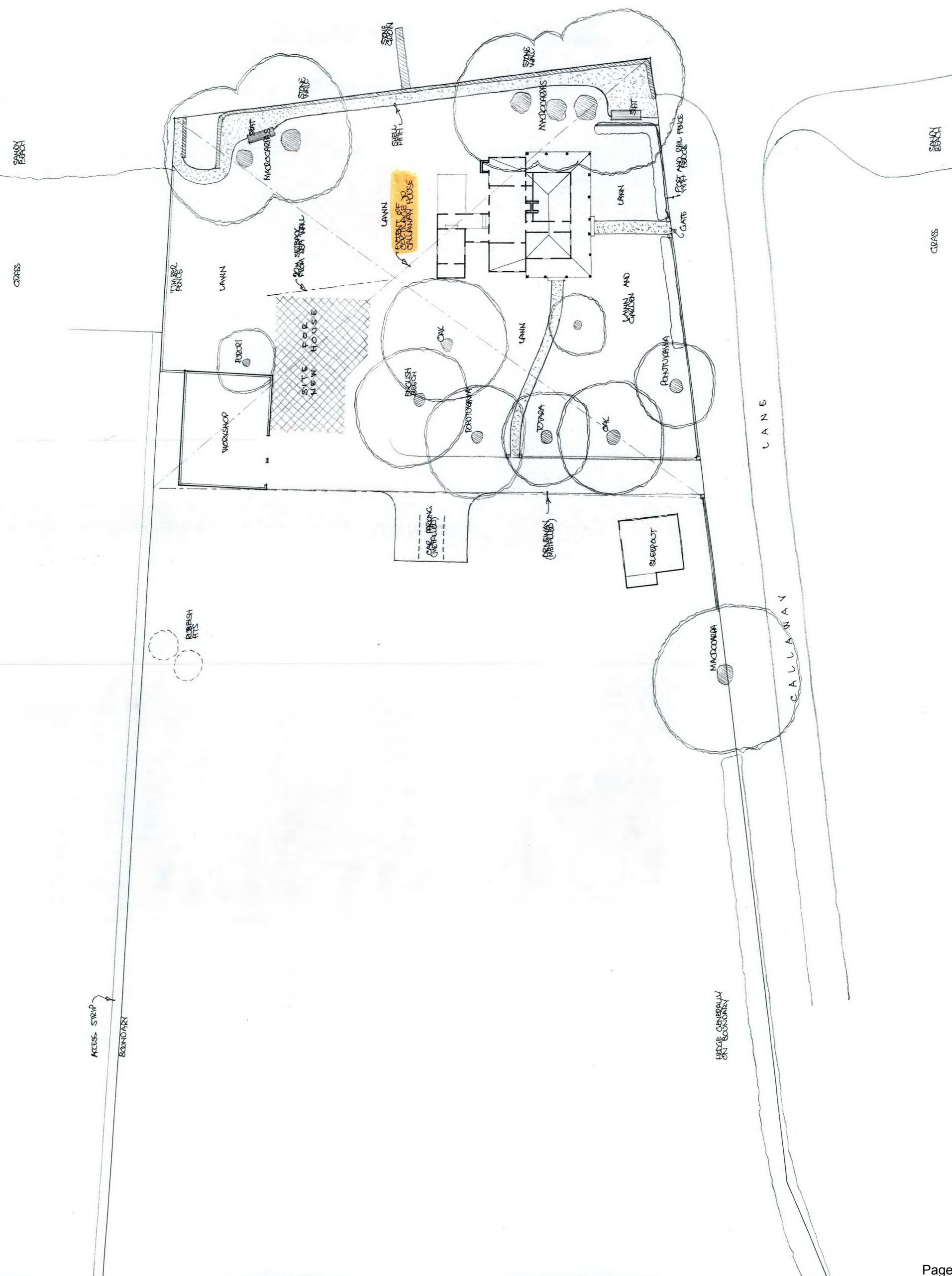
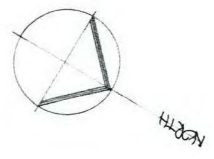
For W W Algie and M K Algie and S M Algie.

CALLAWAY HOUSE
21 CALLAWAY LANE
KILOWHAKAREE BAY
COROMANDEL

THE DRYING, DRESSING
AND COMBING BY
WILLIAM ALICE
BUTCH HENS ANSA
DECO ARCHITECT
19 OUBEN STREET
TEL. 5766891
AUCKLAND

CALLAWAY HOUSE
AND SETTING:
PROPOSED SITE
PLAN

KILOWHAKAREE
BAY







COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier SA67C/698
Land Registration District South Auckland
Date Issued 28 January 2000

Prior References

SA3D/147

Estate	Fee Simple
Area	1.3370 hectares more or less
Legal Description	Lot 1 Deposited Plan South Auckland 85425

Proprietors

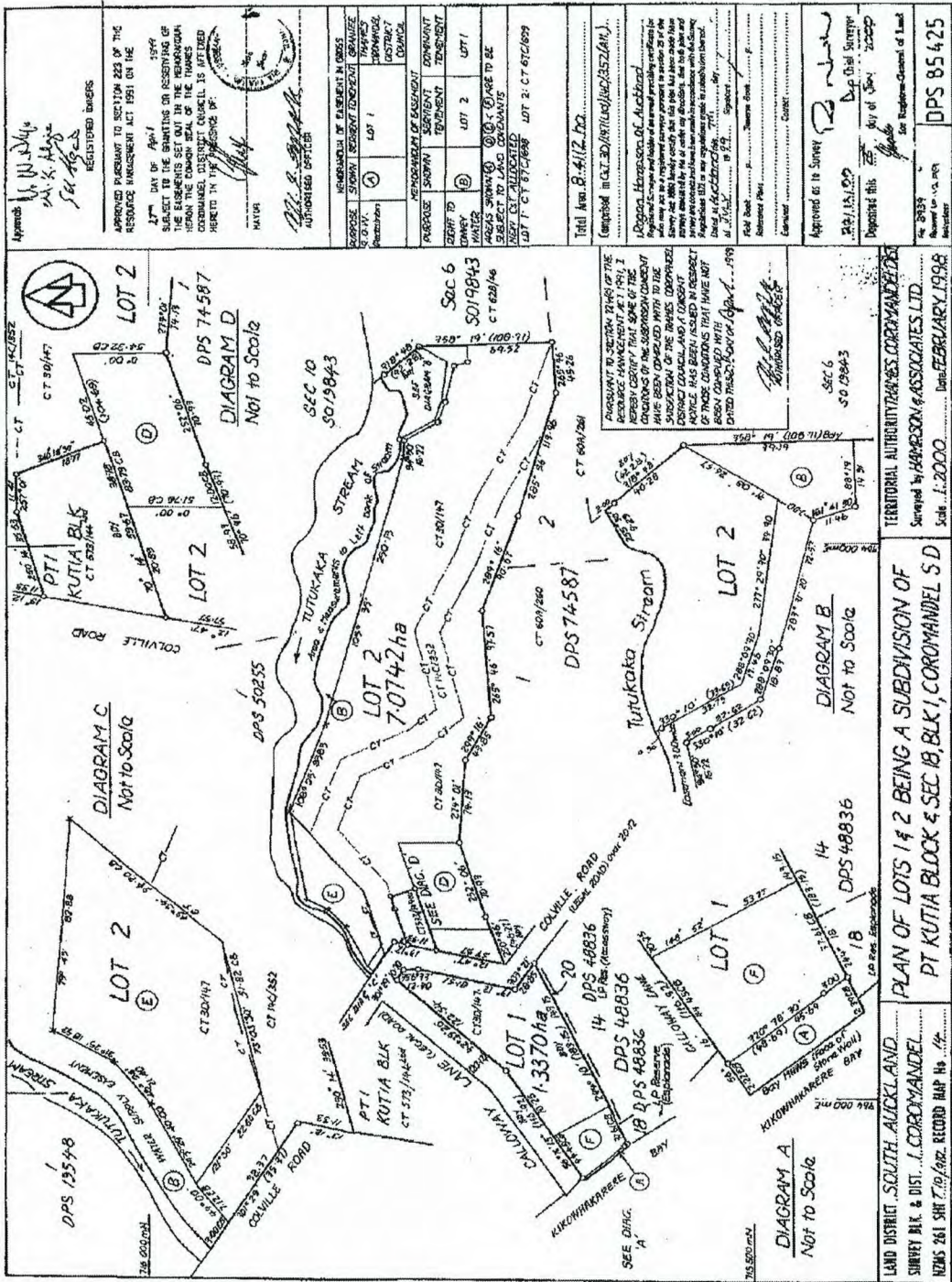
William Walter Algie, Marija Kristina Algie and Stuart Morrison Algie as to a 1/2 share
Marija Kristina Algie, William Walter Algie and Stuart Morrison Algie as to a 1/2 share

Interests

SUBJECT TO SECTION 243(C) RESOURCE MANAGEMENT ACT 1991 (AFFECTS DPS 85425)
B583005.1 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - produced 10.12.1999 at 12.02 and entered 28.1.2000 at 9.00 am
Subject to a right of way (pedestrian) (in gross) over part marked A on DPS 85425 in favour of Thames Coromandel District Council created by Transfer B583005.3 - produced 10.12.1999 at 12.02 and entered 28.1.2000 at 9.00 am
The easements created by Transfer B583005.3 are subject to Section 243 (a) Resource Management Act 1991
B583005.4 Encumbrance to Thames Coromandel District Council - produced 10.12.1999 at 12.02 and entered 28.1.2000 at 9.00 am

Identifier

SA67C/698



BS83005-4 ENC

IN THE MATTER of the Land Transfer

Act 1952

ANDIN THE MATTER of Lot 1 on

Deposited Plan S82367 85425

MEMORANDUM OF ENCUMBRANCE**SUMMARY OF TERMS OF ENCUMBRANCE AND COVENANT:**

1. The Encumbrancers are required, as a condition of subdivision consent, to take certain steps to protect the heritage values associated with Calloway House and its curtilage.

BETWEEN WILLIAM WALTER ALGIE architect, and MARIJA KRISTINE ALGIE married woman, and STUART MORRISON ALGIE company director, all of Auckland, jointly inter se as to an undivided one half share and MARIJA KRISTINE ALGIE, WILLIAM WALTER ALGIE and STUART MORRISON ALGIE jointly inter se as to the other undivided one half share as tenants in common in equal shares ("the Encumbrancers").

AND THE THAMES COROMANDEL DISTRICT COUNCIL a body corporate under the Local Government Act 1974 ("the Council") of the other part.

