

Introduction

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

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Submitter Details

First Name: **Mary**

Last Name: **Varnham**

On behalf of: **Mary Varnham and Paul O'Regan**

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Trade competition and adverse effects:

☐ I could ☒ I could not

gain an advantage in trade competition through this submission

☐ I am ☒ I am not

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

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

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

Submission

Attached Documents

File
TCDC submission on PDP - March 13 2014

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Submitter Details

First Name: **Martin**
Last Name: **Todd**
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Suburb:**Whitby**
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eMail: **jo.martin.todd@gmail.com**
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Consultation Document Submissions
Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

☒ Support

☐ Oppose

☐ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
I support the inclusion of the land adjacent to the village in Hahei as rural lifestyle to provide for additional development within Hahei. However, I would see a greater need for this area which adjoins the existing village to be able to be developed into much smaller lot areas than the proposed Rural lifestyle rules provide for.

Reason for Decision Requested
I support the inclusion of the land adjacent to the village in Hahei as rural lifestyle to provide for additional development within Hahei. However, I would see a greater need for this area which adjoins the existing village to be able to be developed into much smaller lot areas than the proposed Rural lifestyle rules provide for.I would see a greater need for this area which adjoins the existing village to be able to be developed into much smaller lot areas than the proposed Rural lifestyle rules provide for. Subdivision should provide for lots that are appropriately sized for holiday homes as this is where I would have thought the greatest need was in the community. Larger rural lots are more appropriate for an area further beyond the village. Having holidayed extensively at Hahei over the past decade, and intending to do so for the future as a holiday home owner, I applaud the Councils foresight to provide for development within Hahei.

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

☒ Support

☐ Oppose

☐ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
The inclusion of rural lifestyle zoned land in Hahei

Reason for Decision Requested
There is a need for further development of Hahei. However, I believe rural lifestyle should provide for smaller lot sizes than provided in these rules as 2 hectares is too large and should be reduced to 1 acre.

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Submitter Details

First Name: **Kim**

Last Name: **Coppersmith**

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Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PLANNING MAPS > Map 29 - Tairua/Pauanui

☐ Support

☒ Oppose

☐ Neutral

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

Remove the Natural Character overlay Planning Map #29, relating specifically to 492 Hikuai Settlement Road, Hikuai.

Reason for Decision Requested

The criteria that defines a 'natural character' zone is not valid for this property. There is no application of the definition of natural character that applies to this property. The property is mostly weed trees and is not part of a coastal margin or coastal environment. It is not a wetland, coastal marine area, lake, river or lake or river margin. All natural processes are being enhanced, not degraded on this property. We reject this zoning. This zoning must be removed as it does not apply.

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Submitter Details

First Name: **Gary**
Last Name: **Fowler**
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Consultation Document Submissions
Thames-Coromandel Proposed District Plan - November 2013 > PLANNING MAPS > Map 29 - Tairua/Pauanui
☐ Support
☒ Oppose
☐ Neutral

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

Planning Map #29 Overlays - Natural character overlay Remove natural character overlays from this map along the coastal margin of the Tairua river

Reason for Decision Requested

Our trust is currently about to commence construction on a trail that will run adjacent to the the Hikuai river and eventually be an off road route that joins Tairua and Hikuai. All consents are currently being applied for. Every possible environmental impact has been assessed and covered in the consents. The limitations that will be applied to the area of the trail if zoned natural character will make the construction of this trail virtually impossible. In particular the constraints regarding the permitted amount of earthworks per annum relating to natural character zones will totally inhibit the ability to construct this trail. The trail will enhance the natural character of the coastal margin and the construction will see an environmentally sympathetic amenity that will be a huge asset to multitudes of people, both resident and visitor. Weed trees, pest control and indigenous reparation is a priority of this trail. This zoning will conflict with the planned enhancement of this area and it must be removed from the district plan

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Submitter Details

First Name: **Teena**

Last Name: **Robinson**

On behalf of: **Betty Robinson Property owner 407 State Highway 26 TePuru**

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Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VI - OVERLAY RULES > Section 34 - Natural Hazards: River Flooding, Coastal Erosion, Tsunami and Flood Defences Overlay

☐ Support

☒ Oppose

☐ Neutral

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

Coastal erosion set backs/ Section 10/Coastal erosion area rules/ Map overlay 26C TePuru Either the provision be deleted or if any set backs are deemed necessary they reflect the actual erosion and do not impinge on Mrs Robinson's ability to provide for her social and economic well being, nor render Mrs Robinson's property incapable of reasonable use.

