

## Form 5 Submission on Proposed Thames-Coromandel District Plan

*Clause 6 of First Schedule, Resource Management Act 1991*

**To** Thames-Coromandel District Council  
Private Bag  
THAMES 3540  
Attention: District Plan Manager

[customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz) (subject: Proposed District Plan Submission)

Name of submitter: Lukas Reilly  
c/- Planners Plus Limited  
PO Box 218  
WHITIANGA 3542  
  
Phone: (07) 867 1087  
Email: [info@plannersplus.co.nz](mailto:info@plannersplus.co.nz)

This is a submission on the following proposed district plan:

Proposed Thames-Coromandel District Plan

Lukas Reilly's submission relates to the area of land located at 16, 18 and 20 Black Jack Road, Kuaotunu, with the legal descriptions of Lot 1 DPS 89825, Lot 2 DPS 89825 and Lot 1 DPS 1231. These three properties are located on **Map 13C Zones (Kuaotunu)** and **Map 13C Overlays (Kuaotunu)**.

Lukas Reilly's submission is as follows:

- 1) To relocate the boundary of site specific activity SSA35 on Map 13C Overlays (Kuaotunu) so that it includes 16, 18 and 20 Black Jack Road, Kuaotunu.**

The Operative District Plan identifies 16, 18 and 20 Black Jack Road, Kuaotunu as being located within an "identified commercial site". These three properties currently contain a café/restaurant/licensed premise, takeaway activities, dairy, ice cream parlour, real estate office, a gallery/café, two dwellings and a first storey apartment. Under the Operative District Plan, town commercial activities on these three sites are deemed to be permitted activities.

However, under the Proposed District Plan, Map 13C Overlays (Kuaotunu) only identifies 16 Black Jack Road, Kuaotunu as being a "site specific activity". This area of Kuaotunu has had a number of town commercial and retail activities operating from these three sites for a large number of years. In fact an application was lodged and granted consent on 21 December 1981 to develop a dairy/milkbar and tearoom, a garden centre, a builder's supply court and five residential chalets. Prior to this the site operated as a transport depot which included petrol pumps and a small shed.

Luke Reilly therefore requests that the boundary of SSA35 be extended to the properties as shown on the plan attached to this submission (**Attachment A**) so that the overall site is consistent with

existing land use activities (i.e. town commercial activities) of the area. Furthermore the SSA35 notation of the three properties provide potential property owners in the vicinity of the site as to the type of activities located and commonly expected within this particular part of Kuaotunu.

It is highly unlikely that these sites will revert back to a residential site given the history of the properties, which for decades have provided service facilities for the local area. The Kuaotunu and Opito Bay areas are expanding and commercial facilities need to have the flexibility to expand to meet the demand of the growth and future growth of the area.

## 2) Amend the description of SSA35 in Table 1 – Site Specific Activities (Section 26.4)

The description of SSA35 in Table 1 of the Proposed District Plan contains a number of errors that need correcting. Lukas Reilly seeks that the following changes be made so it reads as follows:

SSA No.	Overlay Map and Zone	Activity Name, Site Location Legal Description	Activity Description
SSA 35	13 C Coastal Living Zone	16, 18 and 20 Black Jack Road, Kuaotunu Lot 1 DPS 89825, Lot 2 DPS 89825 and Lot 1 DPS 1231	Retail sales including: Dairy Café Restaurant Licensed Premises Takeaway food

## 3) Amend vehicle parking standards for restaurants and other commercial activities outside of the Pedestrian Core Zone so that they are less restrictive (Section 39, Table 5)

The Proposed District Plan requires commercial activities outside of the Pedestrian Core Zone and Waterfront Zone to provide 1 car parking space for every 30m<sup>2</sup> gross floor area and 1 car parking space per 10m<sup>2</sup> of outdoor display area of goods. The Proposed District Plan also requires restaurants outside of the Pedestrian Core Zone and Waterfront Zone to provide 1 car parking space per 3 customer seats (inside or outside). These provisions are very restrictive and do not take account of the large number of customers that walk to such facilities (extremely common on the Coromandel Peninsula); the provision of existing parking areas in the vicinity of the site (in particular those sites identified as site specific activities); how car parking spaces adversely affect the design and location of buildings; and the desire not to have restaurant sites full up with parking lots, where instead they could have lovely landscaping areas and gardens.

The parking provisions of the Operative District Plan are less restrictive. It is therefore requested that Council takes a good look at the parking provisions of the Proposed District Plan and that research be undertaken to determine whether these type of parking provisions are actually necessary in the Thames Coromandel District when for the majority of the year there is minimal demand for parking.

Furthermore those commercial and restaurant activities not provided for as permitted activities within the zone that they are located in will be required to provide a car parking and traffic assessment as part of any resource consent that they will apply for. This is a better way of determining whether the activity, the site; and the surrounding area will provide adequate car parking for the activity proposed.

**4) Include noise standards for general commercial activities and restaurants identified as site specific activities in Section 26**

The permitted noise standards for activities commonly located within site specific activity areas have a very limited chance of meeting the noise standards for the underlying zone in which it is located. It is not realistic to expect commercial activities and restaurants to meet residential noise standards, particularly when the activities within the site specific activity areas have been operating for many years.