NOW THIS MEMORANDUM WITNESSES that:

1. The Encumbrancers ^{for the benefit of the Council} HEREBY ENCUMBER their estate in fee simple affecting Lot 1 DPS82367 ⁸⁵⁴²⁵ and being all the land in Certificate of Title

X 20/3/97 South Auckland Registry for a peppercorn rental upon the terms and subject to the covenants conditions and restrictions contained in the First Schedule hereto

CJLUX
P.H. S.A.A.
W.H.A.
E.M.K.

- 2 -

2. Section 104 of the Property Law Act 1952 applies to this Memorandum of Encumbrance but otherwise (and without prejudice to the Council's rights of action at common law as a rent charger or encumbrance);
- (a) The Council shall be entitled to none of the powers and remedies given to encumbrancees by the Land Transfer Act 1952 and the Property Law Act 1952; and
- (b) No covenant on the part of the encumbrancers and their successors in title share implied in this Memorandum other than the covenants for further assurance implied by Section 154 of the Land Transfer Act 1952.
3. The Encumbrancers will pay the costs and disbursements of and incidental to the preparation, stamping and registration of this Encumbrance.

IN WITNESS WHEREOF this Memorandum of Encumbrance has been executed on

the ~~17th~~ 16th day of ~~March~~ April

1998
1999 PKH

SIGNED by the abovenamed
WILLIAM WALTER ALGIE

as Encumbrancer in the presence of:

ROBERT WILLIAM BELL-BOOTH
BARRISTER SOLICITOR NOTARY PUBLIC
AUCKLAND
NEW ZEALAND

SIGNED by the abovenamed
MARJA KRISTINE ALGIE

as Encumbrancer in the presence of:

ROBERT WILLIAM BELL-BOOTH
BARRISTER SOLICITOR NOTARY PUBLIC
AUCKLAND
NEW ZEALAND

CJLUX

PKH

- 3 -

SIGNED by the abovenamed

STUART MORRISON ALGIE

as Encumbrancer in the presence of:

ROBERT WILLIAM BELL-BOOTH
BARRISTER SOLICITOR NOTARY PUBLIC
AUCKLAND
NEW ZEALAND

Stuart Algie

SIGNED by the abovenamed

MARIJA KRISTINE ALGIE

as Encumbrancer in the presence of:

ROBERT WILLIAM BELL-BOOTH
BARRISTER SOLICITOR NOTARY PUBLIC
AUCKLAND
NEW ZEALAND

M.K. Algie

SIGNED by the abovenamed

WILLIAM WALTER ALGIE

as Encumbrancer in the presence of:

ROBERT WILLIAM BELL-BOOTH
BARRISTER SOLICITOR NOTARY PUBLIC
AUCKLAND
NEW ZEALAND

William Walter Algie

SIGNED by the abovenamed

STUART MORRISON ALGIE

as Encumbrancer in the presence of:

ROBERT WILLIAM BELL-BOOTH
BARRISTER SOLICITOR NOTARY PUBLIC
AUCKLAND
NEW ZEALAND

Stuart Algie

THE FIRST SCHEDULETHIS DEED is made the 16th day of

April

1998
1999 PKHWHEREAS

- A. WILLIAM WALTER ALGIE, MARIJA KRISTINE ALGIE and STUART MORRISON ALGIE as to an undivided half share and MARIJA KRISTINE ALGIE, WILLIAM WALTER ALGIE and STUART MORRISON ALGIE as to the other undivided half share as tenants in common are the legal proprietors of an estate in fee simple in Certificate of Title 3D/147 South Auckland Registry ("the Land").

CJLUX

PKH PKH

- 4 -

B. The Owners wish to subdivide the land in the manner shown on DPS⁸⁵⁴²⁵~~82367~~. *W*

C. The Council (within whose jurisdiction the land is situated) approved the Scheme Plan subject to a condition pursuant to Section 220 of Resource Management Act 1991 that the Owners enter into this Deed for the purpose of ensuring:

(i) The protection of the heritage values associated with Callaway House and its curtilage shown on Lot 1 DPS82367.

(ii) *the area marked "F" on DPS ⁸⁵⁴²⁵~~82367~~ and*
The Curtilage is defined as that area on Sheet 3 of the Conservation Plan by William Algie entitled Callaway House and Setting Proposed Site Plan dated May 1997. A copy of the ^{at} plan is attached and approved by the New Zealand Historic Places Trust.

(iii) All works proposed for Callaway House are to be in accordance with a Conservation Plan approved by in writing by the Council's manager, Environment Planning.

(iv) All other building works shall be sympathetic to and shall contribute to the heritage coherence of the site. 'Building' in this context shall be the same as defined in the Proposed District Plan but this circumstance shall include any "garden amenity" as defined in the Proposed District Plan.

(v) All trees over six metres within the curtilage of Callaway House are protected. Works to or within 2 metres of a tree's dripline require a resource consent or shall be effected in accordance with a management plan approved in writing by Council's Manager, Environmental Planning. Approved works shall be undertaken by an arborist approved by Council.

CJLUX
WMA
CHKA
SMH

- 5 -

En **IN WITNESS WHEREOF** this Memorandum of Encumbrance has been executed on

the *16th* day of *March* *April*

19989

PKH

SIGNED by the abovenamed)

WILLIAM WALTER ALGIE)

as Encumbrancer in the presence of:) *W. Algie*

[Signature]
ROBERT WILLIAM BELL-BOOTH
BARRISTER SOLICITOR NOTARY PUBLIC
AUCKLAND

SIGNED by the abovenamed)

MARIJA KRISTINE ALGIE)

as Encumbrancer in the presence of:) *M. K. Algie*

[Signature]
ROBERT WILLIAM BELL-BOOTH
BARRISTER SOLICITOR NOTARY PUBLIC
AUCKLAND
NEW ZEALAND

SIGNED by the abovenamed)

STUART MORRISON ALGIE)

as Encumbrancer in the presence of:) *Stuart Algie*

[Signature]
ROBERT WILLIAM BELL-BOOTH
BARRISTER SOLICITOR NOTARY PUBLIC
AUCKLAND
NEW ZEALAND

SIGNED by the abovenamed)

MARIJA KRISTINE ALGIE)

as Encumbrancer in the presence of:) *M. K. Algie*

[Signature]
ROBERT WILLIAM BELL-BOOTH
BARRISTER SOLICITOR NOTARY PUBLIC
AUCKLAND
NEW ZEALAND

SIGNED by the abovenamed)

WILLIAM WALTER ALGIE)

as Encumbrancer in the presence of:) *W. Algie*

[Signature]
ROBERT WILLIAM BELL-BOOTH
BARRISTER SOLICITOR NOTARY PUBLIC
AUCKLAND
NEW ZEALAND

*CJLUX**PKH*

- 6 -

SIGNED by the abovenamed

STUART MORRISON ALGIE

as Encumbrancer in the presence of:

[Signature]
 ROBERT WILLIAM BELL-BOOTH
 BARRISTER SOLICITOR NOTARY PUBLIC
 AUCKLAND
 NEW ZEALAND

THE COMMON SEAL OF THE

THAMES COROMANDEL DISTRICT

COUNCIL was hereunto affixed in the
presence of:

[Signature]
Councillor

[Signature]
Chief Executive

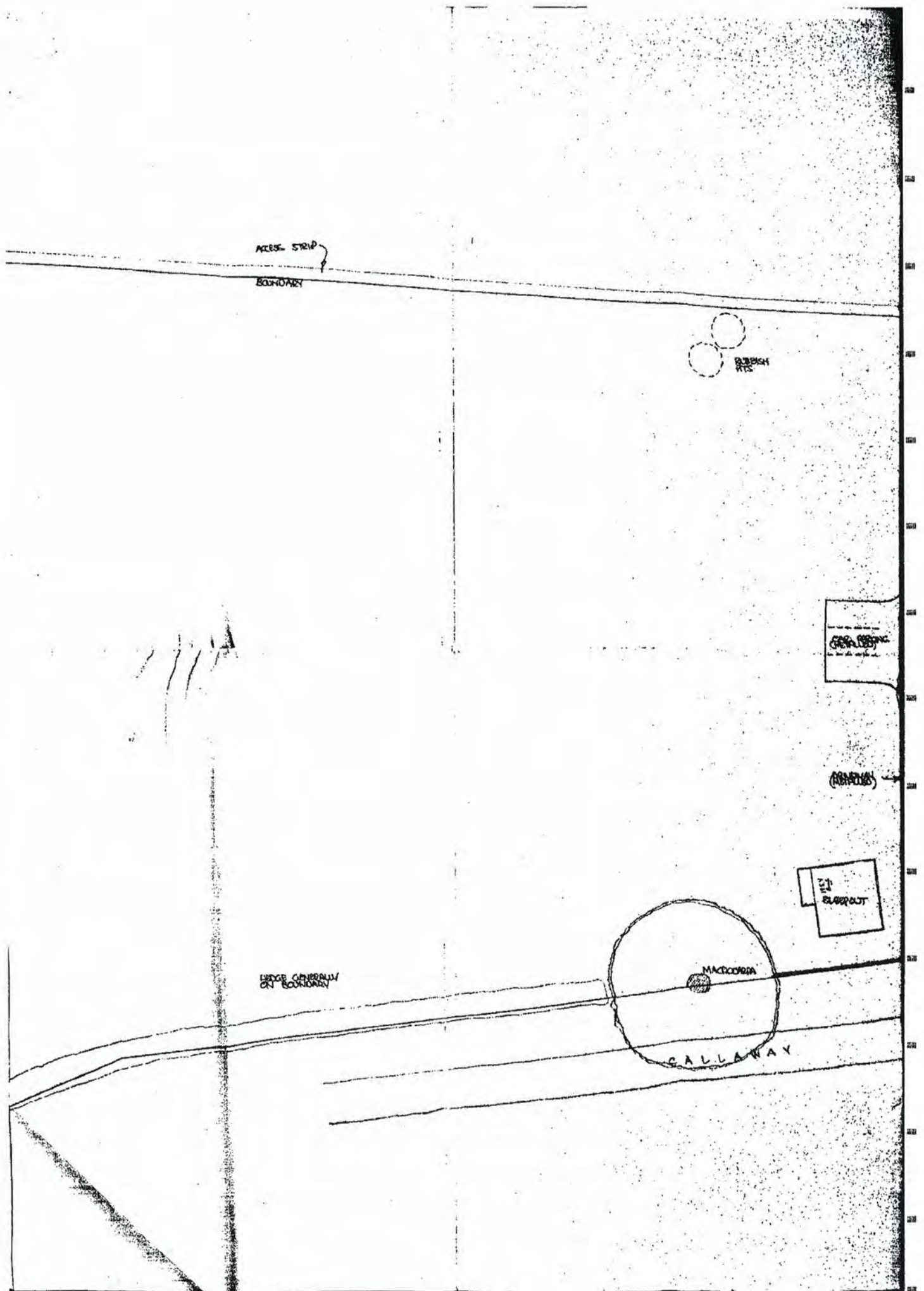
Corporate and Community
 Services Manager

