

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

Submission Form

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

Your submission can be:

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

Submitter Details

Full Name(s) BARDEN FAMILY TRUST - WAYNE - SANDRA BARDEN

or Organisation (if relevant)

Email Address bardens@extra.co.nz

Postal Address P.O. Box 46-211
HERNE Bay AUCKLAND 1147

Phone no.
include area code

09 8454620

Mobile no.

027 234-1148

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 12.03.14

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

Trade Competition

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

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

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

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

- a) adversely affects the environment; and
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



12 March 2014

S M Barden
PO Box 46-211
Herne Bay
Auckland

Dear Mayor Leach and TCDC Councillor's,

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

My name is Sandra Barden and I own a holiday house in 106a Mark Street, Whangamata.

I have been going to Whangamata each year since I was 9 years old this being a total of 57 years. I love the place and feel that I have almost ancestral rights. We have a family of 6 adult children and 10 grandchildren of whom all love the beach at Whangamata.

I strongly 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 effect on neighbours are any different with holiday rental holiday homes compared to properties used by their owner/family/friends. Our property has its own bore which we replaced at considerable cost last year and many times I have come to the beach and found our permanent neighbours using water from their friendly beach owner properties whilst they are not in residence.

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:

1. Will decrease the income I receive from my holiday home – income which I use to offset expenses such as rates, maintenance and general improvement to the property.
2. 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.
3. Will mean less choice for tourists wishing to stay in the Coromandel, resulting in fewer visitors to the region, impacting on Coromandel businesses as results.
4. Will not change the amenity effects arising from holiday home usage on the Coromandel.

I strongly 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 (1) and (ii) above


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

I am of the firm belief that the Coromandel Peninsula is a haven for the city people of two major cities, Auckland and Hamilton, but your new ruling this would not certainly not benefitted anyone, both being the Business owners and the Beach Holiday Homes as many of us are keeping these homes with the view of retirement homes ones which can be enjoyed by the owners as well as the families, so with the narrow views of the Proposed District Plan this certainly does not make the area as appealing as it is. Aucklanders travelling a little further to the Bay of Plenty or Waiheke can just be as appealing.

Please consider the points made in this submission.

We voted you people as our representatives for all not just for a chosen few.

I look forward to your response.



Sandra Barden (Mrs)
PO Box 46-211
Herne Bay
Auckland

Form 5
Submission on publicly notified Proposed District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Thames Coromandel District Council

Name of submitter: ~~Landowners Adjacent to Holes 1 & 2 of the Matarangi Golf Course~~ **PAUL M. WARNER.**

This is a submission on the **THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):**
Notified on 13 December 2013

The specific provisions of the proposal that my submission relates to are:

Objectives Policies & Rules relating to Matarangi Settlement, Matarangi Structure Plan, Matarangi Golf Course and the land containing Holes 1 & 2 in particular.

OUR SUBMISSION:

We **SUPPORT** the inclusion of the Matarangi Golf Course land and "greenkeepers hill" within the Open Space Zone.

We **SUPPORT** the extension of the Matarangi Structure Plan to include land containing holes 1 and 2 of the Golf Course.

We seek amendments to ensure the spit end zoned open space zone where land containing the Matarangi Golf Course lies outside the Structure Plan Area is maintained as open space, free of buildings and structures.

REASONS:

The development of Matarangi as a coastal settlement was based on retaining open space around clusters of residential development. The land currently containing the Matarangi Golf Course has been set aside as open space to delineate the residential clusters. It is appropriate that the Golf Course land including Holes 1 and 2 (Lot 36 DPS 72837) is zoned as open space. It is also appropriate that objectives policies and rules are in place to ensure that the open space is not compromised. The Structure Plan overlay with Open Space is an appropriate method for ensuring the golf course land is retained as open space.

DECISION SOUGHT

The Matarangi Structure Plan overlay is retained as the primary method of retaining open space qualities at Matarangi. Open space zone is applied to the entire golf course land and to greenkeeper's hill.

The open space zone applies to the land currently occupied by golf course and golfing activities whether or not the land is retained as a golf course or for playing golf.

The Open Space Zone is retained as the appropriate zone to ensure golf course land provides the open space relief from buildings or structures between residential clusters to maintain natural values characteristics and attributes of the sand spit.

Objectives Rules and Open Space Zone Purpose and Description are amended to make clear that the open space zone has no development rights because all development rights have been transferred into the development clusters zoned residential commercial and industrial at Matarangi.