Lukas Reilly therefore requests that the following standards be included in Section 26.7 of the Proposed District Plan:

<b>Table 5 – Restaurants/Cafes, Licensed Premises, General Commercial Activities</b>		
Maximum noise received at the notional boundary of the site, above the relevant permitted zone standard.	Monday to Saturday 7am-10pm	Zone standard + 15dB L <sub>Aeq</sub> (15min)
	Sunday and public holidays 9am – 6pm	Zone standard + 15dB L <sub>Aeq</sub> (15min)
	At all other times	Zone standard + 10dB L <sub>Aeq</sub> (15min)
	Monday to Saturday 10pm – 7am	Zone standard + 5dB L <sub>AF</sub> (15min)


Lukas Reilly seeks the following decision from the Thames-Coromandel District Council:

- the amendments and changes referred to in points 1-4 above.

Lukas Reilly wishes to be heard in support of his submission.

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

Signature of submitter  
(or person authorised to sign  
on behalf of submitter)



Date 11/03/2014

Address for service of submitter:

Telephone: (07) 867 1087

Fax/email:

info@plannersplus.co.nz

Contact person: Tracey Lamason  
(Planners Plus Limited)

# **ATTACHMENT A**

## **PLAN SHOWING AREA OF SITE SPECIFIC ACTIVITY**



**PLANNERS PLUS** LIMITED

Land Development, Resource Consent and Planning Specialists.

13

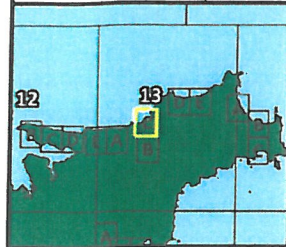
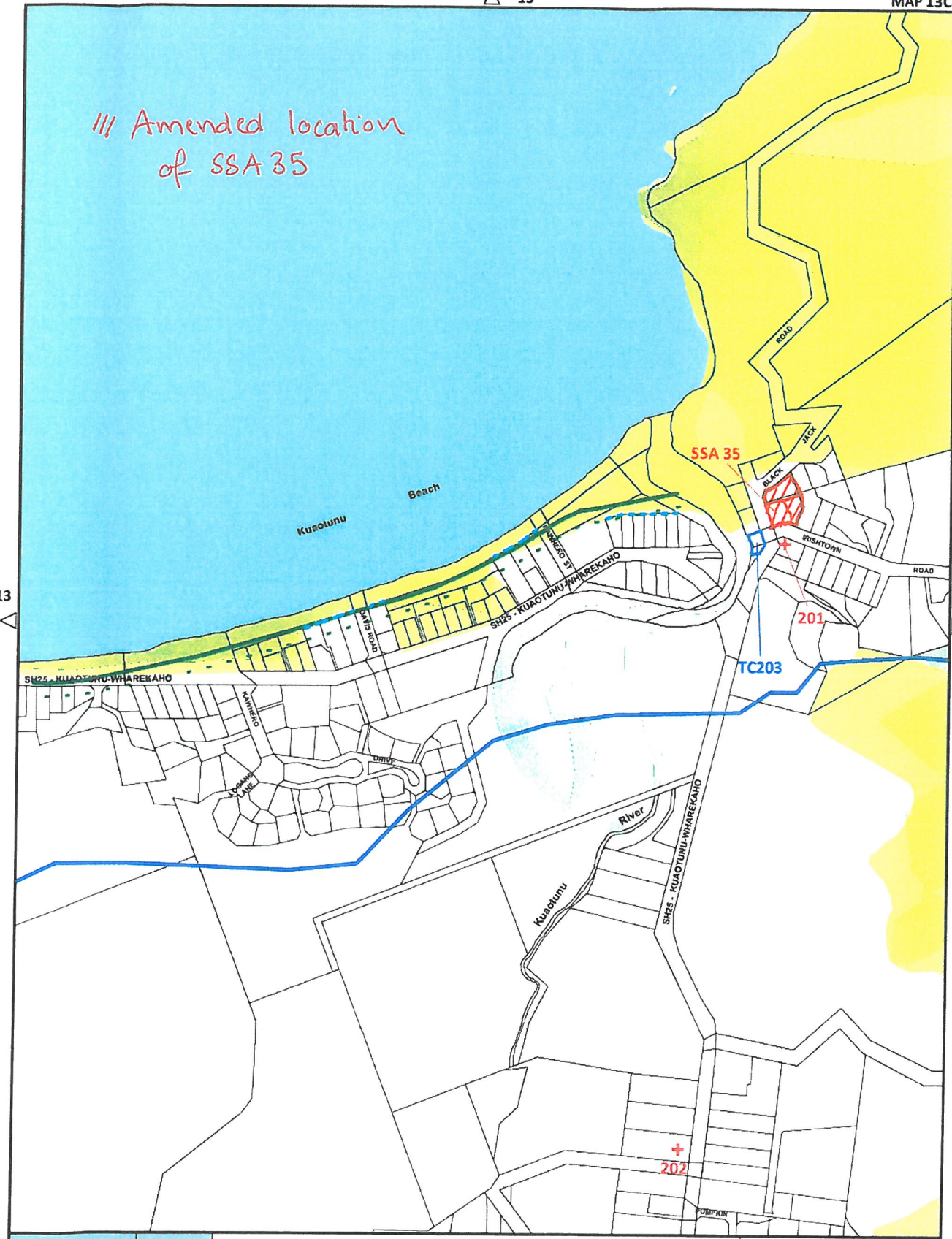
MAP 13C



/// Amended location  
of SSA 35

13

13

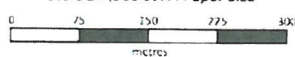


MAP 13C OVERLAYS

# KUAOTUNU

PROPOSED DISTRICT PLAN - December 2013

Scale 1:7,500 at A4 Paper Size



Cadastral information derived from Land Information New Zealand's Core Record System (CRS); CROWN COPYRIGHT RESERVED.



