

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)	ANDRÉ KRAMER (KRAMER FAMILY TRUST)		
or Organisation (if relevant)			
Email Address	info@packpro.co.nz		
Postal Address	PO Box 38666, HOWICK, AUCKLAND		
Phone no. <small>include area code</small>	(09) 5345665	Mobile no.	021 220 6020

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:

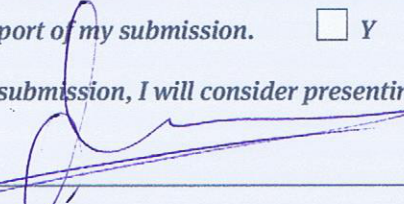
Retained ☐ Deleted ☐ Amended ☒ as follows:

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 12-3-2014

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

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



RE: Letter in support of my Submission on the TCDC Proposed District Plan2/3
12/3/14

Dear Mayor Leach and TCDC Councilors,

My name is A.Kramer and I own a holiday house in Whanagamata

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.

Proposed Thames-Coromandel District Plan



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Submitter Details

Full Name(s)	ALFRED DAVID HARFORD	
or Organisation (if relevant)		
Email Address	harford@nglhw.co.nz	
Postal Address	178A Gilihi Ave, Epton Auckland 1023	
Phone no. include area code	09 300 1905	Mobile no. (021) 904519

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

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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)

I have three submissions. These are detailed in the following two additional pages

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. — a mixture

Reasons for my views:

See attached sheets

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

Retained ☐ Deleted ☐ Amended ☐ as follows:

See attached sheets

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 Hayden Date 11 March 2014

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

Trade Competition

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

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☐ Y ☒ N

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Details of my three submissions

Submission 1

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

Reason

The Structure Plan approach is the most appropriate technique to provide for future high quality development at Matarangi. Inclusion of Hole 1 and Hole 2 of the golf course in the Structure Plan will help ensure that the intentions of earlier subdivision consents at Matarangi can continue to be upheld.

Relief Sought

That the Matarangi Structure Plan continue as the principal technique for managing change and development at Matarangi and the area encompassing Hole 1 and 2 of the golf course (Lot 36 DPS 72837) be included within the boundary of the Structure Plan.

Submission 2

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

Reason

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

Relief Sought

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

Submission 3

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

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

Reason

The quantity and quality of open space provision that is evident in most of the early subdivision of Matarangi has not been provided with the more recent development that has occurred on the

southern side of Matarangi Drive. To avoid this happening in future a more specific statement of purpose is required, and strong rules are required to ensure that appropriate open space is provided and that it is protected in perpetuity.

Relief Sought

- (a) That the second paragraph under '27.3.2 Purpose' be deleted and replaced with the following wording:
New development will be based around Whangapoua Harbour with distinct neighbourhood cells defined by areas of open space. There will be enhancement of the natural character of the Whangapoua Harbour coastline, protection of the Coromandel Ranges visual backdrop and strong and dedicated pedestrian connections to the ocean, the harbour, the commercial centre, and other neighbourhood cells and to recreational opportunities
- (b) That the following new or replacement standards be included under a new heading 'Key Structural Elements' in Rule 4 (Subdivision in the Residential Zone) of the Matarangi Structure Plan.
- (i) Residential lots are no closer than 40 metres from Mean High Water Spring (MHWS) or the Whangapoua Harbour boundary of the esplanade reserve vested in the Council, and any land between the residential lots and the existing Council reserve is vested as Council reserve; and
 - (ii) Subdivisions provide a ratio of 40% open space to 60% residential lots; and
 - (iii) All open space areas either have a consent notice on their title that preserves public access and the open space character in perpetuity, or are vested in the Council.
- (c) That the above three standards are governed by the following rule:
Subdivision in the Residential Zone that fails to meet any of the 'Key Structural Elements' standards is a non-complying activity.
- (d) That Diagram A of the Matarangi Structure Plan be amended to show the direction of key pedestrian routes through land still to be developed, and that new Diagrams be prepared to demonstrate that these key pedestrian routes should be range between 10 and 15 metres in width and include a concrete path and an appropriate number and variety of trees.

