

Sent: Friday, 14 March 2014 4:04:57 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

Geoffrey Mason

### Address

76A Felton Mathew Ave,  
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[Map It](#)

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### My submission is:

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

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

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

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

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

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

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

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

I oppose Section 37 - Mining Activities.

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

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

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

I oppose Section 14 - Mining Activities.

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

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

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

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

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

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

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

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

**My further comments:**

Mining in the Coromandel is mostly about mining for gold. Gold is an element that has few practical uses other than in electronics and if we recycled all our circuit boards there would be no need for further mining. There is plenty of gold in banks for any expansion of the electronics industry.

Of far greater value than gold is the beauty of our untouched places which can never be replaced after the destruction of mining.

It is time our values changed and the false demand for more gold was starved. Those addicted to it will not be at a real loss without it.

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

- Yes

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

- Yes

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

---

**Yours sincerely,**

Geoffrey William Falcon Mason

**Date**

14/03/2014

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 Burgess + Treep Architects  
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 Auckland 1011

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Submission on the Proposed Thame Coromandel District Plan

My submission is with regard to The Heritage Overlay Provisions, both the policy objectives and the rules.

Pt II Overlay Issues, Objectives and Policies; Section 8-Historic Heritage (-)  
 Historic Heritage Areas

8.1.2 Support

8.2 Support

8.3 Objectives and Policies

Objective 3 Support

Heritage Item policies, generally support.

Policy 3g do not fully support. The policy is open to being interpreted too literally. What is meant by “similar scale” Why not “no greater than the scale and form of the Heritage item”, and what about the materials, the wall/window ratio and other factors that may guide applicants. Support the “do not dominate”.

Policy 4a Support, with reservation.

This policy becomes difficult in interpretation. The Proposed plan only identifies isolated examples of heritage, the listed heritage items. These are significant places, however this leaves most of the built environment in the Heritage Overlay areas without recognition. The overlay areas are significant as built environments that contain a range of building types that represent the historic significance of those places. All surviving development up to a certain period, perhaps 1940,

contributes to that historic character. For the policy to be effective those places that contribute to the overall character should be identified, and those that do not, such as a 1970s block of flats, should also be identified. The statements in Appendix A1.3 do not adequately describe these places. It is not possible from these descriptions to clearly understand why these places are significant and what contributes to that significance.

## Part VI – Overlay Rules

### 31.6 Historic Heritage Item Overlay Rules

Generally support

### 31.7 Historic Heritage Area Overlay Rules

#### Rule 12 Demolition Do not Support

Demolition, removal or repositioning of any building in a heritage area overlay should be a restricted discretionary activity. The heritage areas have a particular character that is the result of the contribution of all those places that survive from the early 20<sup>th</sup> and late 19<sup>th</sup> centuries, with regard to the town centres, and that are from the period when the trams were brought to the coast in the case of the tram bach areas. Only some places within the areas have been listed as heritage items. If demolition is a permitted activity in these areas the overall character of the areas may be eroded as early buildings that are not listed can be taken away without any consideration of the contribution they may (or may not) make to the overlay area. The overlay areas are not large and Council should survey the areas and identify which places contribute to the character of the areas, and which detract, in order to better manage future change in these very sensitive heritage environments.

#### Rule 6 Historic Heritage Area: Exterior additions or alterations

Support with reservations.

The criteria refer back to the heritage values of an area. There is no part of the proposed plan that clearly describes what those values, or that character is for each area. These places are complex. The town centres are not consistent. Grahamstown for example is a mix of shops, industrial buildings, houses, and institutions. That complexity is an essential part of its historic character.



The rules suggest conformity, and there are elements of that in these areas, however looking at a street such as Martha St in Thames throws up a different typology; the historic development of this street has the service areas of the Pollen St shops projecting back towards Martha St in a myriad of forms, then the occasional building built to Martha St. One side of the road is commercial, the other side residential and the two are slightly mixed. In order to understand the complexities of each place within a heritage overlay area I would recommend that Council require a context analysis, based on pre 1940 character, in order to guide the design process.