OUR SUBMISSION:

We Seek the following amendment to 27.3.1 Objective 1 to recognise that where open space is not currently accessible by the public for example the land containing holes 1 and 2 of the golf course it is to remain as open space because the development rights have been transferred to development cells.

DECISION SOUGHT

Delete Objective 1 and replace with the following:

“Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space.”

OUR SUBMISSION:

We Support the Amenity Landscape Overlay at Matarangi and seek an amendment to their boundaries to more consistently apply over length and depth of ocean beach.

The Amenity Landscape Overlay is inconsistently applied to ocean beach margins and spit end. The overlay needs to be extended to include all the land that meets the qualities the objectives and policies for Amenity Landscapes seek to protect. This includes the contribution to open space and natural values made by the land containing Holes 1 and 2 of the golf course.

DECISION SOUGHT

Extend the Amenity Landscape to cover Holes 1 and 2 (Lot 36 DPS 72837)

OUR SUBMISSION

We Support Part II Overlay Objectives & Policies Section : Section 7 Coastal Environment Objective

1 for subdivision use and development in the coastal environment with amendment to provide a new additional policy to ensure that where open space has been provided in exchange for subdivision and development opportunities, that open space is protected from future subdivision and development regardless of who owns the land.

Within the coastal environment new settlements such as Matarangi are established on the basis of identifying land for development and preserving land to provide open space free of buildings and structures so that the development is contained within cells or neighbourhoods separated by green belts.

This will ensure high level objectives and policies give effect to Policy 6 NZCPS (2010) and provide the framework for the Matarangi Structure Plan provisions that in turn lock in place the trade off for allowing development to occur in exchange for open space. This needs to be made transparent so that future developers do not double dip by expanding development into the green belt that has been set aside from development under the guise of consolidating development on an existing settlement.

DECISION SOUGHT

Add new to Section 7.3 a new Policy1a as follows:

Avoid buildings in structures in open space areas set aside to preserve natural attributes and contain development to clusters within settlements located in the coastal environment.

OUR SUBMISSION

We seek an amendment to 27.3.5 Matarangi Structure Plan Rules Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone containing the golf course at Matarangi.

DECISION SOUGHT

Add to Rule 1.1 c) the words "and the maximum number of buildings on the site shall not exceed 3."

Amend the standard for site coverage in Rule 1.1 d) to "1% or 75m2 gross floor area whichever is the more restrictive"

Amend Rule 3 Subdivision in the Open Space Zone by adding a new proviso as follows:

"c) The new lots shall remain part of "site" for the purpose of applying 27.3.5 Rule 1."

OUR SUBMISSION

We seek a consequential decision to amend the definition of "site" in Part II Section 3 Definition to be in line with the definition for site in Operative District plan provision for development on the Matarangi Golf Course land.

DECISION SOUGHT

Add to definition of "site" the following: " the Matarangi Golf Course on Lot 1 DPS 83350, Lot 36 DPS 72837, Part of Lot 19 DP 331131 & Lot 101 DP 365624, including the golf course club rooms which are restricted to Lot 1 DPS 83350."

OUR SUBMISSION

We seek amendments to Section 50 Open Space Zone Description and Purpose to ensure the primary purpose of the zone is made clear for Matarangi.

DECISION SOUGHT

Add to Open Space Zone purpose at Matarangi the following words:

The primary purpose of the zone is to ensure:

- open space qualities are achieved and natural attributes are preserved,
 - open space zone applied to land in private ownership development rights identifies where development rights have been transferred out into the development cells or clusters
 - open space zone vested in Council is to be managed as open space free of buildings or community facilities. Buildings and structures required for recreation purposes are located within the Recreation Area or land specifically identified for the purpose at time of subdivision (eg tennis courts, skate park, emergency services, boat trailer parking etc)
-

OUR SUBMISSION

We seek consequential amendments or relief or such other relief that would meet the submitters concerns

DECISION SOUGHT

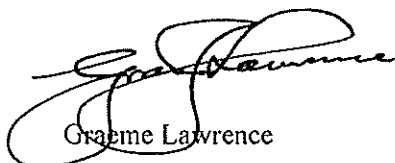
Any other consequential amendments or such other relief required to give effect to the submitters concerns.

We wish to be heard in support of my submission.

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

We could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD


Graeme Lawrence
Director

P.M. Warner
12 April 2014.