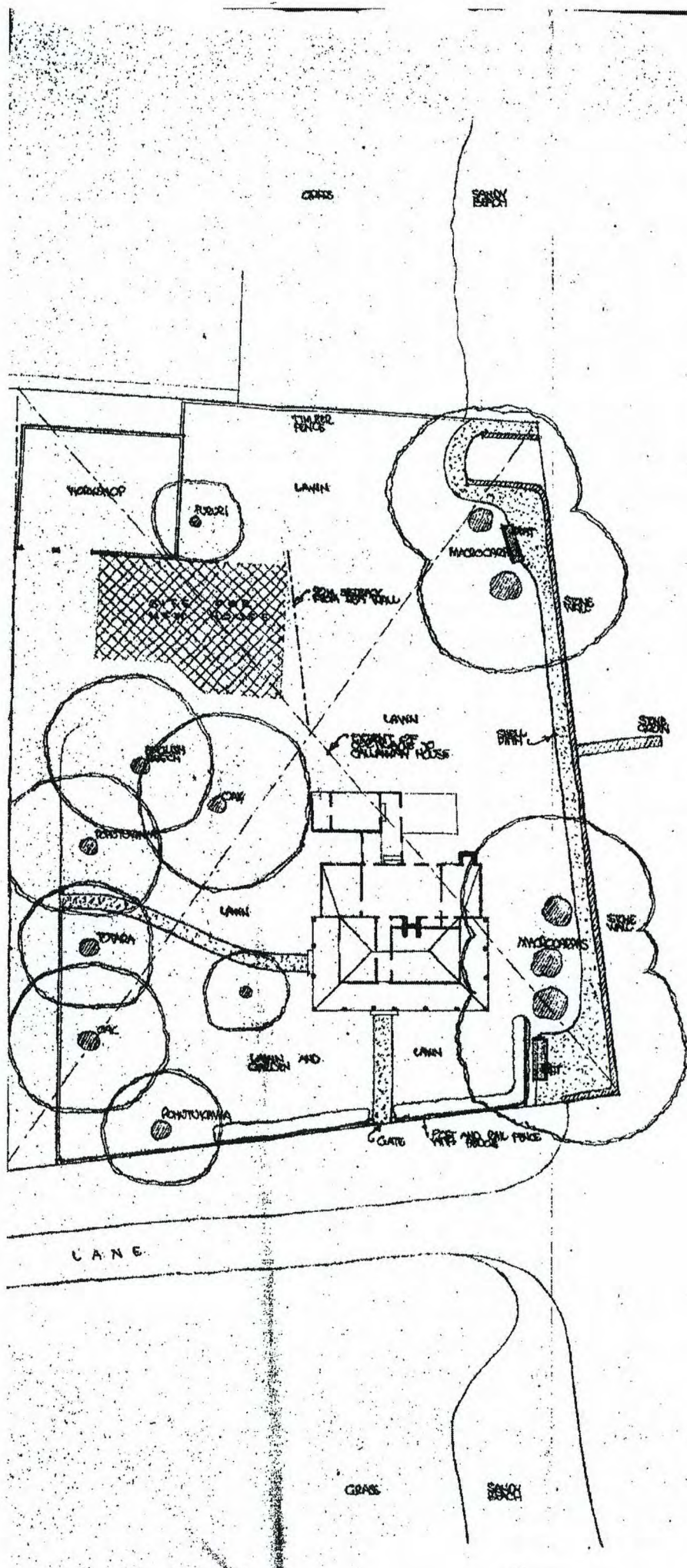
8621198RR

Correct for the purposes of the Land
 Transfer Act

[Signature]

 Solicitor for the Encumbrances





MAY 1997

KIKOWAKA BAY

CALLAWAY HOUSE
21 CALLAWAY LANE
KIKOWAKA BAY
GEORGETOWN

THE DESIGN, PREPARED
AND CONDUCTED BY
WILLIAM ALICE
BLACK HOLE AREA
RECORD ARCHITECT
10 DUBLIN STREET
TEL. 5766881
ALXCLAND

CALLAWAY HOUSE
AND SETTING
PROPOSED SITE
PLAN

Approved 11/17/77
d.b.s. - w.h.p.
of the Historic Place Trust

SHEET NO.

3



P.H.
S.M. 11/17/77
W.H. 11/17/77

T.C.D.C.	
Ltr #	421
Dept.	
12 JAN 1999	
Officer	inf
File #	P1059-21

**New Zealand Historic Places Trust
Pouhere Taonga**

Patron:
His Excellency The Right Honourable
Sir Michael Hardie Boys GNZM, GCMG
Governor General of New Zealand



Alexy Simmons
Central North Island Regional Office
P.O. Box 699
HAMILTON

11 January 1999

Peter Wishart
Forward Planning Manager
Strategic Planning Unit
Thames Coromandel District Council
Private Bag
THAMES

Dear Peter,

RE: CALLAWAY HOUSE, KIKOWHAKARERE BAY; #707 Cat II NZHPT
REGISTER (ref P.1059.21)

I have reviewed Mr Algie's plan and information held in Trust files concerning the Callaway House site. Based on the information available it appears that the curtilage of Callaway House are accurately defined on plan sheet 3 which is identified on page 4 of the memorandum of encumbrance in clause C(ii)). I have noted on plan sheet 3 that the Trust approves the plan information.

If you have any additional questions or concerns about this matter please contact me.

Sincerely,

Alexy Simmons
Regional Archaeologist/ Officer

cc. Viv Meek, Register NZHPT
Secretary Hauraki Branch NZHPT

CJLUX

RLH

DATED

BETWEEN WILLIAM WALTER ALGIE,
MARJA KRISTINE ALGIE AND
STUART MORRISON ALGIE
 AND MARJA KRISTINE ALGIE,
WILLIAM WALTER ALGIE AND
STUART MORRISON ALGIE
THE ENCUMBRANCERS

AND THE THAMES COROMANDEL
DISTRICT COUNCIL
THE COUNCIL

MEMORANDUM OF ENCUMBRANCE

MILLER POULGRAIN
 SOLICITORS
 CORNER SEALEY & MACKAY STREET
 THAMES
 R RANDALL
 8621198RR

PRODUCED
 ENTERED
 12.02.10 DEC 99
 28.1.2000
 PARTICULARS ENTERED IN REGISTER
 LAND REGISTRY SOUTH ISLAND
 FOR REGISTRAR -

12.02.10 DEC 99
 28.1.2000
 B 583005-4

(4)
 ENC
 138
 135 (pamper)

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

Your submission can be:

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

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

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

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



Submitter Details

Full Name(s)

Jodi Susan Gilbert Palmer

or Organisation (if relevant)

Email Address

inshtown@mac.com

Postal Address

10 Inshtown Rd Kuaotunu
RD2 Whitianga

Phone no.
include area code

07 860 05 23

Mobile no.

02794 96090

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)

54.4 Permitted Activities
Rule 1 Visitor Accommodation
clauses 1-4

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 2 page attachment

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 JSOP Date March 6 2014

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

Trade Competition

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

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

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

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

a) adversely affects the environment; and

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

☐ Y ☒ N

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

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



A short narrative submission in support of TC Proposed District Plan .
54.4 Permitted Activities.

Imagine

moving as an experience twenty years ago out from Whitianga to a seaside hamlet with 15 homes nestled quietly in a small narrow valley .

Paradise pursued and gained.

An abundance of trees native and fruiting trees, old and majestic deciduous and the whole area guarded by glorious Pohutkawa's.

A multitude of night birds and a flurry of day birds, morning bell birds, tuis, swooping fat wood pigeons, moreporks, kiwis, the odd quail family, bees, butterflies,

The blue Pacific ocean view to the left , green rangey hill countryside views the right the , Black Jack rising before it.

Sunrise over the hills in the East , setting in front of Moehau in the evenings .

A night sky to wonder at,

the Southern cross to remind one where we are in the world.

Considerate and thoughtful neighbours , a small community built on trust, respect for privacy, goodwill and acts of kindness.

Imagine watching from this piece of paradise as a new house project takes shape .

Over a year it grows straddling a hillside wedged in on the exact boundaries of four original homes rearing above sitting eventually like an Ocean liner overlooking the hamlet and giving *its owners* one of the finest views of the Coromandel , when *they are* in residence .

These absent owners, city people who seldom visited but to mow lawns and do the house laundry then set about renting out this huge monolith as many times as possible throughout the next five years.

Filling this double storied edifice with up to 10 and perhaps more noisy (and exuberant) holiday makers .

Holiday makers who appeared to have no respect for the nature of the hamlet,

for the ambience and peace of the neighborhood,

who slept late and stayed up later each evening the house ablaze with light and their choice of music that resounded all over the small community,

who cut through local gardens shortcutting to the beach during the day, and the cause of a few nasty sewage problems besides .

The tranquillity carefully maintained by the original neighborhood was shattered.

Not realising as it was happening this neighborhood watched as a "rogue mini boutique THC hotel "evolved in its midst.

Not one of them had been informed of the eventual plans of the owners , some had been visited and told about the owners plan for a retirement house but not the plans of how the house would be used in the meantime .

However taking things in hand a group effected most by this holiday accommodation development, made it a mission and set about to approach the owners .

Several times there were meetings , they were difficult and disturbing, and emails emotive and defensive.

On the strength of this local persistence

the outcome this Summer 2014 seems to have reached some shared ground between all parties .

No longer is the property advertised as a great place for parties and celebrations but now as a restorative hideaway.

But as a consequence of this monster arriving and no resident manager within and dreading Summers after a multitude of nosily weekends and weeks , two original home owners now leave the Coromandel itself in December and January to escape all possible disturbances from this "new house in the hood."

The remaining locals endure and shake their heads and share their experiences when the Fleer's return.

Theres still the possibility of maybe ten will turn up(as Kiwis do in rented holiday houses, suddenly family and friends join and cram in)and one can only wait each time a new crowd of Holiday Renters arrives as to what next.

In conclusion ,

none of this alarming experience and its consequences would have happened if there had been stricter rules in place for visitor accommodation .