MAP PRINTED  
13 December 2013

13B

11 March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Dean Leuschke and my family own a holiday home in Pauanui.

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,



Dean Leuschke  
35 Baldhill Road  
RD3, Pukekohe

# 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](http://www.tcdc.govt.nz/dpr)  
Using our online submissions form

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

**Email to:** [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)

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

### Submitter Details

Full Name(s)	DEAN LEUSCHKE		
or Organisation (if relevant)			
Email Address	dean@galpro.co.nz		
Postal Address	35 BALDWIN ROAD, RD3, PUKEKOHE		
Phone no. <small>include area code</small>	(09) 236 3382	Mobile no.	(041) 440055

**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 DALME Date 11/3/2014

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

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



Sent: Tuesday, 11 March 2014 11:05:47

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

Erica Lattughi

### Address

166 Wellington Rd  
Paekakariki 5032  
New Zealand

[Map It](#)

### Phone

6442979352

### Email

[elattughi@hotmail.com](mailto:elattughi@hotmail.com)

### My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

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

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

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

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

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

**I would like to speak to my submission.**

- No

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

- Yes

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

---

**Yours sincerely,**

Erica Lattughi

**Date**

11/03/2014

# 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)

### Submitter Details

Full Name(s)	David Stanley Iles		
or Organisation (if relevant)			
Email Address	ilesclan@gmail.com		
Postal Address	53 Island View Road, Karaka 2580		
Phone no. include area code	09 2999889	Mobile no.	021 733524

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

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

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

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:

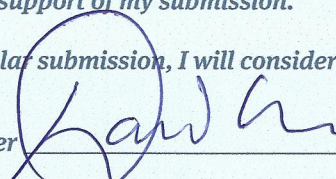
Please refer to the accompanying letter which forms part of this submission.

## 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 11.3.14

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. ☐ Y ☒ N

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

a) adversely affects the environment; and

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

☒ Y ☐ N

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THAMES-COROMANDEL DISTRICT COUNCIL  
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phone: 07 868 0200 | fax: 07 868 0234  
customer.services@tcdc.govt.nz | [www.tcdc.govt.nz](http://www.tcdc.govt.nz)



From: David + Louise Iles ilesclan@gmail.com  
Subject:  
Date: 11 March 2014 11:02 am  
To:

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

Dear Mayor Leach and TCDC Councilors,

My name is David Iles and I own a holiday house in 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 urge you to reconsider these rules in your Draft Annual Plan for 2013/2014 and look to implement a system more like that used by Queenstown Lakes District Council that provides allowance for holiday houses to better distinguish them from true commercial accommodation.

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.

**There is NO motel in Matarangi. I also feel that a group or more than 6 people are more likely to want a bach as opposed to staying in a small motel.**

**This will cost a lot of small businesses a significant amount of their summer income just to satisfy a very small group of Motel owners .**

**Renting holiday baches is a backbone of our many holidays over the years. To remove this option is a draconia action to please a minority of ratepayers at the exspense of the majority. The minority rules – seems to be a common thread in this country.**

I look forward to your response.

David Iles

53 Island View Road

Papakura 2580



## **Submission on the Thames Coromandel District Council Proposed District Plan 2014**

**Name** Ron Egan & Sue Dorrington  
**Postal Address** 66E Pa Rd, Hahei RD1 Whitianga 07 866 3929  
**email** [ron@netaction.co.nz](mailto:ron@netaction.co.nz)

### **1) Proposed Zoning Change at Entrance to Hahei**

(Please note, in relation to this issue, we are also strongly in support of the submission and any additional points made by John North with others)

We are opposed to any change to the zoning on the land coming into Hahei. The land we refer to is located at

91-111 Hahei Beach Rd  
 94 Beach Rd / bounding Jackson Place  
 132 Hahei Beach Rd

While we accept that there is some pressure from the current owners to monetise this land by development, and that they have presented a proposal, this is a critical piece of land for the future infrastructure needs of Hahei.

There must be no development of this land without careful consultation and planning for future needs. If there is development without planning then both locals and TCDC will need to figure out how to resolve the issues and consequences another way in future – much harder than adequate planning now.

Though not part of the proposed change, the waste Water dispersal area at 12 Pa Rd should also be considered and noted in the plan in same light as this is also a critical piece of land, which could be part of the solutions.

### **Issues requiring consideration and careful future planning include:**

Parking and traffic issues because of Cathedral Cove

Various impacts of TCDC's proposed "Great Walk"

Possible permanent Park & Ride area and management / private operation

Possible development of Tourist hub / extension of commercial area (already there is an application for new commercial restaurant within existing residential zone – Cathedral Court)

Possible transfer of ambulance / fire station to this location

The impact of traffic / tractors etc on the rest of Hahei (beach carparks / shop area / tractor area from any new subdivision (possibly 230 sections in this area – too far to walk to beach)

Future expansion or needs re wastewater treatment – resource consent due for renewal Dec 2015? Is expansion required in future – if so where to?