Reason for Decision Requested

Reasons for my view is the evidence used to establish the set backs is flawed and not based on actual evidence. There will be significant adverse effects on amenity values and on Mrs Robinson's social and economic well being as the set backs will unreasonably and unnecessarily restrict the use of her property. The set backs will render Mrs Robinson's property incapable of reasonable use, and will place an unfair and unreasonable burden on her. The proposed changes will not promote the sustainable management of natural and physical resources.

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Submitter Details

First Name: **Carmen**

Last Name: **Strang**

On behalf of: **Carmen Strang and Julian Long, owners 406 Lees Road, Hahei**

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Country:**New Zealand**

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Mobile: **021 398 399**

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Thames-Coromandel Proposed District Plan - November 2013

☐ Support

☒ Oppose

☐ Neutral

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

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. 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.

Reason for Decision Requested

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

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Submitter Details

First Name: **john**
Last Name: **donelley**
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Country:
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Consultation Document Submissions

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

☐ Support

☒ Oppose

☐ Neutral

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

Table 1 - Maximum frequency of festivals, events per site per calendar year Occurs overnight (10 pm to 7 am) Over night to be "11:30pm to 9am following day" Change sizes /times as follows: Less than 250 people to be "less than 120 people" Over night One per fortnight, 1st October to 31 march following year -- limited to max of 6 events. Finished by 11:30 one per week 1st October to 31st March the following year -- limited to max of 12 events. Remainder of year 1st April to 30th September 1 per month More than 250 people change to "120 people to max of 500" Over night limited to max 1 per year Finished by 11:30 pm max 6 per year. More than 500 people resource consent application

Reason for Decision Requested

The over night hours need altering to provide guests for weddings etc realistic times to hold a special occasion. Weddings venues are a large employer and income earner for the Coromoandel and bring enormous numbers of overseas visitors to our region. The frequency and numbers of events needs to be as above as a minimum, as the financial benefits totally out way and negative impact on the surrounding community providing good manager is in place.

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Submitter Details

First Name: **Sally**

Last Name: **Hammond**

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Suburb: **Dinsdale**

City: **Hamilton**

Country: **New Zealand**

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File
letter re district plan

Dear Mayor Leach and TCDC Councillors,

My name is Sally Hammond 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 – **Section 54.4 in Part v111 Zone Rules.**

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. There is also no proven evidence to support the view that less people renting holiday homes will equate to greater motel patronage. In fact, for those who prefer to rent holiday homes I believe this move has a greater potential to drive holiday makers to rent their holiday homes in other regions.

The proposed changes will negatively affect existing holiday home owners, as well as those that aspire to holiday home ownership in the Coromandel. In particular I believe the proposed rules would be **extremely difficult and costly to enforce.** They will also:

- have a negative impact on Kiwi families who want to rent holiday homes as opposed to motel accommodation. We rent our home to families only and they are able to take the family pet. We charge a nightly rate for our property which has only two bedrooms but will comfortably provide for a larger family who cannot afford to stay in motel accommodation where there is additional costs added per head and pets are not allowed
- decrease the level of maintenance dollars contributed to local Whangamata business and the general Thames-Coromandel economy by holiday home owners
- reduce the value of my property as holiday home ownership becomes less desirable in the Coromandel due to the limitations imposed on holiday rental. This will also be reflected in a negative impact on real estate values and business potential across the Coromandel
- 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:

Relief Sought

(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 do NOT wish to speak to my submission.

Sally Hammond 1 Irene Crescent, Hamilton

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Submitter Details

First Name: **Peter**

Last Name: **Walton**

Organisation: **Mercury bay Aero Club Inc**

On behalf of: **Mercury Bay Aero Club**

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Suburb:

City:**Whitianga**

Country:

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MBAC submission TC Proposed District Plan

Mercury Bay Aero Club Inc.'s Submission on the Thames-Coromandel Proposed District Plan

Mercury Bay Aero Clubs submission relating to section 40, Airfield Zone.

Rule 7 Industrial, 1(f).

We request that Industrial Activity is not restricted to just to airfield related industry.

Reasons: TCDC will be aware that airfields generally cost a lot of money to operate. The MBAC through very prudent management and having virtually all day to day managerial and maintenance work carried out by volunteers, manages to operate at a small surplus. This is just not sustainable long term. As discussed with the Community Board, we wish to be able to create an industrial park on the airfield in the area where the speedway currently is located and toward runway 16-34, and north to the Westpac Building boundary.

Of course the desire to only have airfield related businesses on site is a good one but the realities are such that at this time there just is not the demand from aviation industry to locate or relocate here.

There is sufficient land area to be able to host both general industry and aviation based industry in the future.

Mercury Bay Aero Clubs submission relating to Map 17B Zones.