But we all live and learn

Setting in stone in

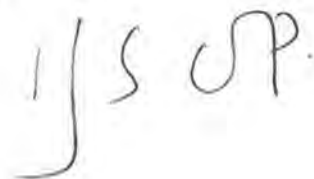
The District Plan 2014

54.4 Permitted Activities

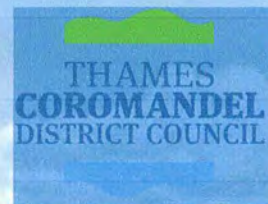
Rule 1 Visitor Accommodation clauses 1 to 4

would prevent this insidious experience from reoccurring to any one and in any place else in the rural coastal areas of this Divine Peninsula that we are blessed to live in and be Guardians of .

Isabel Gilbert Palmer
February 2014 .



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)

TO
RECEIVED
10 MAR 2014
Thames-Coromandel District Council
ECM No:

Submitter Details

Full Name(s)	PETER McMILLAN BULL		
or Organisation (if relevant)			
Email Address	pmbull@extra.co.nz		
Postal Address	PO BOX 184 COROMANDEL 3543		
Phone no. <small>include area code</small>	07 8668015	Mobile no.	0274972299

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

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

PRIVACY ACT 1993

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Your Submission

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

Rule 22 of section 56 and the definition of
Marine Equipment Storage, maintenance and
Harvesting

My submission is:

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

I support ☒ oppose ☐ the above plan provision.

Reasons for my views:

The rule will support the land based operation
of the marine industry while protecting the
interests of adjoining properties.

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

Retained ☒ Deleted ☐ Amended ☐ as follows:

Proposed District Plan Hearing

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

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

Signature of submitter  Date 4/03/2014

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

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



Proposed Thames-Coromandel District Plan



Submission Form

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

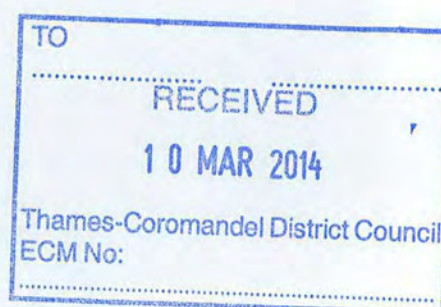
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Online: www.tcdc.govt.nz/dpr
Using our online submissions form

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

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

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



Submitter Details

Full Name(s) BRIAN PYE

or Organisation (if relevant) HOT DEVELOPMENT LTD

Email Address bpye@clear.net.nz

Postal Address 23 Iysaght Place 3112

Tauranga

Phone no. 075443566
include area code

Mobile no. 0274528857

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

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

PRIVACY ACT 1993

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Your Submission

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

Part 5 special purpose provision 1.
Section 25 site developments 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:

We seek to include HOT DEVELOPMENTS consented subdivision as doing so would provide a greater security for completion

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

To include HOT DEVELOPMENTS subdivision of 20 lots at 790 Hot Water Beach Rd into the proposed district plan change.

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 5/3/14

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

☐ Y ☒ N

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

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



Camping
Ground, DPS 59176



- NOTES
1. LEVEL DATUM IS APPROXIMATE MSL +10.5m
SITE BENCH-MARK IS LOT 8 DPS 59176
RL 30.0
 2. CONTOUR INTERVAL : 1.0m
 3. BLOCK LEGAL DESCRIPTION, LOT 1 DPS
59176, 34.78ha

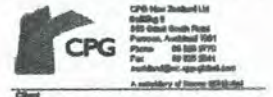
- LEGEND
- EX FENCE
 - EX WETLAND AREA
 - EX WATERWAY
 - EX CULVERT
 - PR SWALE

SCHEDULE OF AREAS	
LOT 1	3,990 m ²
LOT 2	3,150 m ²
LOT 3	4,176 m ²
LOT 4	5,000 m ²
LOT 5	3,500 m ²
LOT 6	3,828 m ²
LOT 7	4,280 m ²
LOT 8	4,800 m ²
LOT 9	4,340 m ²
LOT 10	5,360 m ²
LOT 11	1,220 m ²
LOT 12	1,220 m ²
LOT 13	8,716 m ²
LOT 14	9,828 m ²
LOT 15	9,070 m ²
LOT 16	5,830 m ²
LOT 17	8,880 m ²
LOT 18	1,5310 ha
LOT 19	1,4880 ha
LOT 20	18,8050 ha

DATE	COMMENT	MTT	25.5 M
20/03/18	Revised	By	Shirley
20/03/18	Revised	PG	MAINT 18
20/03/18	Revised	MTT	MAINT 18
20/03/18	Revised	PG	MAINT 18
20/03/18	Revised	PG	MAINT 18

Verify all dimensions on site before commencing work. Refer to signed dimensions. Refer to description in the description.

This document and its contents are the property of CPD New Zealand Ltd. The contents of this document may not be reproduced or used in any form without the prior written consent of CPD New Zealand Ltd.



HOT DEVELOPMENTS LTD

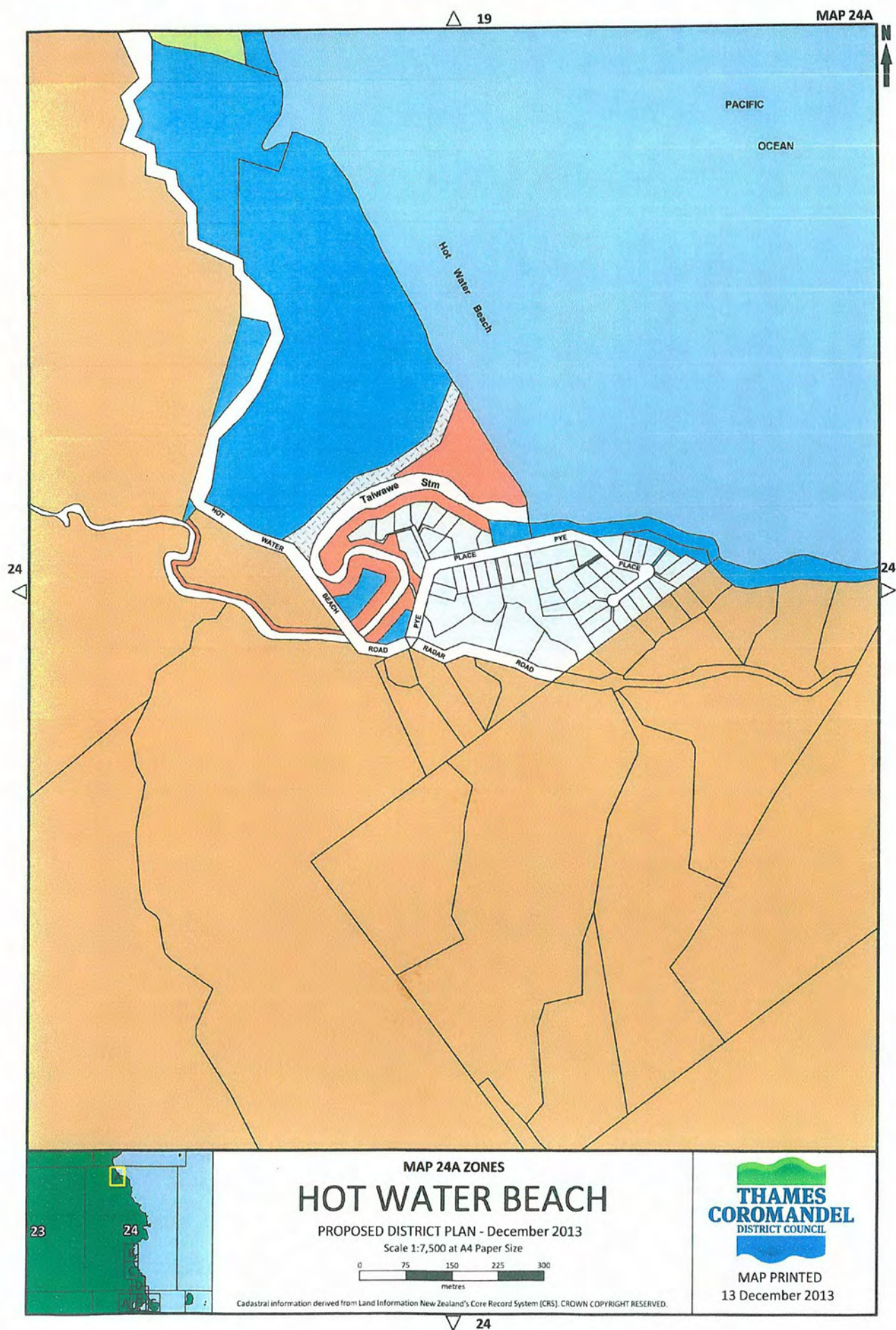
Project Title
HOT WATER BEACH
RESIDENTIAL
DEVELOPMENT

Sheet Title
OVERALL SITE PLAN



215385 C150 0





Proposed Thames-Coromandel District Plan



Submission Form

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

Your submission can be:

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Using our online submissions form

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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)	RICHARD MICHAEL BURKE		
or Organisation (if relevant)			
Email Address			
Postal Address	10413 CASEMENT RD 3620		
Phone no. <small>include area code</small>			
Mobile no.	027 2752411		

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

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

PRIVACY ACT 1993

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Your Submission

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

Designated service lane over rear of property

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 would effect rear of section Reale value etc.

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. M. Burke Date 28-02-14

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

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

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



Proposed Thames-Coromandel District Plan



Submission Form

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

Your submission can be:

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

Submitter Details

Full Name(s) BRENDA MARY SEWELL

or Organisation (if relevant) -

Email Address sewell.opito@clear.net.nz

Postal Address 84 Opito Bay Road RD2 Whitianga

Phone no. include area code (07) 8664917

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)

Zoning at Opito: Ohinau Drive, Opito structure plan (Ref 342.4)
identified as Coastal Living.

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

The zoning should be Coastal - further intensive residential subdivision at Opito, beyond that already consented to, should be avoided to comply with TCDC Consolidated Landscape Assessment

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

Retained ☐ Deleted ☒ Amended ☐ as follows:

The coastal land at Opito should be zoned coastal with a minimum lot size of 20ha.

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 B.M. Sewell 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 ☐ Y ☒ N
- b) does not relate to trade competition or the effects of trade competition. ☐ Y ☒ N

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Proposed Thames-Coromandel District Plan



Submission Form

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

Submitter Details

Full Name(s)	BRENDA MARY SEWELL
or Organisation (if relevant)	—
Email Address	sewell.apito@clear.net.nz
Postal Address	84 Opito Bay Road RD2 Whitianga
Phone no. <small>include area code</small>	(07) 8664917
Mobile no.	—

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

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

PRIVACY ACT 1993

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Your Submission

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

APPENDIX as it relates to archaeological sites at
and around Opito Bay

My submission is:

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

I support ☒ oppose ☐ the above plan provision.