Provision of cycle ways (to make the road safer), green spaces and walking lanes /tracks for improved amenity value

Impact of expansion of tourist numbers and more subdivision on the beach – a beach impact statement required – there is a rapidly increasing number of people on the beach and in the carparks. There is pressure from concessionaires for growth and more services. Maybe it is too much?

On this basis TCDC should be firmly opposed to any adhoc development as well. It will be TCDC, that needs to find future solutions. Better to do the planning now.

While we are opposing this zoning change, the outcome we are really seeking is the inclusion of some recognition in the plan that this is a unique and critical piece of land that requires some careful planning.

The best way would be for inclusion of some sort of moratorium or rules in the District Plan relating to development of this area that recognise that there must be no development without much wider consultation, planning and consideration of wider Hahei issues.

With the correct planning, there is no reason that this cannot be achieved quite easily as a win / win for both developer and the community. But it needs protection from any adhoc development for now.

In addition to the above issues, development of this area is contrary to some of issues and objectives etc in section 24 of the plan

eg..

24.2.3a The loss of rural character;

24.2.3c A progressive encroachment of urban development and services into the Rural Area, including provision of reticulated water, wastewater and stormwater services resulting in adverse effects on the naturalness and character of the Rural Area

24.2.4.c Degrading the natural characteristics of the Area

24.2.4.d Development spreading outside of its naturally contained area in existing settlements leading to ribbon development and adverse effects on natural character.

4a) Subdivision, use and development in the Rural Area should be in keeping with the character and amenity of the zone in which they are located. In particular they should not: Generate significant increases in road traffic volumes beyond the state highways;

and more..

### **Outcome Requested**

No zoning change on this land (remain as rural), recognition of importance of this land and moratorium on any development without resolution and inclusion of wider community needs.

## **2) Section 23**

### **Area issues, Objectives and Policy – Residential Area** **Public Notification of Commercial Applications**

Section 23 recognises particular qualities of residential areas, particularly in Coastal Lifestyle area – we assume that includes Hahei and similar communities.

Commercial activities in residential areas of villages like Hahei are quite contrary to many of the objectives and policies in this section of the plan.

At present applications for commercial activity within these areas is not required to be publicly notified if deemed to be of “only minor impact”

That criteria is too subjective as demonstrated by a current application for a restaurant in Cathedral Court Hahei. This application has not been publicly notified and is certainly of more than minor impact to neighbours – property prices have already been affected and there is considerable concern about traffic, noise, odours etc. And there is huge concern amongst Hahei ratepayers that if this application is allowed, similar applications could be made anywhere throughout the residential areas without notification.

The plan should recognise that most of the residents of these areas move here because they like the fact that they are not overly commercialised. Most residents do not want more commercialisation – the 2004 survey of Hahei ratepayers identified that over 80% of respondents did not want an extension of commercial zoning – this would strongly suggest that commercial within residential areas is also not considered desirable by residents

### **Outcome requested**

We would like to see the plan changed or appended so that:

In small communities like Hahei, Hot Water Beach and others, **no** commercial activity is allowed outside of the designated commercial areas. (different rules may need to apply in the main towns?)

or, a less desirable outcome would be that:

Any applications for commercial activities within residential areas **MUST** always be publicly notified at the least and have more stringent scrutinised criteria applied.

But the absolute minimum outcome we would like to see is for Compulsory public notification of any commercial application within residential areas.

### **3) Consultation / Community Plans**

Hahei produced a Community Plan in 2005 (based on an extensive survey of residents and others) and revised it later. Because the District Plan largely deals with District wide issues, local needs and desires have been largely lost – the plan should incorporate and recognise the various Community Plans as part of the document and seek to provide outcomes in line with each of these plans.

It may mean more work in the District Plan but will mean better long-term outcomes in line with each community's individual wishes. Ratepayers put a lot of work into these plans and do not like to see their input being ignored. Council acceptance of this will lead to better ratepayer acceptance of Council initiatives as well. We are all partners in the process!

Results of the Hahei Survey are available – the results were very clear on many issues.

#### **Outcomes requested**

Recognition and incorporation of Community plans into the District Plan. Specific consideration of the results of the Hahei Survey to ensure that the District Plan is in line with survey results wherever possible.

### **4) Section 37 - Mining**

We are opposed to any increase in mining activities in the Coromandel or in any changes to rules that make mining activities easier. We support any section, which provides for protection of amenity values or reduces any risk of environmental contamination.