The land immediately north of the airfield, coloured blue, Recreation Active, should be Airfield, and the land north of that shaded tan, Airfield, should be the Recreation Active area.

This allows for future airfield expansion that will be necessary in the future. This land was suggested to be the area that was part of the original "land swap" deal between TCDC and MBAC, that still has not happened yet.

This would mean that the land that the Westpac Rescue Building is sited on, becomes part of the airfield, which just makes sense.

Summary

To summarize, it is imperative that the Whitianga Airfield is not constricted in anyway in allowing it to continue to develop into a self-sustaining operation that will be the jewel in the air transport crown of the Peninsular, all of which is at zero cost to the rate payers of our area.

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Submitter Details

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Last Name: **Treadwell**
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eMail: **lara@tangelo.com**
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Consultation Document Submissions
Thames-Coromandel Proposed District Plan - November 2013 > PLANNING MAPS > Map 19 - Hahei

☐ Support

☒ Oppose

☐ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
MAP 19. Submission to change Rural zone for 107A Grange Rd, Hahei, to Rural Lifestyle zoning.

Reason for Decision Requested
This property is more characteristic of Rural Lifestyle than exclusively Rural zoning in terms of size, use, character, land form, location, proximity and connection to neighboring properties, impact on environment and access to utilities. Explained as follows: 1.Size. The property is 9.5 Hectares. The minimum size of Rural is 20 Ha, and R/Lifestyle is 2Ha, so it is closer to the latter. 2. Use. Currently the land is not farmed but used as a recreational 'hobby' property. It could support some goat farming or a few sheep if necessary. It is intended that indigenous vegetation and accompanying bird and animal life is restored, enhanced and protected. 3.Character. The land consists of about one third bush, one third 'scrub', and one third pines. Land with vegetation, particularly when it will be regenerated native bush, fits better into the neighboring conservation land. 4.Land form. About half is very steep/inaccessible. Of the remainder most is moderately sloped. It is not high class agricultural soil. . 5. Location. It is 3mins to the village. The access to the property is shared with coastal village properties. 6.Proximity and connection to neighboring properties. The property is on the periphery of the coastal village area to the front and a large farm and smaller lifestyle blocks to the rear (west) and side. 7. Impact on environment. This area would not be economically sustainable unless farmed intensely, which would require removal of of most of the vegetation. It's current and intended future use is to allow the native bush to regenerate, which would provide a more pleasing visual buffer between the grazed farmland to the west and village properties to the east. Increased vegetation also prevents erosion in sloped areas. 8. It has no reticulated water, waste water, or storm water and will be self sufficient in those areas.

Attached Documents

File
No records to display.

Introduction

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- 2) Supporting Documents.

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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: **merrilyn**
Last Name: **louden**
On behalf of: **rex & merrilyn louden**
Street:**2800 long bay road**
Suburb:**coromandel**
City:
Country:
PostCode: **3581**
Daytime Phone: **6478668721**
Mobile: **6478668721**
eMail: **rexandm@slingshot.co.nz**
Trade competition and adverse effects:
☒ I could ☒ I could not
gain an advantage in trade competition through this submission
☒ I am ☒ I am not
directly affected by an effect of the subject matter of the submission that :
a. adversely affects the environment, and
b. does not relate to the trade competition or the effects of trade competitions.
Correspondence to:
☒ Submitter
☐ Agent
☐ Both

Submission

Consultation Document Submissions
Thames-Coromandel Proposed District Plan - November 2013
☐ Support
☒ Oppose
☐ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
we would like the changes on map 10c and map 10c to be made coastal living and not rural.

Reason for Decision Requested
the change from coastal to rural does not reflect the activities on the adjoining properties that have been subdivided in the past. This property has direct access to Long Bay Rd ,with water, sewerage and stormwater availability at the boundary and is the last property on this side of Long Bay Rd in this area with main road access and undeveloped. The area across the road is all housing and the properties to the north have also been subdivided.This land is neither big enough or suitable to be a viable economic unit but is a sought after residential area.

Attached Documents

File
No records to display.

Submission on Proposed Thames-Coromandel District Plan

By Merrilyn & Rex Louden
 Email rexandm@slingshot.co.nz
 Postal Address 2800 Long Bay Rd
Coromandel Town
 Phone 078668731
 Mobile 0272908121

To CTS
 Received
13 MAR 2014
 Thames-Coromandel District Council
 Coromandel
 File No:

The specific provision of the Proposed District Plan that my submission relates to:

The definition of the Coastal Environment Line shown on the planning maps as a blue/purple line and all provisions relating to it.