Reasons for my views:

I support TCDC that the areas identified for scheduling as archaeological sites at Opito should be so scheduled - in order to retain a small proportion of this formerly large & important archaeological area.

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 BM Sewell 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 ☐ Y ☒ N
b) does not relate to trade competition or the effects of trade competition. ☐ Y ☒ N

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



Sent: Monday, 10 March 2014 11:49:15 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Jani Dennis

Address

230 Comers Rd,
Rd 1 3542
New Zealand

[Map It](#)

Email

soulsax@xtra.co.nz

My submission is:

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

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

- I require the PDP to uphold biodiversity values expressed in the RMA Section 6. I require the Plan to Prohibit all Mining Activities in Outstanding Natural Landscape, Natural Character and Amenity Landscape Overlays in the Section 32 Rules.

- The Objectives and Policies in Section 14 do not reflect community and biodiversity values required by the Waikato Regional Policy Statement (RPS), the Resource Management Act (RMA) and Hauraki Gulf Marine Park Act (HGMPA).

- I require the Plan to specifically protect our coastal environment from mining. The Coastal Zone has been removed without giving adequate protection to coastal biodiversity from adverse impacts of mining. I require the Coastal Environment Overlay to include a rule prohibiting all mining activities.

- The TCDC has failed to translate the 'High Value Conservation Areas' identified in Schedule 4 into 'Outstanding Natural Landscapes' (ONL). I require the Plan to accurately protect Schedule 4 land on the Coromandel Peninsula from all Mining Activities by including all identified Schedule 4 land as part of the Outstanding Landscape Overlay.

- I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to Prohibit Mining Activities under people's homes.

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

I oppose Section 37 - Mining Activities.

- Section 37.4 Note 1 fails to provide any rules for Underground Mining Activities in affected Zones outside the access zone.

- I want the TCDC to amend Section 37.4 Table 1 of the PDP to state that all Mining Activities are Prohibited in all Zones, including prospecting and exploration, or other such relief that has the same effect.

- I support Quarrying activities to be separated from Mining Activities to avoid confusion.

I oppose Section 14 - Mining Activities.

- I want the language of in Section 14.1 (Mining Activities) to clearly state how future mining activities will have a major adverse impact on the unique Conservation Values and Natural Character of the Coromandel. We must acknowledge the adverse impacts of the modern Mining Industry on small communities.

- I want the TCDC to remove the sentence: "The District has a long history of mining for gold and other minerals." (p73), and instead acknowledge that the Gold Mining boom lasted only 70 years, between 1860 and 1930, and was a small scale industry compared to the Mining Activities of today.

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

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

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

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

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

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

My further comments:

Not just the mining but all the tailings left behind for local people to deal with, these poisonous by-products are with us for many generations to come, for our children and grandchildren to worry about. These tailings poison our beautiful country for centuries 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,

Jani Rona Dennis

Date

10/03/2014

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

Your submission can be:


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Using our online submissions form

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Attention: District Plan Manager

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

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

Submitter Details

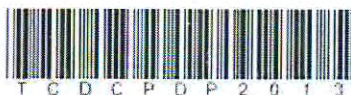
Full Name(s)	Linda Taylor Bird	
or Organisation (if relevant)		
Email Address	lady.bird@xtra.co.nz	
Postal Address	P.O. Box 202 WHITIANGA	
Phone no. include area code	027 4 827 273	Mobile no. 

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

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

PRIVACY ACT 1993

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Your Submission

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

The specific provisions to which our submission relates, as laid out in the letter attached to this submission.

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 accompanying letter which forms part of this submission.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

Please refer to the accompanying letter which forms part of this submission.

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 10/3/14

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

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

☒ Y ☐ N

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

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



L. Taylor-Bird
P O Box 202
Whitianga

10th March 2014

Dear Mayor Leach and TCDC Councilors,

RE: Letter in support of my Submission on the TCDC Proposed District Plan

My name is Linda Taylor-Bird and I own a holiday home in Whitianga

I **oppose** the various provisions for Visitor Accommodation throughout the Proposed Thames Coromandel District Plan ("Proposed Plan") as they relate to renting out of private dwellings/holiday homes.

There is no proven evidence that the consumption of local resources and the amenity effects on neighbours are any different with holiday rental holiday homes compared to properties used by their owner/family/friends.

The proposed changes will affect existing holiday home owners, as well as those that aspire to holiday home ownership in the Coromandel. In particular I believe the rules:

- Will decrease the income I receive from my holiday home – income I use to offset expenses such as rates and maintenance.
- Could reduce the value of my property as holiday home ownership becomes less desirable in the Coromandel due to the limitations imposed on holiday rental.
- Will mean less choice for tourists wishing to stay in the Coromandel, resulting in fewer visitors to the region, impacting on Coromandel businesses as result.
- Will not change the amenity effects arising from holiday home usage on the Coromandel

I seek the following decision from the Thames Coromandel District Council:

As Principal Relief

(i) Amend the definition of "Visitor Accommodation" in the Proposed Plan, such that the rental of holiday homes is specifically excluded from the definition.

Or, in the alternative, if the principal relief in (i) above is not accepted

(ii) Amend all references to the permitted activity conditions for *Visitor Accommodation* in the various zones throughout the Proposed Plan relating to "6 tariff-paid customers on-site at any one time" instead amending this to "12 tariff-paid customers on-site at any one time", and delete any condition requiring the activity to be undertaken within an existing dwelling, minor unit or accessory building.

And, in relation to both (i) and (ii) above

(iii) Any consequential amendments necessary as a result of the amendments to grant the relief sought above.

I look forward to your response.

Yours faithfully,



10th March 2014

Dear Mayor Leach and TCDC Councilors,

RE: Letter in support of my Submission on the TCDC Proposed District Plan

My name is Robert Gledhill and I own a holiday home in Cooks beach

I **oppose** the various provisions for Visitor Accommodation throughout the Proposed Thames Coromandel District Plan ("Proposed Plan") as they relate to renting out of private dwellings/holiday homes.

There is no proven evidence that the consumption of local resources and the amenity effects on neighbours are any different with holiday rental holiday homes compared to properties used by their owner/family/friends.

The proposed changes will affect existing holiday home owners, as well as those that aspire to holiday home ownership in the Coromandel. In particular I believe the rules:

- Will decrease the income I receive from my holiday home – income I use to offset expenses such as rates and maintenance.
- Could reduce the value of my property as holiday home ownership becomes less desirable in the Coromandel due to the limitations imposed on holiday rental.
- Will mean less choice for tourists wishing to stay in the Coromandel, resulting in fewer visitors to the region, impacting on Coromandel businesses as result.
- Will not change the amenity effects arising from holiday home usage on the Coromandel

I seek the following decision from the Thames Coromandel District Council:

As Principal Relief

(i) Amend the definition of "*Visitor Accommodation*" in the Proposed Plan, such that the rental of holiday homes is specifically excluded from the definition.

Or, in the alternative, if the principal relief in (i) above is not accepted

(ii) Amend all references to the permitted activity conditions for *Visitor Accommodation* in the various zones throughout the Proposed Plan relating to "*6 tariff-paid customers on-site at any one time*" instead amending this to "*12 tariff-paid customers on-site at any one time*", and delete any condition requiring the activity to be undertaken within an existing dwelling, minor unit or accessory building.

And, in relation to both (i) and (ii) above

(iii) Any consequential amendments necessary as a result of the amendments to grant the relief sought above.

I look forward to your response.

Yours faithfully,

Rob Gledhill

District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

Submission Form

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

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

Submitter Details

Full Name(s) JONATHAN GRATHAM FORDHAM

or Organisation (if relevant) COASTAL ESTATES LTD

Email Address JFORDHAM @ GMAIL.COM

Postal Address P.O. Box 471405

POUNSONBY AK.

Phone no.
include area code

Mobile no.

021 937 104

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

PRIVACY ACT 1993

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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 specific provisions to which our submission relates, as laid out in the letter attached to this submission.

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 accompanying letter which forms part of this submission.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

Please refer to the accompanying letter which forms part of this submission.

Proposed District Plan Hearing

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

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

Signature of submitter  Date 10.3.2014

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

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

10th March 2014

Dear Mayor Leach and TCDC Councilors,

RE: Letter in support of my Submission on the TCDC Proposed District Plan

My name is J.G. FORDHAM and I own a holiday home in MATARANG.

I **oppose** the various provisions for Visitor Accommodation throughout the Proposed Thames Coromandel District Plan ("Proposed Plan") as they relate to renting out of private dwellings/holiday homes.

There is no proven evidence that the consumption of local resources and the amenity effects on neighbours are any different with holiday rental holiday homes compared to properties used by their owner/family/friends.

The proposed changes will affect existing holiday home owners, as well as those that aspire to holiday home ownership in the Coromandel. In particular I believe the rules:

- Will decrease the income I receive from my holiday home – income I use to offset expenses such as rates and maintenance.
- Could reduce the value of my property as holiday home ownership becomes less desirable in the Coromandel due to the limitations imposed on holiday rental.
- Will mean less choice for tourists wishing to stay in the Coromandel, resulting in fewer visitors to the region, impacting on Coromandel businesses as result.
- Will not change the amenity effects arising from holiday home usage on the Coromandel

I seek the following decision from the Thames Coromandel District Council:

As Principal Relief

(i) Amend the definition of "Visitor Accommodation" in the Proposed Plan, such that the rental of holiday homes is specifically excluded from the definition.

Or, in the alternative, if the principal relief in (i) above is not accepted

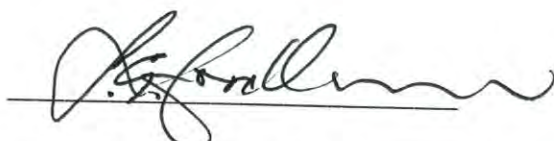
(ii) Amend all references to the permitted activity conditions for *Visitor Accommodation* in the various zones throughout the Proposed Plan relating to "6 tariff-paid customers on-site at any one time" instead amending this to "12 tariff-paid customers on-site at any one time", and delete any condition requiring the activity to be undertaken within an existing dwelling, minor unit or accessory building.

And, in relation to both (i) and (ii) above

(iii) Any consequential amendments necessary as a result of the amendments to grant the relief sought above.