We do not think that the proposed plan adequately protects the Districts intrinsic values; these values, environmental, social and economic, are appreciated and enjoyed by residents and visitors alike. The council has a responsibility under the Resource Management Act to protect these values

<p><b>Specific points that we oppose in the plan:</b></p> <p><b>Section 14:</b> It seems that mineral extraction is being promoted at the expense of any other industry/development. Amenity areas are not afforded adequate protection.</p>	<p><b>Changes Sought:</b></p> <p>Remove requirements to restrict other activities in preference to as yet unknown mineral deposits. Include Amenity Overlay in Policy 1a.</p>
--	---

<p><b>Section 32:</b> We believe that all mining should be prohibited in Outstanding Landscape, Amenity Landscape and Natural Character areas.</p> <p><b>Section 37:</b> This section does not adequately protect many important areas including the Rural or Conservation areas from surface mining, or the Rural, Industrial, Conservation, Recreational, Coastal Living or Residential from underground mining.</p>	<p>Amend Overlay Rules to prohibit all mining activities in these areas.</p> <p>Amend Table 3 to prohibit all surface and underground mining in these areas.</p>
--	--

<p><b>Specific points that I support in the plan:</b></p> <p><b>Section 14:</b> We support Objective 1a 3 and 4: people, property and the environment have a right to be protected from contamination and residual risks posed by mining activities, and TCDC must ensure that this is clearly reflected throughout the plan.</p> <p><b>Section 32:</b> We support Council prohibiting all mining in areas that have been identified as significant.</p>	<p><b>Suggested Additions:</b></p> <p>Strengthen rules to ensure that any future cleanup or remedial work required does not end up coming out of Ratepayers' pockets. Ensure the rules are strong enough to start with so that there is no danger of remedial work being required.</p> <p>Map these areas on private land also to ensure that there can be no loss of biodiversity or amenity value in our district, and include underground mining as prohibited in these areas. Underground mining can have significant impacts such as vibration which can affect things above ground.</p>
<p><b>Section 37:</b> We support the prohibited status for mining in parts of this section.</p>	<p>Exploration should not be permitted. Council should extend the prohibited status to include all conservation, rural, residential and coastal areas for both surface and underground mining.</p>

### Outcomes requested

As above. Appropriate wording and rules to limit and control mining in the Coromandel. Increased protection of amenity values and minimisation of contamination risks and visual impact etc. Creation of a rule requiring notification of mining requests so that the whole community can have a balanced say in the decision making. Ensure no negative affect on amenity values or risk of any future remedial work.

### Please complete:

N	I could gain an advantage in trade competition through this submission.	
Y	If others make a similar submission, I will consider presenting a joint case with them at a hearing.	
Y	I wish to be heard in support of my submission	
<b>SIGNED:</b>	Ron Egan & Sue Dorrington	<b>DATE:</b> 11/3/14

10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Margaret Nicholls and I own a holiday home in Whiritoa.

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,

Margaret Nicholls

# Proposed Thames-Coromandel District Plan



## Submission Form

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

### Your submission can be:

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

### Submitter Details

Full Name(s)	Penelope Anne Homus	
or Organisation (if relevant)		
Email Address	pene.homus@gmail.com	
Postal Address	31 Pukeora Ave Remuera	
	AUCKLAND	
Phone no. <small>include area code</small>	(09) 5242800	Mobile no. 021 273 3265

**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 *Perellano* Date 11.03.2014

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

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

☒ Y ☐ N

If you require further information about the Proposed District Plan please visit the Council website [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr)

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



11 March 2014

31 Pukeora Ave  
Remuera  
Auckland

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

Dear Mayor Leach and TCDC Councilors,

My name is Pene Hemus and I own a holiday house in Mercury Bay.

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 urge you to reconsider these rules in your Draft Annual Plan for 2013/2014 and look to implement a system more like that used by Queenstown Lakes District Council that provides allowance for holiday houses to better distinguish them from true commercial accommodation.

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.

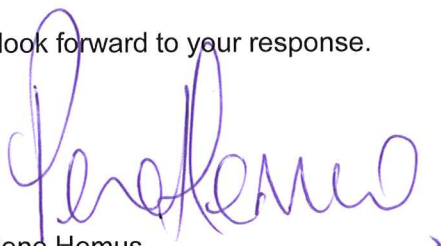
**And, in relation to both (i) and (ii) above**

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

It would be a shame to see holiday home owners who have inherited family properties ( some through several generations) and who share their properties because of their love of the memories and love of the area they have always had access to, to possibly be put in a position whereby they need to sell because of the huge upkeep costs.

Renting beach homes is a lovely way for tourists to see how New Zealanders live and in fact where we are there is limited public accommodation.

I look forward to your response.

A handwritten signature in purple ink, appearing to read 'Pene Hemus', with a large, stylized initial 'P'.

Pene Hemus

31 Pukeora Ave

Remuera

Auckland

# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

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

### Submitter Details

Full Name(s)	DAVID CREW		
or Organisation (if relevant)			
Email Address	david@inspecting.co.nz		
Postal Address	PO Box 76-199 Northwood Christchurch		
Phone no. <small>include area code</small>	( )	Mobile no.	

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

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

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10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is DAVID CREW and I own a holiday home in TAIRUA.

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.

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I look forward to your response.

Yours faithfully,



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

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(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 11-3-2014

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

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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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a) adversely affects the environment; and

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

☒ Y ☐ N

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THAMES-COROMANDEL DISTRICT COUNCIL  
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## Submitter Details

First Name: **Alan**

Last Name: **Hopping**

Organisation: **The Lost Spring Te Wai Ngaro Ltd**

Street:**121A Cook Drive**

Suburb:**Whitianga**

City:**Whitianga**

Country:**New Zealand**

PostCode: **3510**

Daytime Phone: **07 866 0456**

Mobile: **021 130 1982**

eMail: **office@thelostspring.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 IV - AREA ISSUES, OBJECTIVES AND POLICIES > Section 22 - Recreation Area

☒ Support

☐ Oppose

☐ Neutral

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

Would like to change the zonings on The Lost Spring Te Wai Ngaro Ltd and the adjacent park and recreation reserve of council to the appropriate Tourist related zoning, protecting these areas of land in order to preserve the availability of the open space for future tourist related activity ie: boutique hotel, The Lost Spring and land shown adjacent to beach which may soon be deemed lwi.