12 March 2014

Address for service of submitter: Landowners Adjacent to Holes 1 & 2 Matarangi Golf Course
C/o Lawrence Cross Chapman & Co Ltd
PO Box 533
THAMES 3450

Telephone: 07 8686 3315

Email: graeme@lcc-planning.co.nz

Contact person: Graeme Lawrence
Director

PAUL M. WARNER
113 MERCURY VIEW
MATARANGI

9/22 PROSFORD ST.
PONSONBY
AUCKLAND 1011

021 193 3805.

P.M. Warner.

paul.warner@nz1.fujixerox.com

From: Stephen Holehouse [holehouse@xtra.co.nz]

Submission 335

Sent: Friday, 14 March 2014 11:01:15 a.m.

To: TCDC General Mail Address

CC: Leigh Robcke; Andrew Wharton

Subject: Proposed district plan submission

Hi,

In addition to my submission of Wednesday 12th March I wish to object to the inclusion of the activity "dive compressor" in the contents of SSA12 in Table 1 in Section 26.4.

The reasons for this are :-

The dive compressor is not an historical activity at this site and does therefore not qualify for any existing use rights. In fact its operation is relatively recent. It is not a typical activity carried out by a garage workshop/ petrol station.

It produces an SWL at the boundary of the site that is in well in excess of the the current daytime noise standard of 40 dBA. On the path through to the shops I measured 62 Leq dBA at ground level about 3 m from the intakes and a day later when it was working harder 68 Leq dBA. The noise is escaping from the intakes 4m above the ground (from where it is able to freely radiate), it is tonal and predominantly low frequency so that the measured values are to be adjusted upwards by + 5dBA. Low frequency noise such as this must be attenuated at source to prevent it propagating over great distances.

The operation of machinery such as the dive compressor is clearly contrary to policy 3b of Section 26.

Policy 3b

Activities that exacerbate existing nuisance effects on adjacent sites, such as noise, dust, odour, lack of sunlight, light spill, traffic movements, glare and loss of privacy shall be avoided

There should be no suggestion whatsoever in the District Plan that the recent dive compressor activity at Hahei Garage, which is running in a tin shed with antiquated intakes is now a permitted activity.

I seek removal of the word - dive compressor- from the contents of SSA12 of Table 1 section 26.4.

yours faithfully Steve Holehouse

tel 021 661890

Submission on the TCDC Proposed District Plan from

Stephen Louis Holehouse.

Property at 29 Grierson Close, Hahei

Postal address

3 The Lea.

Papakura,

tel 09 2986013. Mob 021 661890

This submission opposes adoption of the proposed permitted noise levels in the zone rules of the newly created Coastal Living Zone. It also opposes the inclusion of Hahei in such a zone unless the noise standards return to the levels specified in the current operative plan. The reasons for this are:-

- **The new noise levels permitted in this zone will facilitate the development of intrusive commercial or business activities in hitherto purely residential areas. This is being done largely by proposing an increase of 10dBA in the permitted daytime and night time noise levels. Currently 40dBA daytime is permitted, and now 50dBA is proposed. Currently 30 dBA at night time is permitted and now 40 dBA is proposed. There is no longer a specific village centre zone. There is also no specific commercial or business zone, which if it were adequately located away from purely residential areas could permit higher noise levels.**
- **Through approvals of discretionary activities and resource consent applications the gates are open to change coastal residential areas into a mixed use zones with increased commercial activity and decreased amenity for residents. At Hahei we have already seen a small scale brewery, with restaurant and bottling plant approved as a non notified consent. It was a non- permitted activity in the current plan.**

Hopefully the current noise levels in the operative plan will be met and any other adverse effects have been properly assessed and avoided. Further a restaurant in a residential street in Hahei is being considered by TCDC, again without formal public input. Nearby residents are very concerned about this, but the current operative plan noise standards would, if complied with provide some respite from such an intrusion or most likely prevent its approval.