The rule should also refer to the ratio of openings to wall, and the proportions of the openings. In the previous rules (Operative District Plan) the rules actively discouraged the use of inappropriate modern materials. This gave a much clearer guide to applicants with respect to appropriate materials.

#### Rule 7 Historic Heritage Area- new or relocated building

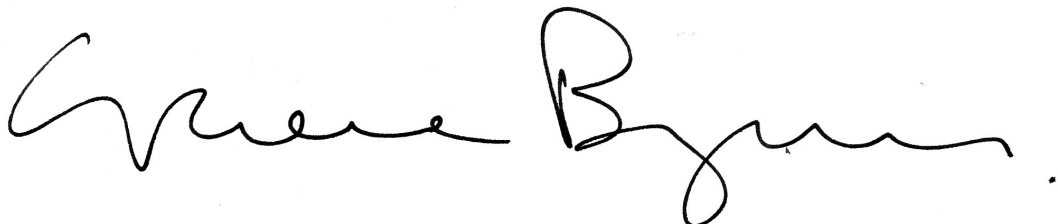
##### Support with strong reservations

- i) Text not copied – Support however do not consider that this is clear. The statements of character in Appendix A.3 do not adequately describe the character of each area. The areas themselves are complex and the parts of the areas that contribute to the historic character that has resulted in the overlay are not identified apart from the heritage items. This does not assist applicants, nor does it help Council to manage change in these areas in a manner that will ensure appropriate change.
- ii) Text not copied – Support, however this does not give any guidance with regard to places in close proximity to a proposed development that are not Heritage items yet may contribute to the overall character of the area overlay. Heritage items are scattered across the area overlays, rows of nineteenth century shops, early 20<sup>th</sup> century houses, church halls that are not listed, all these places contribute to the overall character of the area overlays and this should be given status.
- iii) Text not copied –
- iv) Text not copied – do not support. This rule places emphasis on the exceptional within these areas. The heritage items cover a big range of building

types, construction types, and use a variety of forms and materials. The areas are full of ordinary examples of construction types, forms, materials, etc. from the early period of development. An example here are the Pollen St shops. The shops that have been retained on the list of heritage items, have backs and fronts. The descriptions of the places do not define which parts are significant and the form, finishes and character of the rear yard elements is very different to the formal shop fronts. I would support a broader rule that considered whether the proposed form and materials on a proposed building were in keeping with the historic heritage character of surviving early 20<sup>th</sup> century and late 19<sup>th</sup> century buildings in the immediate vicinity of the proposed development, as this is specific to the particular site and includes both listed and unlisted heritage.

- v) Text not copied -Support
- vi) Text not copied – do not support. I do not support this because heritage items are not consistent in form, and are not the core character of these areas. This rule makes no sense as the roof forms on heritage items vary from steeply pitched church roofs through to the butterfly roofs on the back of the Pollen St shops. I would support a broader rule that considered whether the proposed roof forms and materials on a proposed building were in keeping with the historic heritage character of surviving early 20<sup>th</sup> century and late 19<sup>th</sup> century buildings in the immediate vicinity of the proposed development, as this is specific to the particular site and includes both listed and unlisted heritage.

I regret that I have not been able to give more consideration to the plan. I would like the opportunity to present at the hearings and I would contemplate joining others with similar concerns.



Graeme Burgess.  
14 March 2014

## Proposed Thames Coromandel District Plan

### Submission by

Name: *Murray Brown*

Address: *11 Hazards Road, Weymouth, Auckland*

Phone: *021 918 444*

Email: *Zakkroxs@hotmail.com*

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

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- 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.
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My further comments:

*I don't want mining in the Coromandel Peninsula, as it will destroy all the beauty & community in the area*

- 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:

*8/2/14*



## Proposed Thames Coromandel District Plan

### Submission by

Name: *Max Challie*

Address: *103 Williamson Street, Thames 3500*

Phone:

Email: *max.challie@gmail.com*

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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My further comments:

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

Yours sincerely, *Max Charlie*

Signature: *[Handwritten Signature]*

Date: *11/3/14*



**Proposed Thames Coromandel District Plan****Submission by**

Name:

Doana Marie Gray

Address:

211 Heale Street - Thames

Phone:

07-8688979

Email:

dmgray.dmg@gmail.com

14 MAR 2014

RECEIVED BY:

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My further comments:

I Donna Marie Gray - 211 Heale St. Thames  
do support ~ No more mining of any  
sort in all areas proposed + any waterways +  
More attention to our local Native Bush & Forests  
which are been invaded by Gorse etc. A.H.

- ✓ 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:

*Donna Marie Gray*

Date:

*8 January 2014*



**Proposed Thames Coromandel District Plan**THAMES-COROMANDEL  
DISTRICT COUNCIL**Submission by**

Name: JACK HUTCHINGS

Address: P.O. BOX 510 HAWI HI 96719

Phone: 868-889-1006

Email: HAWIJACK@GMAIL.COM

14 MAR 2014

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- 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: MARCH 1 2014



To:

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

Submitter: K Vernon

1. This is a submission on the proposed Thames Coromandel District Plan.
2. I could not gain an advantage in trade competition through this submission.
3. The specific provisions of the proposal that my submission relates to are:  
Building definition, Section 3.

**4. My submission is:**

I oppose some aspects of the Building definition affecting Height (H) and Height in Relation to Boundary (HRB) provisions.

I have previously made two submissions regarding exclusions to the definition of building, height and height in relation to boundary (those submissions dated 11 and 14 March 2014 are hereby referenced).

The previous submissions proposed that there should be some limitations on two of the building definition exclusions namely;

- (i) "Structure no greater than 0.3m wide (maximum horizontal dimension), and no higher than an additional one third of the maximum permitted Height or HRB standard in the applicable rule" and;
- (ii) "Electromagnetic dish (e.g. for communications, TV).

My second submission introduced a "per site" limitation but left the "per building" wording of the first submission. On review I think the "per building" wording is redundant.

My second submission also changed the wording "one third" in the exclusion set out in (i) above to "one fifth".

The amendments previously proposed would therefore be better expressed as -

Amend the definition of Building as follows:

Delete the exclusion "Structure no greater than 0.3m wide (maximum horizontal dimension), and no higher than an additional one third of the maximum permitted Height or HRB standard in the applicable rule" and replace with the following "Structure no greater than 0.3m wide (maximum horizontal dimension), and no higher than an additional one fifth of the maximum permitted Height or HRB standard in the applicable rule. Not more than three such structures per site will be excluded."



For the exclusion "Electromagnetic dish (e.g. for communications, TV)." add the following qualifier "Not more than one dish will be excluded per site. The dish major access dimension must be no more than 1m, and the dish including any support structure must not extend more than 1.5m vertical above the Height and HRB standard in the applicable rule."

An alternative, however, would be to delete both these exclusions and if considered appropriate introduce more specific limited exclusions (in either the definition of building or the definition of Height and HRB) for items such as vent pipes incorporated into a dwelling, leaving other free standing structure, such as masts and poles, to comply with the Height and Height in Relation to Boundary provisions in the applicable rule. Certainly allowing poles of 300mm diameter to extend up to 10.66m in an 8m height zone with no restriction on number is unacceptable. Special circumstances can usually be considered under the Restricted Discretionary provisions of each zone.

**5. I seek the following decision from the Thames Coromandel District Council:**

(a) Amend the definition of Building in Section 3 as follows:

Delete the exclusion "Structure no greater than 0.3m wide (maximum horizontal dimension), and no higher than an additional one third of the maximum permitted Height or HRB standard in the applicable rule"

Delete the exclusion "Electromagnetic dish (e.g. for communications, TV)."

(b) Make such other amendments to the Proposed Thames Coromandel District Plan as are necessary to fully implement, or are appropriate as a consequence of, the primary relief sought.