### Reason for Decision Requested

To further encourage international tourism into the central and upper Coromandel. The Boutique Hotel will lift the social and economic well-being of the region and sub-regions, and commercial operators and shops. Encouraging higher quality experiences for tourists and further enhance Councils efforts to encourage Kiwis to come and live on the Coromandel. A Boutique Hotel historically would be best placed next to an all-year round resort. Hamner, and elsewhere throughout our Thermal attractions, has a number of small hotels around their thermal spa complexes.

## Attached Documents

File
District Scheme Plan submission 19 2 14
Map A
Map B
Chinese article

## District Scheme Plan submission

*From Alan Hopping, The Lost Spring Te Waingaro Ltd*

I submit that the parcel of land – recreation reserve at end of School Road – be made available for sale as a lease. This parcel has been land banked for more than 50 years. It has never drawn a rate. It costs the ratepayers in maintenance and is now surplus to requirements in consideration of the new sports facility nearing completion.

The associate Minister of Tourism Chris Tremain who visited recently was clear in his message that the strong emerging Chinese market has an expectation of hotel accommodation. I believe in order to maintain steady growth in tourism and to stay ahead of the game we need to revalue our assets.

The district has long needed boutique hotel accommodation and this opportunity would be attractive to international investors given the all year round Lost Spring facility on its boundary.

The Lost Spring zoning is partially residential. I would like to see a suitable rezone for both parcels of land, being the recreational reserve and The Lost Spring, to provide compatibility for tourist use.

Whitianga has limited ability to attract emerging tourist growth through its lack of hotel accommodation. I believe international investment is essential because it is in the investor's interest to specifically encourage international inbounds to their boutique hotel. On the other hand, domestic investment tends to place itself in direct competition with the other accommodation providers in the region.

# Chinese leading race to NZ

Country now the biggest source of settlers, international students and visitors

**Lincoln Tan** immigration  
lincoln.tan@nzherald.co.nz

**C**hina has overtaken the United Kingdom for the first time to become the largest source country for total permanent migrants to New Zealand.

The annual Migration Trends and Outlook report shows that Chinese nationals made up 15 per cent of the 38,961 people who were approved a resident visa in the 2012/13 year, ahead of the UK and India, both on 13 per cent.

China was where more than one in four international students came from and also had the "largest absolute increase" in visitor arrivals, up 47,000 or 29 per cent, to move up from third to top spot.

New Zealand enjoyed a 7900 net migration gain, reversing a loss of 3200 in the previous year – which was the first such loss since 2000/01.

The report was predicting that permanent and long-term net migration will exceed 30,000 from the middle of this year as the economy continues to grow.

Nearly one in five skilled migrants now come from India, ahead of the UK on 15 per cent, mainly due to an increase in international students becoming permanent residents.

Immigration expert Paul Spoonley said the trend of "three Asian countries consistently being among the top four" largest migrant source countries, and with the UK "dropping back", meant New Zealand's population makeup could "change more rapidly than anticipated".

Nearly 36 per cent of permanent migrants were from three Asian nations, which were China (5794), India (5128) and the Philippines (3051).

Henry Chung, an associate professor in marketing, said with China becoming the top migrant source country, schools should be teaching Mandarin and businesses employing Mandarin-speaking staff.

Immigration Minister Michael



**nzherald.co.nz**  
Read the full report  
online here:  
[tinyurl.com/nzhmigration](http://tinyurl.com/nzhmigration)



**Yu Chen Wei, who gained citizenship in 2006, wants to help other Chinese move here.**

Picture / Richard Robins

## Migration trends 2012-13

### Net migration

A gain of **7900**, reversing a net loss of **3200** in 2011/12.

### Permanent migrants

Down **4%** to **38,961**. China largest source country for first time ahead of UK. India largest source of skilled migrants (**19%**) followed by UK (**15%**).

### Temporary workers

Up **5%** to **144,978**. Also a **2% increase** in people admitted under

essential skills policy, the first since start of global economic slowdown.

### International students

Down **7%** to **64,232**. Likely factors were high NZ dollar, increased international competition, Christchurch earthquakes. China largest source country (**27%**), followed by India (**13%**) and South Korea (**8%**). One in five students gained permanent residence.

**Family-sponsored migrants** China largest source country in both uncapped (**42%**) and capped (**17%**)

family streams, which enable NZ citizens and permanent residents to sponsor close family members for residence. **11,291** approved in uncapped stream, **4401** in capped. **International/humanitarian** About two-fifths of approvals from Pacific countries, **1300** in Samoan Quota Scheme and Pacific Access Category. Largest source countries for quota refugees were Burma (**28%**), Bhutan (**18%**), Iraq (**17%**). **Visitors:** Arrivals unchanged at **1.2 million** (excluding Australians). To three countries China, US and UK.

Woodhouse said the fact that more people moved here than left for overseas showed "our policies are working".