Thank you

Alfred David Harford

11 March 2014

Proposed Thames-Coromandel District Plan



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Submitter Details

Full Name(s)	GRAHAM JOHN GUNN	
or Organisation (if relevant)		
Email Address	ggunn@smc.co.nz	
Postal Address	1A ABERFOYLE STREET, KIPSOM, AUCKLAND, 1023	
Phone no. include area code	09 6302991	Mobile no. 0274 450929

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I support ☐ oppose ☒ the above plan provision.
Reasons for my views:

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

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Retained ☐ Deleted ☐ Amended ☒ as follows:

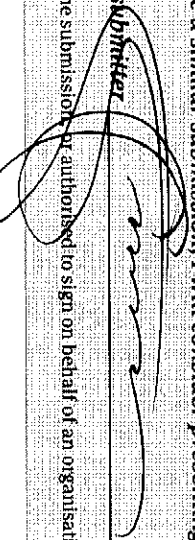
Please refer to the accompanying letter which forms part of this submission.

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 is 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

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
customerservices@tcdc.govt.nz | www.tcdc.govt.nz



11th March 2014**RE: Letter in support of my Submission on the TCDC Proposed District Plan**

Dear Mayor Leach and TCDC Councilors,

My name is Graham Gunn and I own a holiday house in Whangamata.

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.

(Add personal message here)

I look forward to your response.

Name: Graham Gunn

Address: 2a Aberfoyle Street, Epsom, Auckland, 1023

From: tracey bell [tracey@wordsworth.co.nz]

Submission 313

Sent: Tuesday, 11 March 2014 18:51:36

To: TCDC General Mail Address

Subject: Submission opposing changes to the District Plan

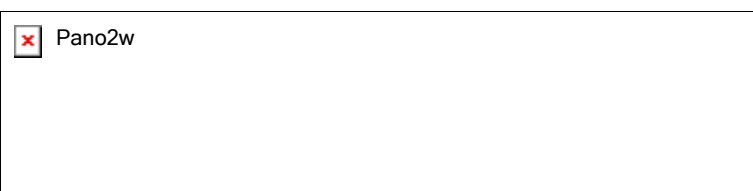
Submission on the Proposed Thames-Coromandel District Plan Under Clause 6 of the First Schedule to the Resource Management Act 1991

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

I oppose the proposal to amend the District Plan to make **Renting to more than 6 people, without an on-site manager becomes a *discretionary activity* requiring a resource consent.**

Greg Catley **Phone: +64 21 6438 242**
Mercurial Holdings Ltd, PO Box 177, Whitianga 3542, New Zealand

"hope unswervingly, love extravagantly"
(1 Corinthians 13:13 The Message)



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MetService weather forecast: [Whitianga Weather Forecast](#)

 Please consider the environment before printing this e-mail

Sent: Tuesday, 11 March 2014 19:35:50

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Robin Spragg

Address

9 Falls Rd
Mt Evelyn, Victoria Vic 3796
Australia
[Map It](#)

Phone

03 9737 1690

Email

jspragg4@bigpond.com.au

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 14.2.1 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 development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.

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

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

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

My further comments:

I am a frequent overseas holiday visitor to the Coromandel, and would be deterred from visiting by mining activities.

The environmental and social effects of modern mining techniques are vastly worse and more widespread than historically, and mining cannot continue to be given priority without careful detailed community scrutiny.

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,

Robin Spragg

Date

11/03/2014

Sent: Tuesday, 11 March 2014 20:12:41

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Rosanne Sullivan

Address

167 Long drive, St Heliers
Auckland 1071
New Zealand

[Map It](#)

Phone

6496305442

Email

rosanne@rosannesullivan.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.

- 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 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 am a Naturopath who specialises in environmental medicine and on a weekly basis see the devastation on health that environmental toxins such a heavy metals wreak. I am vehemently opposed to activities that expose communities to heavy metals via water, air or food contamination. Mining has the very strong potential to cause such contamination and as such is not an appropriate activity to endorse in areas where families, adults and children live.

- 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.

Page 1213

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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.

Submission 315

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,

Rosanne Sullivan

Date

11/03/2014

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

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Submitter Details

Full Name(s) ELIZABETH and GRAHAM GUNN

or Organisation (if relevant) _____

Email Address principal@churchillpark.school.nz

Postal Address 2A ABBROYLE ST, EPSOM, AUCKLAND.

Phone no.
include area code

09 6302991

Mobile no.

027 6357434

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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 EKlum 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 ☐ 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

11 March 2013

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

Dear Mayor Leach and TCDC Councilors,

Our names are Liz and Graham Gunn and we own a holiday house in Kiwi Rd, Whangamata.

We 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.

As responsible home owners who rent out their Whangamata home occasionally for holiday accommodation, I urge you to reconsider your proposal in the light of my letter above.

I look forward to your response.



Name: Elizabeth and Graham Gunn

Address: 223B Kiwi Rd., Whangamata