(c) Failing acceptance of the above requirements reject the Proposed Thames Coromandel District Plan in its entirety.

**6. I wish to be heard in support of my submission.**

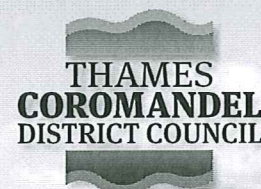
**Date:** 14 March 2014

**Signature:** 

**Address for service of the submitter:**

PO Box 99124  
Newmarket  
Auckland 1149

# Proposed Thames-Coromandel District Plan



## Submission Form

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

### Your submission can be:

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

### Submitter Details

Full Name(s)	Alex Brown	
or Organisation (if relevant)	Director of Hotel Limited	
Email Address	alex.brown@rubicon-nz.com	
Postal Address	19 Pine St, Balmoral, Auckland	
Phone no. <small>include area code</small>	09 3569810	Mobile no. 0274586621

**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 \_\_\_\_\_

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

## Trade Competition

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

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

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

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

a) adversely affects the environment; and

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

☒ Y ☐ N

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

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



13<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Alex Brown and I own a holiday home in Cooks Beach.

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

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

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

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

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

**As Principal Relief**

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

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

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

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

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

As a final comment; being an absentee owner (living in Auckland) paying full rates and council costs, we are totally disenfranchised from the selection and operations of the TCDC - we get no vote, we are not informed directly as other rate payers are (Book-a-Bach informed us of this critical amendment) and we are merely treated as a cash cow to fund the operations of the TCDC. Absentee rate payers pay the same rates as full time residents yet we only consume a fraction of the services that we fund, when compared with other residents. The TCDC needs to be far more cognisant of the fact that we, absentee rate payers, are extremely important to the funding and operations of TCDC, I have seen no recognition of this fact in TCDC operations or its communication.

I look forward to your response.

Yours faithfully,



Sent: Thursday, 13 March 2014 09:42:21

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

Paul Keesing

### Address

2 Hinemoa Terrace  
Tairua 3508  
New Zealand  
[Map It](#)

### Phone

0276026819

### Email

[homer25@xtra.co.nz](mailto:homer25@xtra.co.nz)

### My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

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



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

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

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

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

**My further comments:**

Most of the world has lost what the Coromandel still has.  
Let's not play follow the leader on this one!

**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,**

Paul Keesing

**Date**

13/03/2014

## Form 5

## Submission on publicly notified proposal for policy statement or plan

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

**To: THAMES-COROMANDEL DISTRICT COUNCIL**

Name of submitter: **Marilyn Dodds**

This is a submission on the **PROPOSED THAMES-COROMANDEL DISTRICT PLAN 2013**

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

**Section 29.2 Biodiversity Activity Table** and **Section 29.3 Rule 2 Clearing indigenous vegetation outside of the Rural Area.**

My submission is:

Under Rule 2 any clearance of indigenous vegetation on land that is outside the Rural Area or is on a site that is less than 4000m<sup>2</sup> and is connected to a reticulated water and wastewater system requires a resource consent. This is unreasonable and unjustified given that landowners and occupiers in the Rural Area are able to clear indigenous vegetation as a permitted activity for the reasons set out in Rule 3.1. (a) to (n). Landowners and occupiers throughout the District should have the same rights to clear indigenous vegetation for development and maintenance of their properties.

**I oppose Section 29.3 Rule 2** on the grounds that the Rule 2 does not allow for the formation of a building platform or access drive, or for removal of vegetation for safety/fire prevention reasons or to maintain solar access to buildings on land outside the Rural Area or on sites less than 4000m<sup>2</sup> that are connected to a reticulated water and wastewater system.