- **Further since late 2013 the Hahei Garage and Dive shop has been operating a high pressure compressor, the intakes of which are located 4-5 meters above ground and producing 67 to 73dBA leq at 2-3 meters after correction for tone. It operated for 4-8 hrs a day over Xmas including public holidays and through much of January. Operating hours in the past few weeks have been reduced but the installation is well in breach of the current permitted standards and well removed from best practice. I am waiting to hear what corrective action TCDC require of the operator.**
- **My experience with TCDC is that their response to justified complaints of excessive noise can be protracted and subjective. I have a large body of correspondence to demonstrate this. One good thing about the new noise standards is that electronically amplified noise after 10 pm which is above 40dBA is not to be permitted.**
- **There is no evidence presented by TCDC that a majority of residents actually want noisy commercial or business activities located their quiet streets.**
- **In Hahei for example, a 2005 Community Survey identified that the majority of property owners do not want further commercialisation.**
- **According to NZS 6802:2008, under the Resource Management Act there is a duty to adopt the best practicable option for controlling noise under section 16 of the Resource Management Act. This applies irrespective of compliance with a standard in a plan. There is no indication from TCDC that it would view compliance with its**

proposed 50dBA standard as not being adequate if simple best practice mitigation could achieve reductions below 50dBA.

- In TCDC's public consultation documents I have seen no explicit and clear statement, that, in the proposed new plan, across many zones, permitted noise levels are going to increase significantly and if in fact reached will be perceived as having doubled. This is a serious issue and potentially constitutes a failure to properly consult under the RMA. The dBA values and scientific noise terminology are only understood by acoustic engineers and environmental/ safety personnel, certainly not by the general public.
- The >10dBA increase in permitted noise levels more than doubles the amount of noise that may be received and perceived by residents. Residents need to be made aware of this if proper consultation is to be deemed to have occurred.
- Hahei is generally very quiet with background noise levels typically <40dBA. The 50 dBA would therefore be frequently >10dBA above the background noise level. Anybody unfortunate enough to have one of the noisy non-residential activities that TCDC "anticipate", establish next to them, will certainly notice it. Numerous acoustic publications note that community complaints are likely when the background level is exceeded by 10dBA. NZS 6802 6.5.2 also states that this is relevant.
- It is of concern that a business with a new noise source at level of 50 dBA at its property boundary could be put into a quiet residential area and noise from it could persist until 10 pm at night.
- The time frames are too simplistic. The daytime permitted noise level extends to 10pm when night time begins. Evening however is an important time when peace and quiet is appreciated. The same applies to public holidays. NZS 6802 presents an alternative set of time frames of daytime 7am to 7pm, evening 7pm to 10pm and night time 10pm to 7am. Evening noise levels are normally prescribed to be lower

than daytime levels. This is particularly important for a family with young children that are put to bed well before 10pm. A lower set of noise levels has not been prescribed for public holidays and Sundays but it should be. The current proposal can facilitate clearly audible commercial or business activities operating everyday of the year from 7am until 10 pm. However with a 40dBA daytime standard no differentiation would be required.

- There are numerous home based small businesses that operate in Hahei and elsewhere without causing noise problems. Examples of these would be bed and breakfast's , computer services, architectural practices, arts and crafts studios etc. Such businesses do not require permitted noise levels of 50dBA from 7am, to 10 pm.
- Outdoor restaurants, manufacturing and small scale semi industrial activities are the only types of activities requiring a permitted noise level of 50dBA at their boundary. This type of activity should not be permitted in pre-existing residential areas and there is no need to increase the current daytime level of 40dBA.
- The majority of the existing residential stock was built from the 1970's to 2000. The majority are of a simple timber frame and thin cladding construction (brick and tile is very rare) with minimum levels of insulation and little double glazing. These building types are by and large not good at keeping out unwanted sound, especially low frequency sound.
- The residential developments at Hahei and at other areas on the Coromandel Peninsula were subject to restrictive covenants to protect the owner's property investment from unwanted development practices, such as hotels, shops, camping/caravan sites small scale manufacturing and other non residential activities on neighbouring sections. There is no mention of the potential conflict between restrictive covenants and TCDC's growth and development, vibrant communities planning objectives.

- **The increase in permitted noise levels is contrary to many of the objectives and policies in the introduction to the plan. Presumably TCDC does not consider noise (definition unwanted sound) as a key component of amenity, or that peace and quiet is a value worth protecting. Instead the rhetoric is about vibrant communities? TCDC cannot surely preserve the natural and unique character of the coastal area by allowing noise levels to double.**
- **The Proposed District Plan is heavy on planning objectives but there is little evidence of higher level environmental goals being committed to.**
- **It is normal in this day and age for large private and public organisations to have an Environmental Policy. I have yet to see a credible Environmental Policy which states that environmental standards will be lowered to accommodate anticipated growth and development. The words Maintain, Comply Enhance and Improve, are commonly used when an Organisation commits to protecting the Environment. Also common is a commitment to mitigating adverse effect by achieving best practice. I have asked TCDC for its Environmental policy but heard nothing back from them.**
- **TCDC should not increase the permitted noise levels in order to make it easier to grant Resource Consents, deal with complaints, or to shelter businesses from acoustic protection expenditure. Yet this is precisely what TCDC are doing by raising the permitted daytime and night time noise levels in quiet residential areas by 10dBA.**

The following are what I consider should be added to or changed in the plan.