I look forward to your response.

Yours faithfully,



J.G. COASTAL ESTATES LTD.

Sent: Monday, 10 March 2014 11:14:20 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Dawn and Derek McMillan

Address

601 Thames Coast Road RD5
Thames 3575
New Zealand
[Map It](#)

Phone

6478682757

Email

dawn.mc@paradise.net.nz

My submission is:

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

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

- I require the PDP to uphold biodiversity values expressed in the RMA Section 6. I require the Plan to Prohibit all Mining Activities in Outstanding Natural Landscape, Natural Character and Amenity Landscape Overlays in the Section 32 Rules.
- The Objectives and Policies in Section 14 do not reflect community and biodiversity values required by the Waikato Regional Policy Statement (RPS), the Resource Management Act (RMA) and Hauraki Gulf Marine Park Act (HGMPA).
- I require the Plan to specifically protect our coastal environment from mining. The Coastal Zone has been removed without giving adequate protection to coastal biodiversity from adverse impacts of mining. I require the Coastal Environment Overlay to include a rule prohibiting all mining activities.
- The TCDC has failed to translate the 'High Value Conservation Areas' identified in Schedule 4 into 'Outstanding Natural Landscapes' (ONL). I require the Plan to accurately protect Schedule 4 land on the Coromandel Peninsula from all Mining Activities by including all identified Schedule 4 land as part of the Outstanding Landscape Overlay.
- I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to Prohibit Mining Activities under people's homes.
- I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.

I oppose Section 37 - Mining Activities.

- Section 37.4 Note 1 fails to provide any rules for Underground Mining Activities in affected Zones outside the access zone.
- I want the TCDC to amend Section 37.4 Table 1 of the PDP to state that all Mining Activities are Prohibited in all Zones, including prospecting and exploration, or other such relief that has the same effect.
- I support Quarrying activities to be separated from Mining Activities to avoid confusion.

I oppose Section 14 - Mining Activities.

• I want the language of in Section 14.1 (Mining Activities) to clearly state how future mining activities will have a major adverse impact on the unique Conservation Values and Natural Character of the Coromandel. We must acknowledge the adverse impacts of the modern Mining Industry on small communities.

• I want the TCDC to remove the sentence: "The District has a long history of mining for gold and other minerals." (p73), and instead acknowledge that the Gold Mining boom lasted only 70 years, between 1860 and 1930, and was a small scale industry compared to the Mining Activities of today.

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

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

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

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

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

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

My further comments:

We strongly oppose any mining of any area along the Thames Coast. The impact of infrastructure for the mining and the continual stream of heavy laden vehicles associated with the industry along the scenic route, and through small villages will have a hugely negative impact on people who live here, and those who visit this beautiful coast. We certainly do not want our treasured valleys and streams, visited by so many overseas travellers, destroyed or polluted by mining. And we do not want any toxic storage ponds in our fragile subtropical rain forests!

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,

Dawn and Derek McMillan

Date

10/03/2014

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

Submitter Details

Full Name(s)	Steven Joseph Leyland		
or Organisation (if relevant)			
Email Address	steve.leyland@ge.com		
Postal Address	34 Hukanui Crescent, Pansonby, Auckland.		
Phone no. <small>include area code</small>	09 376 2232	Mobile no.	021 66 1177

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 specific provisions to which our submission relates, as laid out in the letter attached to this submission.

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 accompanying letter which forms part of this submission.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

Please refer to the accompanying letter which forms part of this submission.

Proposed District Plan Hearing

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

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

Signature of submitter _____ *Date* 10-3-14

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

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

10th March 2014

Dear Mayor Leach and TCDC Councilors,

RE: Letter in support of my Submission on the TCDC Proposed District Plan

My name is Steven Leyland and I own a holiday home in 108 mercury View, Matarangi.

I **oppose** the various provisions for Visitor Accommodation throughout the Proposed Thames Coromandel District Plan ("Proposed Plan") as they relate to renting out of private dwellings/holiday homes.

There is no proven evidence that the consumption of local resources and the amenity effects on neighbours are any different with holiday rental holiday homes compared to properties used by their owner/family/friends.

The proposed changes will affect existing holiday home owners, as well as those that aspire to holiday home ownership in the Coromandel. In particular I believe the rules:

- Will decrease the income I receive from my holiday home – income I use to offset expenses such as rates and maintenance.
- Could reduce the value of my property as holiday home ownership becomes less desirable in the Coromandel due to the limitations imposed on holiday rental.
- Will mean less choice for tourists wishing to stay in the Coromandel, resulting in fewer visitors to the region, impacting on Coromandel businesses as result.
- Will not change the amenity effects arising from holiday home usage on the Coromandel

I seek the following decision from the Thames Coromandel District Council:

As Principal Relief

(i) Amend the definition of "*Visitor Accommodation*" in the Proposed Plan, such that the rental of holiday homes is specifically excluded from the definition.

Or, in the alternative, if the principal relief in (i) above is not accepted

(ii) Amend all references to the permitted activity conditions for *Visitor Accommodation* in the various zones throughout the Proposed Plan relating to "*6 tariff-paid customers on-site at any one time*" instead amending this to "*12 tariff-paid customers on-site at any one time*", and delete any condition requiring the activity to be undertaken within an existing dwelling, minor unit or accessory building.

And, in relation to both (i) and (ii) above

(iii) Any consequential amendments necessary as a result of the amendments to grant the relief sought above.

I look forward to your response.

Yours faithfully,



Introduction

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Submitter Details

First Name: **Evelyn**

Last Name: **Wisneski**

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Suburb: **RD 4**

City: **Hamilton**

Country: **New Zealand**

PostCode: **3284**

Daytime Phone: **078295563**

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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?

Visitor Accommodation

Reason for Decision Requested

I oppose/object to the new proposal that visitor accommodation be limited to 6 tariff paying guests onsite and that beyond that a resource consent permit is required. If a property is set up adequately to cater for more than 6 guests the owners should be able to rent the property without requiring resource consent. This is an invasion of property owners rights to utilize their property. Providing conduct of the occupants does not infringe on other property owners e.g. noise etc the number of occupants is irrelevant.

Attached Documents

File

No records to display.

Introduction

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Submitter Details

First Name: **Dirk**
Last Name: **Sieling**
Organisation: **Sieling Farms**
On behalf of: **Dirk & Kathy Sieling**
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Suburb:**RD 1**
City:**Whitianga**
Country:
PostCode: **3591**
Daytime Phone: **8665167**
Mobile: **0211540123**
eMail: **dirksieling@xtra.co.nz**
Trade competition and adverse effects:

☒ I could ☒ I could not
gain an advantage in trade competition through this submission
☒ I am ☒ I am not

directly affected by an effect of the subject matter of the submission that :
a. adversely affects the environment, and
b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:
☒ Submitter
☐ Agent
☐ Both

Submission

Consultation Document Submissions

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

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
1. Earthworks and clearance of vegetation for the purpose of fencelines, farm tracks and races should be included as a permitted activity. 2. The biodiversity section needs to have a guiding principle added that states that outcomes will be sought through collaboration, incentives and encouragement of voluntary remedies/solutions. The use of ecologists should be on the basis that it is a last resort by mutual consent and only apply where major areas of biodiversity are at stake. 3. Remove references to WRC planning maps re SNA's

Reason for Decision Requested
The WRC maps are based on a desktop exercise which has lead to major problems in HDC where a lot of these areas had to be deleted. If that is the basis for deciding if an area is significant or not it will be an extremely poor and controversial tool. The use of "suitably qualified" ecologists will make consents prohibitive for farmers and lifestyle block owners. Having been through an Environment Court process with HDC it is clear that vast amounts of time and money (both landowners and ratepayers) can be wasted by relying on consultants. Collaboration would be consistent with the principles of the RMA. It is also the only way to get land owners on board.

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

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
Add a bullet point to say that existing use rights will be protected

Reason for Decision Requested
The RMA concerns itself with existing use rights and this needs to be refelected in the objectives. Where abrogation of existing use rigts is deemed desirable, the community needs to engage the landowner and arrive at negotiated solutions

- ☐ Support
- ☒ Oppose
- ☐ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
Agree with the intentions but: 1. Add a bulletpoint that existing use rights must be protected. 2. Earthworks and the clearance of vegetation for the purpose of fencelines, farm tracks and races should be a permitted activity in Natural Character areas. 2. 3. The Natural Character section needs to have a guiding principle added that states that outcomes will be sought through collaboration, incentives and encouragement of voluntary remedies/solutions.

Reason for Decision Requested
Existing use rights are a part of the RMA and the principle of protecting these should be expressed in the document. Outcomes may be desired that curtail existing use rights. This should be a community/landowner collaborative process creating win-win outcomes. This would be consistent with the principles of the RMA. It is also the only way to get land owners on board. Consenting processes are too fraught with costs, time delays and reliance on consultants to be of any use to land owners. The use of "suitably qualified" ecologists will make consents prohibitive for farmers and lifestyle block owners.

Thames-Coromandel Proposed District Plan - November 2013 > PART VI - OVERLAY RULES > Section 29 - Biodiversity

- ☐ Support
- ☐ Oppose
- ☒ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
Amend rules to allow for the harvesting of a firewood in the rural area on the basis of 10 m³ per annum per associated dwelling on the rural unit (dwellings may be on another lot forming part of the rural rating unit or may be on a different lot altogether but the occupier may be employed on the rating unit)

Reason for Decision Requested
Lots of rural houses use firewood for heating and all families associated with a rural business should have access to sufficient firewood at the discretion of the land owner.

Thames-Coromandel Proposed District Plan - November 2013 > PART VI - OVERLAY RULES > Section 29 - Biodiversity

- ☒ Support
- ☐ Oppose
- ☐ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
Support provision for clearance of vegetation for fences, tracks, races, survey lines etc.

Reason for Decision Requested
This makes sense, it is not an activity that has required or will require bureaucratic oversight.

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

- ☐ Support
- ☐ Oppose
- ☒ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
Add an amendment to rule 8.1 to say: Subdivision credits granted under the previous District Plan will remain valid.

Reason for Decision Requested
Where landowners have previously covenanted land under the old rules with the intention of creating an additional lot they should be entitled to carry out that intention

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

- ☐ Support
- ☐ Oppose
- ☒ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
add an amendment to say that where sufficient conservation/amenity gain is demonstrated the rigidity of the 2, 4, 10, 14 ha rules can be relaxed

Reason for Decision Requested
Allow for flexibility and landowner/community collaboration/negotiation

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

- ☐ Support
- ☐ Oppose
- ☒ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
Amend 11.1 c To say that an esplanade reserve may be waived when public access would unduly interfere with current activities on the land.