I seek the following decision from the local authority:

1. Delete points (a), (b) and (c) from Rule 2.1.
2. Insert the following points (a) to (j) in Rule 2.1:
  - a) *It is for the removal of vegetation that endangers human life or existing buildings or structures, or poses a risk to the integrity of, the safe use of, or access to existing network utilities; or*
  - b) *The area to be cleared is dominated by exotic vegetation (eg forestry, domestic garden, pasture, horticulture), or;*
  - c) *It is mahinga kai according to Maori custom; or*
  - d) *It is for ecosystem restoration works (eg beachcare, removing pest trees), or;*
  - e) *It is within 10m of an existing house, a proposed house with resource consent or building consent or an approved building platform; or*
  - f) *It is to create a driveway from the road to a house specified in e) above; or*
  - g) *It is for survey work, tracks, fences or existing formed roads, including 1m clearance to either side; or*
  - h) *It is for clearing 5m either side of existing network utility infrastructure and is undertaken by or commissioned by the network utility operator; or*
  - i) *It is not within 10m of a permanent waterbody wider than 1m, unless the work is authorised by Waikato Regional Council and*
  - j) *It is not protected by a conservation covenant registered or encumbered*

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*with the Council, or Queen Elizabeth II National Trust, or Nga Whenua Rahui, unless the covenant provides for the clearance.*

I will not gain an advantage in trade competition through this submission.

I 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.

Address for service of submitter:	Madent Holdings Ltd Resource Management 503 Thames Coast Road, RD5 Thames 3575
Telephone:	(07) 868 2427
Email:	mdodds503@gmail.com
Contact person:	Marilyn Dodds

## Form 5

## Submission on publicly notified proposal for policy statement or plan

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

**To: THAMES-COROMANDEL DISTRICT COUNCIL**

Name of submitter: **Marilyn Dodds**

This is a submission on the **PROPOSED THAMES-COROMANDEL DISTRICT PLAN 2013**

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

**Section 8.3 Historic Heritage Overlay, Objective 3 and Policy 3b and**

**Section 31.6 Historic Heritage Item Overlay Rules, Rule 11 – Subdivision**

My submission is:

The above provisions are inconsistent in that Objective 3 and Policy 3b in particular provide for subdivision of an historic heritage item but Rule 11 in Section 31.6 lists all subdivision as a non-complying activity.

I **support** the enabling provisions in **Section 8.3 Objective 3 and Policy 3b** and **oppose Section 31.6 Rule 11** on the grounds that Rule 11 does not encourage either the maintenance or enhancement of heritage items. Subdivision, *eg* into unit titles for residential apartments, is an important mechanism for landowners of heritage buildings to be able to recoup some of the costs of refurbishment of larger buildings. The ability to subdivide can also incentivise and facilitate the adaptive re-use of heritage items.

I seek the following decision from the local authority:

1. Delete the word “*Subdivision*” from Rule 11.
2. Insert a new Rule 12 that provides for subdivision of a heritage item as a restricted discretionary activity.
3. Add new assessment criteria to **Table 2 –Restricted Discretionary Activity Matters** in Section 31.8 that reflect the matters set out in **Section 8.3 Policy 3b (a) and (b)**.

I 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.

I will not gain an advantage in trade competition through this submission.

Address for service of  
submitter:

Madent Holdings Ltd Resource Management  
503 Thames Coast Road,  
RD5  
Thames 3575

Telephone:

(07) 868 2427

Email:

mdodds503@gmail.com

Contact person:

Marilyn Dodds

Sent: Thursday, 13 March 2014 09:39:03

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

---

### Name

Donald Shaw

### Address

1/42 Fir st  
Waterview 1026  
New Zealand  
[Map It](#)

### Phone

0211606022

### Email

[donald@surf.co.nz](mailto:donald@surf.co.nz)

### My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

- Section 37.4 Note 1 fails to provide any rules for Underground Mining Activities in affected Zones outside the access zone.
- I want the TCDC to amend Section 37.4 Table 1 of the PDP to state that all Mining Activities are Prohibited in all Zones, including prospecting and exploration, or other such relief that has the same effect.
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I oppose Section 14 - Mining Activities.

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• 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.