But New Zealand First leader and immigration spokesman Winston Peters said family-sponsored migrants, a category which China also topped, was bringing in migrants who

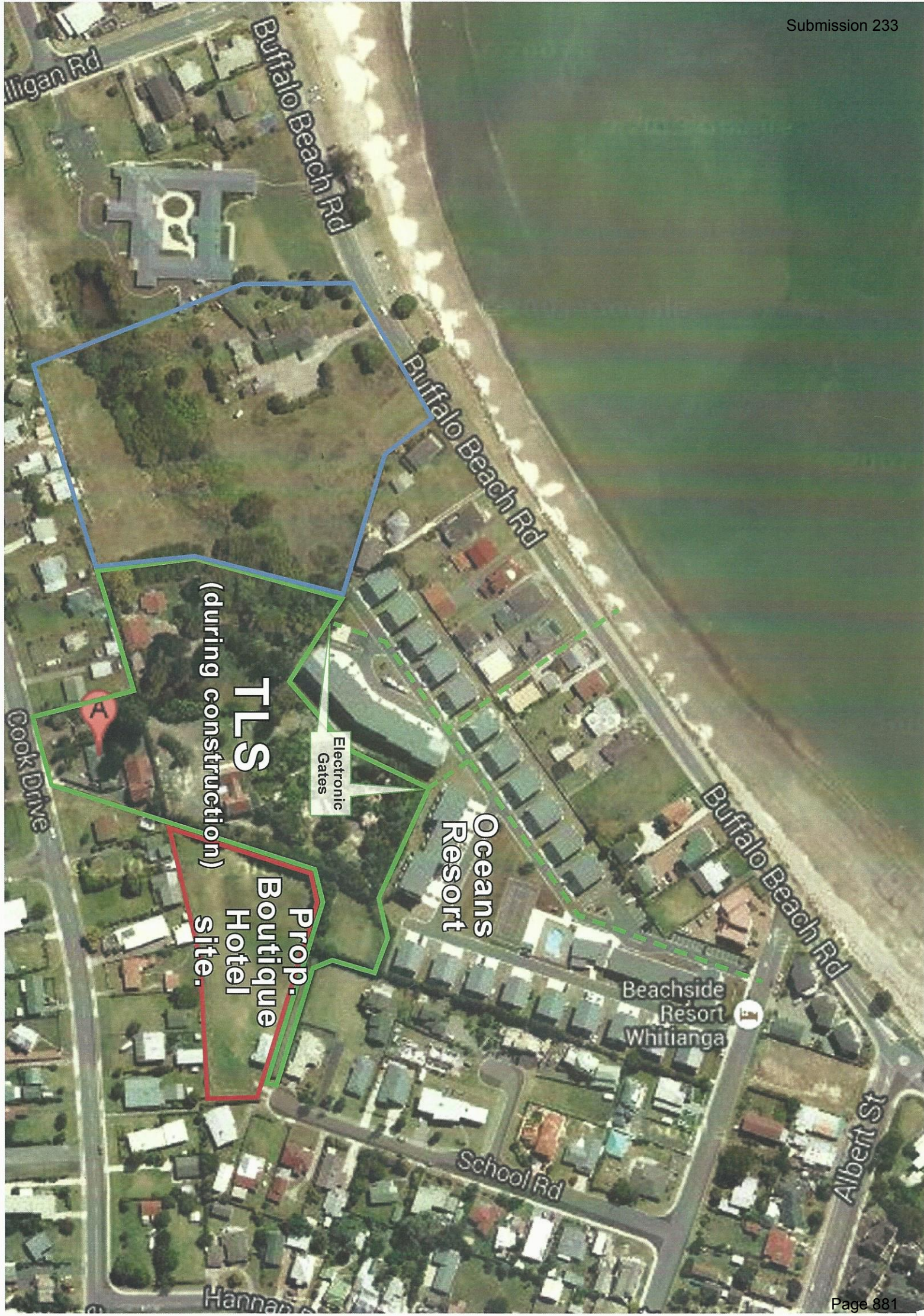
were "older rather than younger".

"We're concerned with migrants gaining access to full New Zealand superannuation after just 10 years, many having contributed little if not anything to the tax base."

Chinese immigrant Yu Chen Wei, 26, who came from Beijing as an international student and gained citi-

zenship in 2006, is now working as an immigration adviser with a drive to help other Chinese nationals migrate here.

"There are many Chinese who dream of either moving here or remain here permanently, and I want to be in a position where I can help them."



Prop.  
Boutique  
Hotel  
site.

Oceans Resort

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Submitter Details

First Name: **Colin and Nicola**  
Last Name: **Pawson**  
Street:**595 Edward Street**  
Suburb:  
City:**Coromandel**  
Country:**New Zealand**  
PostCode: **3506**  
Daytime Phone: **647825135**  
Mobile: **64273518004**  
eMail: **colnicp@gmail.com**  
Trade competition and adverse effects:  

☒ I could

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

☒ Submitter

☐ Agent

☐ Both

Submission

Consultation Document Submissions  
Thames-Coromandel Proposed District Plan - November 2013 > PART VI - OVERLAY RULES > Section 32 - Landscape and Natural Character Overlay  

☐ Support

☒ Oppose

☐ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?  
Section 32.7 Rule15 relating to Earthworks are to restrictive for areas zoned as Rural Lifestyle Section 32.7 Rule16 relating to Afforestation to restrictive for areas zoned as Rural Lifestyle