Reason for Decision Requested
A lot of cow races exist on river banks, public access would cause great problems for farmers moving herds of stock along these tracks and races, stock can be disturbed and people bring dogs and guns to the reserves causing major issues for farmers.

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

- ☒ Support
- ☐ Oppose
- ☐ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
Support Rule 14 A: 20 ha average

Reason for Decision Requested
This is a practical rule which provides flexibility and allows farms to stay in business as farmers can reduce their debt loading by selling small lots without compromising the integrity of the farm as a unit.

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

- ☐ Support
- ☐ Oppose
- ☒ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
Support but amend Table 2 point 4 by adding after : "and storm water to each lot", WHERE SUCH SERVICES ARE REQUIRED BY THE DISTRICT PLAN

Reason for Decision Requested
This will ensure that such services cannot be required in those zones where the district plan does not state that they are required.

Thames-Coromandel Proposed District Plan - November 2013 > PART VIII - ZONE RULES > Section 48 - Low Density Residential Zone

- ☐ Support
- ☒ Oppose
- ☐ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
Amend by adding earthworks for fences, farm tracks & races as a permitted activity in 5.1

Reason for Decision Requested
Some land zoned this way is still being used as farmland at the moment and farming practices should be able to continue until such time as the land is being developed.

Thames-Coromandel Proposed District Plan - November 2013 > PART VIII - ZONE RULES > Section 56 - Rural Zone

- ☐ Support
- ☐ Oppose
- ☒ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
Agree but: amend to: 1. add earthworks to establish a fence, farm track or race as a permitted activity. 2. add earthworks to establish farm effluent ponds as permitted activity if they are established under WRC rules
3. add farm culverts and bridges as permitted activity if they are established under WRC rules

Reason for Decision Requested
The Regional Council has rules in place and there is no need to duplicate processes tying up Council and landowner resources unnecessarily when the Regional Council rules are totally adequate

Thames-Coromandel Proposed District Plan - November 2013 > PART VIII - ZONE RULES > Section 57 - Rural Lifestyle Zone

- ☐ Support
- ☐ Oppose
- ☒ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
Agree but amend to add: Earthworks to create fences, farm tracks & races as a permitted activity
Farm culverts and bridges as a permitted activity as long as they are subject to WRC rules.

Reason for Decision Requested

Thames-Coromandel Proposed District Plan - November 2013 > APPENDICES > Appendix 5 - BS5252 Colour Chart

- ☐ Support
- ☒ Oppose
- ☐ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
Change the colour plan and apply the restrictions to dwellings with high visibility

Reason for Decision Requested
I agree with the rationale that extreme colours could be very offensive and intrusive but this colour chart is far too restrictive. People need to be able to add some personality and colour to their dwellings. Also the visibility and location of the dwelling should play a role in colour restrictions.

Thames-Coromandel Proposed District Plan - November 2013 > PLANNING MAPS > Map 17 - Whitianga

- ☐ Support
- ☒ Oppose
- ☐ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
1.Remove (and review) proposed zoning for industrial, airfield and residential areas.

Reason for Decision Requested
The zoning for Whitianga needs to be reviewed because: 1. Zoning along property boundaries is not the right way to get the best outcomes. Zones should be planned on land that is the most suitable for a purpose, irregardless of property boundaries. 2. Zoning has not taken into account reverse sensitivity issues. 3. The zoning of Council land (taken under the works act for specific purposes) as "airfield" is a poorly disguised attempt to rezone this land as effectively industrial. It should only be used for runway extension, sewage or recreation. It has also been identified in hydrologists reports commissioned by Council as a storm water retention area. 4. Our original submission was ignored because of a lack of follow up evidence. The follow up evidence requested was over the top asking for consent from neighbours and consultation with iwi. This is rightfully part of a resource consent or private plan change, not a submission to a proposed district plan.

Attached Documents

File
No records to display.

Introduction

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Submitter Details

First Name: **Stephen & Lynne**

Last Name: **Titter**

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Suburb: **Hahei**

City: **Whenuakite**

Country: **New Zealand**

PostCode: **3591**

Daytime Phone: **0274 899 419**

Mobile: **0274 899 419**

eMail: **stephen@haheiconsulting.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 :

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Correspondence to:

☒ Submitter

☐ Agent

☐ Both

Submission

Attached Documents

File
2014 03 Re Submission Draft District Plan_S and L Titter

Thames Coromandel District Council ('TCDC')**– Proposed District Plan**

Submission: By H Stephen & Lynne M Titter
Ratepayers of 100 Pa Road, Hahei

Reference: Part 3 C Consultation -
Proposed rezoning: 132, 94, and 111 Hahei Beach Road, Hahei

SUMMARY:

The proposed plans to change the zone on Hahei Beach Road (i.e. 132, 94 and 111 Hahei Beach Rd) from 'Rural' to 'Rural Lifestyle' are opposed on the basis that such rezoning at this time is ill-considered, unnecessary, premature, and not properly supported based on appropriate evidence.

Whilst it is acknowledged that any ultimate intensive development would need to be subject to consent processes, there is insufficient evidence to support the appropriateness of a zoning change to even contemplate any development other than that already provided for under the current "Rural" zoning.

No consideration has been demonstrated regarding Village Infrastructure neither in regards to the issues that prevail nor to Village planning for the future. The infrastructure required for the proposed Coromandel Cathedral Cove walkway and a final resolution to existing, and very long outstanding Cathedral Cove visitor problems, are yet to be determined. At this time, it would be premature if not irresponsible to even contemplate allowing any development at the gateway to Hahei, let alone to open the door by making a zoning change in the absence of any material consideration of infrastructure or impact on the Hahei environment and the current community.

The recommendation of this submission is that -

A moratorium should be placed on any such proposed zoning change until such time as definitive plans are established and funding approved for:

- 1. Cathedral Cove Visitor access and parking.**
- 2. Coromandel Cathedral Cove Walkway and parking infrastructure.**
- 3. Village Infrastructure specifically determine Hahei waste treatment options and potable water supply options.**
- 4. That any proposed zoning change includes a Hahei Beach impact statement.**

Hahei Beach and the Hahei Village have a number of issues which impact on both the Beach and Infrastructure some of which may be evident and some not.

SUBMISSION COMMENTARY

The following key areas will be expanded upon as to the specific reasons why the proposed zone changes are opposed.

1. Rural
2. Cathedral Cove

3. Coromandel Cathedral Cove Walkway
4. Village Infrastructure
5. Hahei Beach
6. Community Plan

1. Rural -

Rural land on the Coromandel Peninsula is fragmented, and larger blocks are more economical for dairying, beef or sheep. There are relatively few smaller blocks of land that are viable economically and often do not appeal to absentee owners.

The Hahei Beach Road properties have been grazed for 100 years and are currently utilised to rear dairy herd replacements. Dairying is well established through the Hahei/Hot Water Beach and Purangi area.

Quotes from the District Plan preamble - 'Protection of rural land resource'.
'Efficient and sustainable use of land'

To what extent has consideration been given to how a zone change would impact on the rural environment reflected in these statements?

2. Cathedral Cove -

According to the Department of Conservation ("DOC") visitor numbers have increased annually during the past 15 years and currently number 160,000 p.a. The vast majority arrive by car or camper-van. Buses are also increasing in both number and frequency.

All vehicles **MUST enter and exit via Hahei Beach Road**. Any development at all would result in additional vehicles, including recreational vehicles, needing to egress onto this section of road which is already marginal during peak periods. The safety of the many cyclists, runners and walkers already using this section of road would be compromised in the absence of proper consideration, which must include examining the question of whether a development of a density greater than that permitted under the current "Rural" zoning is appropriate or viable.

Visitor peaks to Cathedral Cove (100,000 December to April) coincide with the Village peak holiday period (camp site, B&B Accommodation and ratepayer properties).

The then impact and the projected impact on the Village is well known, and was documented in the Hahei Community Plan (2005).

DOC have investigated the feasibility of extending their Vehicle Park but no decision has been reached (Grange Road resident concerns and the impact of the Coromandel Cathedral Cove Walkway have perhaps stalled the project.) The new venue for the Park & Ride is yet to be effectively evaluated and perhaps a better alternative may well be on Hahei Beach Road, leaving the Council waste treatment land available for other considerations. By prematurely making a zoning change effectively pre-supposes these other considerations are not a valuable or viable solution; when in fact no thorough consideration has yet been given to them at all.

Both Tourism New Zealand and Coromandel Tourism continue to promote Cathedral Cove and Hot Water Beach (both destinations are as one in terms of Tourist planning). There is no third party which accepts responsibility for the impact on local infrastructure required to support the projected tourism growth.

If in a tourism context, Cathedral Cove is the Jewel in the Coromandel Crown, then Hahei is the Head upon which that jewel and crown sit, and must be given proper planning consideration alongside the tourism promotion activities.

The gateway entry to Hahei needs to be considered as a potential strategic area in which to manage the growing visitor numbers and preserve the unique aspects of the Village. Getting the planning for this critical area wrong, will mean the experience being promoted for visitors, and the quality of life for the property owners, is lost for ever.

3. Proposed Coromandel Cathedral Cove Walkway

The proposed 'Walkway' has been recently promoted, especially by the Council as an attraction which will be extremely popular with visitors and will encourage more visitors to remain in the area longer. Visitor numbers for the Walkway alone are forecast to reach 50,000 p.a. within 3 years of the walk being introduced. It would be quite reasonable to presume that the vast majority of these walkers will coincide with the peak December to April period.

The planning process, whilst very much in its infancy at this stage, has highlighted the requirement for a vehicle park (500 vehicles) and has indicated that the Lees Road area would be the preferred location. This has yet to be fully investigated and **at this stage land options on Hahei Beach Road and in the immediate vicinity cannot be realistically discounted.** The parking solution for the Walkway may also be part of a solution to operate a Park and Ride to handle visitors to Cathedral Cove.

Until infrastructure options associated with both this project and traffic to Cathedral Cove are properly determined, it would be most premature and irresponsible to allow for a zoning change in contemplation of higher density subdivision development of areas at the entry to Hahei.

4. Village Infrastructure

With respect to basic Infrastructure requirements such as water, waste treatment and storm water, there has been no proposal presented to resolve current inadequacies let alone plans to conform to compliance regulations. Whilst promotion of tourism and visitor numbers continue unabated, no consideration has been given to the suitability of Hahei roading, foot paths and nor the lack of visitor vehicle parking.