- 1. An objective is required in the plan that commits TCDC to enhancing or at least maintaining existing ambient environmental parameters and preserving the amenity of existing residential properties. It should be**

clear that this means no increase in ambient noise levels or other forms of pollution due to TCDC allowing poorly designed business activities to establish in residential areas. There should be provision for a dedicated business and commercial areas that are appropriately distanced from residential areas.

- 2. Areas on the outskirts of Hahei that are earmarked for rezoning from rural to rural living zone, or areas elsewhere, where land is of marginal agricultural value, should now be the place where commercial activities with potential adverse effect are sited. Proposed zone drawings and zone provisions should be changed accordingly. The outskirts of Hahei are where almost all the requirements and adverse effects of the projected increase in tourist numbers should be catered for.**
- 3. The daytime and night time noise levels in the proposed coastal living zone should not be increased by 10dBA but should remain at 40dBA daytime and 30 dBA night time as required by the existing operative plan.**

I wish to present my submission and further supporting documentation at the forthcoming hearings.

Stephen Holehouse. Bsc Hons Chemical Engineering

Process Engineering, Energy and Environment Consultant.

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)	Roger Rowley	
or Organisation (if relevant)		
Email Address	r.rowley@orcon.net.nz	
Postal Address	36 LEWIS ST, AUCKLAND 0600	
Phone no. <small>include area code</small>	09 6266920	Mobile no. 027 4882707

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 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

12th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Roger Rowley and I own a holiday home 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 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

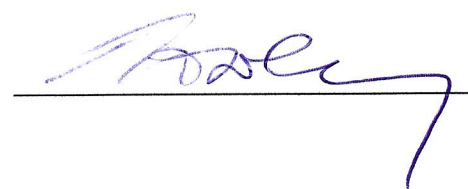
(ii) Amend all references to the permitted activity conditions for *Visitor Accommodation* in the various zones throughout the Proposed Plan relating to "*6 tariff-paid customers on-site at any one time*" instead amending this to "*12 tariff-paid customers on-site at any one time*", and delete any condition 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,



THAMES-COROMANDEL DISTRICT COUNCIL

13 MAR 2014

RECEIVED BY: TMI
8:31

Proposed Thames Coromandel District Plan

Submission by

Name: ANGELIKA POESCHL

Address: 44 OHAENE DRIVE, R.D.2, THAMES 3577

Phone: 07 868 9841

Email: poeschl@xtra.co.nz

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

- I want the language of in Section 14.1 (Mining Activities) to clearly state how future mining activities will have a major adverse impact on the unique Conservation Values and Natural Character of the Coromandel. We must acknowledge the adverse impacts of the modern Mining Industry on small communities.
- I want the TCDC to remove the sentence: "The District has a long history of mining for gold and other minerals." (p73), and instead acknowledge that the Gold Mining boom lasted only 70 years, between 1860 and 1930, and was a small scale industry compared to the Mining Activities of today.
- I want the Plan to acknowledge the long term economic, social and environmental legacy and the detrimental effects of historical mining in the District.
- Of particular concern to me is the statement "The Plan includes provisions to enable the Council to take the presence of mineral resources into account when assessing proposals for the subdivision, use and development of land." (p73) Along with Section 14.2.2 this gives mining priority over other forms of development. I oppose Mining Activities having such a priority. I completely disagree with the intention of Section 14.2.2 and require this to be removed as it is unrepresentative of community values.
- The Coromandel Peninsula Blueprint, where community values were assessed, has not been fully translated into the Plan and sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.
- There is no acknowledgment of the fact that a large number of Coromandel residents are opposed to mining, TCDC must acknowledge this, and that the 40 year history of the 'No Mining' campaign in Coromandel has contributed significantly to our Natural Character.