My submission is:

I oppose the above plan provision related to the coastal Environment Area because:

- 1) The land is a considerable distance from the coast, including much of Coromandel Town.
- 2) The Council has removed the accepted development rights of landowners.
- 3) An additional layer of rules overlaying zoning and related policies is unnecessary and confusing.
- 4) It is contrary to the Resource Management Act.
- 5) Much of the land within this area is not subject to coastal processes and does not have significant coastal qualities.

The decision I seek from council is that the above provision for a coastal Environment area be deleted in its entirety.

I wish to be heard in support of my submission ~~yes~~/no

Signature of submitter



Date 13/3/14

Submission on Proposed Thames-Coromandel District Plan

By Rex & Marilyn Loudon
 Email rexandm@slingshot.co.nz
 Postal Address 2800 Long Bay Rd
Coromandel Town
 Phone 07 8668721
 Mobile 0272908121

To CTS
 Received
13 MAR 2014
 Thames-Coromandel District Council
 Coromandel
 File No:

The specific provisions of the Proposed District Plan that my submission relates to:

The Natural Character overlay in its entirety.

My submission is:

I oppose the Natural Character Overlay provisions because:

- 1) All rules should be contained within the zoning and related objectives and policies. The overlay methodology is flawed, unnecessary and confusing.
- 2) Areas of significant landscape are protected elsewhere in the Plan within the Natural Character Overlay. These lesser areas do not need protection.
- 3) It breaches the requirements of the Resource Management Act and the National Biosecurity Strategy 2000.
- 4) The property rights of residents are significantly and unnecessarily affected by this overlay, with a negative flow on effect and subsequent reduction in land salability and values.

The decision I seek from Council is that the above provisions be deleted in their entirety.

I wish to be heard in support of my submission. Yes/ no

Signature of submitter



Date 13/3/14

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Submitter Details

First Name: **Peter**

Last Name: **Garden**

On behalf of: **Peter and Rachel Garden Owners of 86 Ha farm at 22 Springfield Ave Ngarimu Bay Thames Coast**

Street:**5 Hemi Place**

Suburb:

City:**Tairua**

Country:

PostCode: **3508**

Daytime Phone: **07 8647838**

eMail: **peter@coromandel.com**

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 VI - OVERLAY RULES > Section 29 - Biodiversity

☐ Support

☒ Oppose

☐ Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?
We oppose this Rule 3.5 according to which clearing indigenous vegetation in the Rural Area (whether within the Coastal Environment or not that is not permitted under Rule 3.1m) is a non-complying activity.

Reason for Decision Requested
Virtually all farmland between Thames and Coromandel Town is within the Coastal Environment overlay. Our farm is situated in Ngarimu Bay and at that point the Coastal Environment line is approximately 3km inland and encompasses the entire 86 Ha of our farm, as well as that of our neighbouring farmers. On the relatively poor fertility of this coastal land the clearance of regenerating Manuka scrub is a constant requirement with a clearance cycle of between 5 and 10 years needed to keep pasture from being overwhelmed. All farmers on the Thames Coast have let significant areas of their farms return to scrub and eventually bush over the last 20 to 30 years where the land is steep, near streams or gullys, or in isolated paddocks. Most farms have reduced the percentage of grazing land significantly. This draconian rule, horribly restricting landowners rights over their own land, is therefore not needed to maintain biodiversity which has obviously already greatly improved over the last few decades. It is monstrous to put the planners in charge of small farms! To support our argument we have attached an aerial photo from 1980 of the Ngarimu Bay area and a 2010 photo that clearly shows the reversion to scrub and bush. Measurement will confirm that in this time frame of 30 years approximately 25% of the 1980 farmland area has been allowed to revert to scrub or bush. If this provision becomes active then it will become impossible to farm any land on the Thames Coast and the TCDC will at one stroke have rendered some 50 farms on the coastal zone uneconomic and un-farmable. The time and cost of applying for and maintaining resource consents will be prohibitive. We understand TCDC has done a study on the loss of biodiversity in the district but this has been done over a very short time-scale (some 4 or 5 years). This time scale is too short to measure real effects and at least 30 years is needed to show the true situation. On the Thames Coast the loss of biodiversity has been negative i.e. over 30 years much more land has reverted to scrub and bush than has been cleared by farmers or by development into subdivision or forestry. There may be a different situation on other parts of peninsula but it is not right to impose the same rules on all parts of the coastal environment. Clearing of indigenous vegetation in the rural zone (regardless of whether it is in the coastal overlay area) should remain a permitted activity as long as it is on an area already dominated by exotic vegetation (e.g. pasture, production forestry etc).

Attached Documents

File
Poho aerial 1980
Poho aerial 2010





Image © 2014 DigitalGlobe

Google earth

Image © 2014 Thames-Coromandel District Council