The suggestion made that there is sufficient capacity within the Hahei sewage treatment plant to accommodate some or all of the proposed development lots is at best misleading. The **discharge consent expires on 31 December 2015** and prior to this a recommendation regarding Village-wide waste treatment options has to be reported to the Regional Council.

It would also be unfair to those existing ratepayers whom in recent years have not been afforded an option to connect to the treatment plant.

It should be noted that the Wigmore Stream on occasions already has excessive levels of pathogenic bacteria and this renders the stream unsafe for users. There could be a number of factors to consider -

- (I) One could suggest that developing the rural land area would alleviate such problems emanating from livestock.

- (II) It could equally be suggested that providing stock with drinking water and preventing stock accessing the stream and tributaries would solve much of the problem.
- (III) For the remaining sources of contamination, there may well be areas throughout the Village that have issues which are as yet to be determined; no 3rd Party has investigated these properly.

It is incongruous to contemplate any further development when the Council and Hahei ratepayers are struggling to effectively understand and manage the current environmental issues, until there is a viable Plan for resolving known issues and providing a basis for considering future alternatives.

Food for thought from an objective source -

‘1st Rate World Scenery –3rd Rate Infrastructure.’---a futuristic quote from one of the 50,000 track walkers as they read the ‘Warning signs’ and check their inoculations before crossing the blocked Wigmore Stream mouth.

5. Hahei Beach

The Hahei Beach is one of the key attractions for property owners and visitors to the area alike. It is a finite and most vulnerable resource.

Further promotion of Tourism and Village development both now and in the future must be assessed with caution. Hahei Beach itself should be a critical consideration. It has THREE distinctive user groups: - Beach goers (from the camping ground, property owners, and other visitors), Concession operators and Boating-related users.

It is evident that there are increasing numbers of day visitors to the western end of Hahei Beach. For much of the summer, vehicle parking overflows from the beach carpark along berms either side of Hahei Beach Road into Harsant and Dawn Avenues and up to the store. Pedestrians of all ages, during these busiest times, must then walk on the road.

All of the four Concessions which operate from the beach (Kayaks, Water Taxi, Diving and Boat Tours) are benefiting from the promotion of Cathedral Cove. Certainly these businesses have become more extensive and most require more of the beach and parking area than were ever originally envisaged.

The eastern/Wigmore stream portion of Hahei Beach is the area utilised for launching and retrieving boats. Virtually all of Hahei boat owners use this area for launching with the only access being Pa Road, Wigmore Crescent and onto the beach via the Wigmore estuary. All boat trailers and tractors are then parked on the Beach. **There are no other viable boat launching alternatives at Hahei.**

When sea conditions are favourable, throughout the summer holiday period and long weekends, boat trailers and tractors are parked tightly together along from the beach front limit to as far back as the Wigmore Crescent beach estuary access.

Many Hahei property owners and ratepayers came to Hahei for boating, fishing and diving, and hence have boats. Whilst during the past 15 years there may not have been a large number of new sections developed in Hahei, many residential buildings have been developed to accommodate larger numbers of people, and often multiple family groups. Likely as a consequence, it is evident both tractors and boats are now larger, and more numerous.

HS & LM Titter – District Plan Submission

Kayaks and jetskis are also increasing in popularity and often properties will have both a kayak or a jetski and a motorised boat, which adds to both road activity and increased beach parking demands.

Based on factual evidence to date, any additional development would inevitably mean an additional tractor & boat in a conservative ratio of 3 boat & trailer combinations per four residential properties.

For sections back from the beach as far as those in the proposed development up Hahei Beach Road, will inevitably mean visits to the beach would most likely be via tractor, 4-wheel drive, farm-bike, golf cart (increasingly popular) or car. Those going onto the beach itself, would need to travel along the main Hahei entrance, and via Pa Rd, Wigmore Crescent and the stream estuary. Others not taking vehicles onto the beach will add to the December to April congestions by parking their vehicles in streets nearer the beachfront.

Hahei Beach has a finite user capacity for recreational enjoyment, concession operators and boats. Many believe Hahei Beach has reached that point already when all users are considered.

Growth and increased popularity has destroyed the charm and the environment of many beautiful coastal areas around the world, and indeed in some places in New Zealand. Unless we learn from these examples and exercise foresight for future generations, then Hahei will fall into that same category. Most ratepayers would have expected one of the last places in New Zealand where that could occur, would be the Coromandel Peninsula.

A structure plan which initiated the proposed zoning change to Rural Lifestyle, proposed 78 new lots for Hahei Beach Road, in a plan which TCDC Council staff -

“support the overall vision presented in the structure plan.....”

albeit acknowledging they don't support the scale and density proposed.

In the absence of consideration of the overall Hahei Beach infrastructure and environment, which clearly has not been considered, how could the Council Staff believe the -

“Subdivision would fit comfortably with the new Environmental Benefit Lot rule”

It might, possibly, environmentally benefit the land being considered for rezoning (and so might many other alternatives) but the proposed development most certainly cannot be said to do so for Hahei Beach and its surrounding roads, unless some analysis has been undertaken not available to ratepayers.

Before even contemplating any future development whatsoever in Hahei, we challenge you to consider the impact of 60 more boats & tractors in the Village re-fuelling, travelling to the Beach, and launching and parking on the Beach, let alone the impact of the associated people numbers on the environment. Even for a development ultimately resulting in only 40 new lots, what is the Plan to accommodate the 30 new boats & trailers.

6. Community Plan

In 1995 the TCDC requested each Community to formulate their own Plan with the intention these Plans would become a of source of information for inclusion in the TCDC Long Term Council Community Plan.

The basis of the Hahei Beach Community Plan was structured from information sourced through a TCDC Hahei Survey (2004) and a Ratepayers mail-out in 2005. Indicative of the Community's opinion regarding Growth of the Village, are the responses expressed in response to the following questions -

TCDC – Question 2 - Planning for town boundary:

287/ 414 responses (69%) – That there should be no further expansion of the current town boundary.

*Concerns were expressed that if development were to occur, **it should follow, not precede**, upgrading of the infrastructure – stormwater, sewerage, water supply etc.*

The Hahei Beach Ratepayers questionnaire (2005):

'Do you want infrastructure (water / waste water, roading/parking) issues to be resolved before allowing development? 228 (90%) - Yes

The concerns expressed in the Community Plan regarding development, infrastructure and the impact of Tourism (Cathedral Cove) and the determination to retain the charm and uniqueness of a small village community, are no different today.

Despite being assured by the Community Board, TCDC and Council executives that Community Plans would be incorporated into the Long Term Council Plan and the Blueprint, it would appear from the minutes of the District Plan Review Committee that neither the Committee nor the Planning staff referred to the Hahei Community Plan nor was there any mention of Community Consultation.

The history of Consultation at the planning level over much of the last nine years has been poor.

And now, the Hahei community is faced with a proposal for a zoning change which could be seen as the first step in a fundamental change to the character of Hahei and Hahei Beach itself, without any real consideration having been given to what the future of Hahei and Hahei Beach should or even could be.

Conclusion -

Despite all of the assurances in the world from the developers that they may have understood the change of zone from “Rural” to “Rural Lifestyle” would not the first step in the process of approval for their proposed development, it would only be human nature for them to believe just that, and to begin to undertake future consideration accordingly. It is unnecessary and completely inappropriate for you to give any such message to these developers at this stage.

The fact that proposed developers have applied with additional information after a first application for zoning change was turned down by Council staff, doesn't mean that during the time between the two applications the TCDC has progressed in its own

thinking on any of the infrastructure and community planning issues discussed above; and it is reasonably clear it has not.

Past experience for the Hahei area and particularly in regards to parking infrastructure for Cathedral Cove, would indicate that such analysis and determination is a considerable distance away. How then can a responsible Council propose making a change of zone recommendation from “Rural” to “Rural Lifestyle” in a District Plan without having given due consideration to the sort of planning exercise it is responsible for undertaking. The proposed zoning change is not an exercise in planning at all, and should not be allowed to proceed.

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: **Caoimhe**

Last Name: **Macfehin**

On behalf of: **Eleanor & Aindriu Macfehin - 454 Kauaeranga Valley Rd Hilary & Martin Rodley - 456 Kauaeranga Valley Rd Elizabeth McCracken & Allan Berry - 452 Kauaeranga Valley Rd Lyn & Dave Lee - 446 Kauaeranga Val**

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Trade competition and adverse effects:

☒ I could ☒ I could not

gain an advantage in trade competition through this submission

☒ I am ☒ I am not

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

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

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

Submission

Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART I INTRODUCTION > Section 3 - Definitions

☒ Support

☐ Oppose

☐ Neutral

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

PROPOSED AMENDMENT TO SECTION 3, DEFINITIONS, "CAMPGROUND". • We would like the definition of campground amended to include "where people stay for one or more nights in: A tent without a foundation; and/or a vehicle that can be legally driven/towed to a different location on request; used for sleeping where no tariff is paid, but the number of temporary dwellings exceeds the number of permanent dwellings by a ratio of more than 3:1 for a period greater than 7 days.

Reason for Decision Requested

We would like this change in order to ensure that groups of temporary dwellings adhere to the sanitation requirements of a campground. This will prevent a permanent settlement of temporary dwellings becoming established without the appropriate infrastructure in place.

Thames-Coromandel Proposed District Plan - November 2013 > PART VIII - ZONE RULES > Section 56 - Rural Zone

☒ Support

☐ Oppose

☐ Neutral

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

PROPOSED AMENDMENTS TO SECTION 56, RULE 5, FESTIVALS/EVENTS IN RURAL ZONE. • We would like RULE 5, TABLE 1 amended to specify that any event to which there is an open invitation i.e. an invitation to uncapped numbers of people in a public space, including on social media or web pages, automatically falls in the category of 'more than 250 people' in Table 1, and can therefore only occur once per calendar year. • We would like RULE 5.4 amended to include consent of any neighbouring property owners as a requirement for any festival, event lasting longer than 24 hours or exceeding the frequency requirements of Table 1. • We would like RULE 5.1 c amended so any festival, event to which access is gained via roads/bridges maintained by private property owners requires the consent of said property owners. • We would like RULE 5 amended so that all permitted festivals/events must be listed on a calendar of festivals/events on the TCDC website, to allow the public to plan accordingly.

Reason for Decision Requested

We support the PDP's changes regarding festivals, events in rural zone, as the lack of restrictions in the operational plan has resulted in negative environmental and cultural impacts on our community. We propose that the Section 56 of the PDP be amended (as previously listed) in order to prevent events, festivals having these negative impacts in the future.

Attached Documents

File
No records to display.