**Reason for Decision Requested**  
We have 2 hectares of land in the Rural Lifestyle zone with Natural Character Overlay. This land was a previously a working farm, it is presently coverage in regenerating bush which mostly consists of manuka/kanuka, pseudopanax, mingimingi, and coprosma speices. The majority of our property is of a steep gradient (almost vertical in places). Our concerns are: 1. We do intend build a home closer to our retirement. This would require a degree of earthworks to level a building platform, plus a area cleared for a domestic garden. How much of an area can we clear/excavate for our needs? We intend to have an area more than 2000m2 for gardens/orchard. Our intention is to let the surrounding bush regenerate. 2. What additional consents cost and time-frames will there be for (approval or not) earthworks and afforestation to us as a ratepayer (and others) over and above the usual resource consent process for a property designated Rural Lifestyle within the Natural Character Overlay?

Attached Documents

File
No records to display.

## 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: **Rosalie**

Last Name: **Steward**

Street: **47 Adams Road**

Suburb: **RD 5**

City: **Thames**

Country: **New Zealand**

PostCode: **3575**

Daytime Phone: **07 868 8320**

eMail: **rsteward@xnet.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 9 - Landscape and Natural Character

☒ Support

☐ Oppose

☐ Neutral

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

I congratulate the Council for recognising the importance of protecting and enhancing the many ecosystems contained within the Thames-Coromandel District.

### Reason for Decision Requested

The health and vitality of the ecosystems are fundamental to the health and vitality of the human and non-human inhabits that make it up. Our future depends upon our willingness to sustain our ecological health.

Thames-Coromandel Proposed District Plan - November 2013 > PART III - DISTRICT-WIDE ISSUES, OBJECTIVES AND POLICIES > Section 14 - Mining Activities

☐ Support

☒ Oppose

☐ Neutral

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

I support the distinction between quarrying for rock and mining. I support providing for quarrying for rock in the District Plan. I oppose all other forms of mining, including prospecting. I oppose the inclusion of mining as an acceptable activity within the District.

### Reason for Decision Requested

The Thames Coromandel District has a diverse local economy that includes the many activities related to fishing, forest trekking, cycling, swimming, and enjoying peace and quiet. The presence of mining activities would impact adversely upon the ability for locals and the many national and international visitors that come to experience these qualities.

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 37 - Mining Activities

☐ Support

☒ Oppose

☐ Neutral

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

I request that all mining, except for quarrying of rock, including prospecting for minerals, be designated as a prohibited activity.

**Reason for Decision Requested**

The willingness to sacrifice the current quality of life, and those of future generations, to provide a short-term economic return for a few is not a sustainable or equitable value.

Attached Documents

File
No records to display.

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

### Submitter Details

Full Name(s)	Allan John Parker	
or Organisation (if relevant)		
Email Address	allan@sero.co.nz	
Postal Address	17B Brook Street, Milford, Auckland	
Phone no. <small>include area code</small>		Mobile no. 0275915448

**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.

*Refer attached.*

### My submission is:

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

I support ☐ oppose ☒ the above plan provision.

### Reasons for my views:

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

*Alan Fay*

Date

*11/3/14.*

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

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



**A & C Parker  
17B Brook Street,  
Milford, Auckland**

**Tuesday 11<sup>th</sup> March**

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

Dear Mayor Leach and TCDC Councilors,

My name is Allan Parker and I own a holiday house in Opito Bay.

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 urge you to reconsider these rules in your Draft Annual Plan for 2013/2014 and look to implement a system more like that used by Queenstown Lakes District Council that provides allowance for holiday houses to better distinguish them from true commercial accommodation.

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.

Allan Parker

16 Opito Bay Road, Opito Bay

**From:** stan [mariley@clear.net.nz]

**Sent:** Monday, 10 March 2014 16:12:41

Submission 237

**To:** TCDC General Mail Address

**Subject:** councils proposed district plan.

councils proposed district plan, part V111, section 56, rule 5, Festival events.

All Festival events should have signed permission from all residents, residing within a two kilometre radius, and have resource consent, from the local council,

These events are generally created for the sole purpose, of making money for the organisers, without regard for the local residents being disturbed, their age and or health and lifestyle situation,

health and hygiene, are of concern, as not enough provision is made for the total numbers attending,

these events, often use loud music, day and night, and nobody can get any sleep, I consider these events, held on private land, in residential classed area's, is an invasion of our privacy, and should not be permitted.

the decibel system in use for noise control is a joke, as a lower noise, which is constant and continual, all day and night can be and is much more annoying.

thank you the chance to air my views,  
8684870

Stan Bennetto, 174, Tapu Coroglen road, RD 5 Thames, 3575, phone 07

Sent: Tuesday, 11 March 2014 13:32:52

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

Erica Rose

### Address

100 Tui Place  
Thames 3500  
New Zealand

[Map It](#)

### Phone

072800114

### Email

[iamericarose@gmail.com](mailto:iamericarose@gmail.com)

### My submission is:

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

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

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

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

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

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

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

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

I oppose Section 37 - Mining Activities.

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

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

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

I oppose Section 14 - Mining Activities.

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

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

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

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

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

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

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

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

**I would like to speak to my submission.**

- No

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

- No

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

**Yours sincerely,**

Erica Rose

**Date**

11/03/2014