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

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

My further comments:

In my opinion Section 14.2.2, among others, is very much out of date. The future of our beautiful Coromandel is and will be tourism and growing high quality, GE free, organic food. There is huge demand for this overseas and in Aotearoa/NZ.

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

Yours sincerely,

Signature: *Angella Brindle*

Date: 12/3/2014

THAMES-COROMANDEL DISTRICT COUNCIL

Proposed Thames Coromandel District Plan

Submission by

Name: Peter Schmuck-Poschl
Address: 44 Ohaene Dr. RD2 Thames

Phone: 021 566 460 Email: poeschl@xtra.co.nz

13 MAR 2014

RECEIVED BY: TMI
8:31

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

- I want the language of in Section 14.1 (Mining Activities) to clearly state how future mining activities will have a major adverse impact on the unique Conservation Values and Natural Character of the Coromandel. We must acknowledge the adverse impacts of the modern Mining Industry on small communities.
- I want the TCDC to remove the sentence: "The District has a long history of mining for gold and other minerals." (p73), and instead acknowledge that the Gold Mining boom lasted only 70 years, between 1860 and 1930, and was a small scale industry compared to the Mining Activities of today.
- I want the Plan to acknowledge the long term economic, social and environmental legacy and the detrimental effects of historical mining in the District.
- Of particular concern to me is the statement "The Plan includes provisions to enable the Council to take the presence of mineral resources into account when assessing proposals for the subdivision, use and development of land." (p73) Along with Section 14.2.2 this gives mining priority over other forms of development. I oppose Mining Activities having such a priority. I completely disagree with the intention of Section 14.2.2 and require this to be removed as it is unrepresentative of community values.
- The Coromandel Peninsula Blueprint, where community values were assessed, has not been fully translated into the Plan and sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.
- There is no acknowledgment of the fact that a large number of Coromandel residents are opposed to mining, TCDC must acknowledge this, and that the 40 year history of the 'No Mining' campaign in Coromandel has contributed significantly to our Natural Character.

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

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

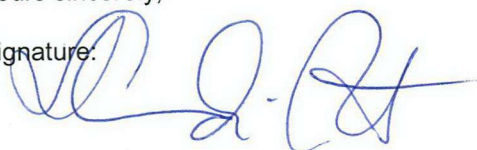
My further comments:

Tourists come to the Coromandel Peninsula for its natural beauty. Tourism provides a huge number of jobs - primarily and down the line. Mining Activities have the potential to put all this at risk to the great detriment of everyone living here.

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

Yours sincerely,

Signature:



Date:

12.3.2014

Introduction

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

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

- 1) Proposed District Plan
- 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: **David**
Last Name: **Blewden**
Street:**54 Pukerimu Lane**
Suburb:**RD 3**
City:**Cambridge**
Country:**New Zealand**
Daytime Phone: **0274 712156**
eMail: **david@lilies.co.nz**

Trade competition and adverse effects:

☒ I could

☒ I could not

gain an advantage in trade competition through this submission

☒ I am

☐ I am not

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

- ☒ Submitter
- ☐ Agent
- ☐ Both

Submission

Consultation Document Submissions

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

☐ Support

☒ Oppose

☐ Neutral

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

Reason for Decision Requested
1.Proposal is "protectionist" in favour of the Motel Industry and is unrelated to any environmental impacts, if any, arising from the use of holiday homes. 2.Whether guests are paying or not has no direct correlation to Environmental Impacts if any. 3.The number of guests, 6, is an arbitrary number that has no supporting evidence in support 4.The proposal will be difficult if not impossible to monitor and enforce. How will the number of guests staying in a dwelling be counted, as opposed to just visiting? 5. The definition of a paying guest will be impossible to define. Will family and friends who provide "koha" by way of financial contributions, gifts, food or alcohol be considered "paying" 6. Surely the key issue is whether the dwelling is fit for purpose in regards the number of people staying in it. eg. Number of toilets/bathroom facilities, smoke alarms, fire extinguishers etc These matters can be adequately addressed via other means. 7. Where is the evidence that paying guests cause more problems than non paying guests? 8. Council will be required to commit considerable resources, implementing, monitoring and enforcing this proposed rule. Council would be better allocating its resources into other more useful areas 9. Requiring a resource consent for what is very much an occasional activity that has minimal, if any, environmental impacts, is overkill.

Attached Documents

File
No records to display.

10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is David Blewden and the Blewden Family Trust owns 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.

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,

David Blewden