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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,**

Donald Shaw

**Date**

13/03/2014



# Proposed Thames-Coromandel District Plan

**THAMES  
COROMANDEL  
DISTRICT COUNCIL**

## Submission Form

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

### Your submission can be:

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

Using our online submissions form

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

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

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

### Submitter Details

Full Name(s) ANNETTE EVISON

or Organisation (if relevant)

Email Address m.a.everson@gmail.com

Postal Address P.O. Box 63  
PAUHANU BEACH 3546

Phone no. 07 8648099

Mobile no. 027 2226358

**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)

Appendices Appendix 3 Significant Tree Schedule  
A 3.3 Table 3 Tairua Pauanui Significant Tree  
Schedule

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

The sequoia tree located at the end of Tangitarori Lane  
Pauanui fits the criteria specified for a significant tree.  
The tree is 150 years old, has notable history & is a landmark  
in Pauanui

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


Retained ☐ Deleted ☐ Amended ☒ as follows:

Amend the schedule to include the Sequoia

## 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 March 2014

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

## Trade Competition

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

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

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

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

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

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



# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

### Your submission can be:

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

Using our online submissions form

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

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

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

### Submitter Details

Full Name(s) Marie-Françoise, Renée, Nicole Schofer

or Organisation (if relevant) \_\_\_\_\_

Email Address marieschofer@xtra.co.nz

Postal Address PO Box 124 PAUAMUI BEACH 3546

Phone no.  
include area code 07 864 9594

Mobile no. 021 0821 2731

**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)

APPENDICES Appendix 3 Significant tree schedule  
A 3.3 Table 3 Tairua Pauanui Significant  
Tree Schedule

### My submission is:

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

I support ☐ oppose ☒ the above plan provision.

### Reasons for my views:

The sequoia tree located at the end of Tangitarori Lane  
Pauanui fits the criteria specified for a significant tree.  
The tree is 150 years old, has notable history & is a landmark  
in Pauanui

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

Amend the schedule to include the sequoia.

## 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 Marissa Schofer Date 12/03/2014

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

## Trade Competition

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

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

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

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

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

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

THAMES-COROMANDEL DISTRICT COUNCIL  
Private Bag, 515 Mackay Street, Thames 3540  
phone: 07 868 0200 | fax: 07 868 0235  
email: [enquiries@tcdc.govt.nz](mailto:enquiries@tcdc.govt.nz) | [www.tcdc.govt.nz](http://www.tcdc.govt.nz)



Sent: Wednesday, 12 March 2014 9:42:52 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

---

### Name

Korbinian Poschl

### Address

44 Ohaene Drive, R. D. 2  
Thames 3577  
New Zealand

[Map It](#)

### Email

[kpvposchl@yahoo.co.nz](mailto:kpvposchl@yahoo.co.nz)

### My submission is:

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

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

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

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

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

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

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

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

I oppose Section 37 - Mining Activities.

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

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

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

I oppose Section 14 - Mining Activities.

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

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

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

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

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

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

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

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

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

- No

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

- No

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

---

**Yours sincerely,**

Korbinian Poschl

**Date**

12/03/2014



Sent: Wednesday, 12 March 2014 10:16:08 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

---

### Name

Franziska Poeschl

### Address

9 Ayr Street Parnell  
Auckland 1052  
New Zealand  
[Map It](#)

### Email

[franziska316@hotmail.com](mailto:franziska316@hotmail.com)

### My submission is:

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I oppose Section 37 - Mining Activities.

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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.

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**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,**

Franziska Poeschl

**Date**

12/03/2014

**Sent:** Wednesday, 12 March 2014 10:17:11 a.m.

**To:** TCDC General Mail Address

**Subject:** Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

---

### Name

Alexander Fulton

### Address

9 Ayr Street Parnell  
Auckland 1052  
New Zealand

[Map It](#)

### Email

[alexc.fulton@gmail.com](mailto:alexc.fulton@gmail.com)

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**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,**

Alexander Fulton

**Date**

12/03/2014



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: **GRANT & KRISTINE MCCURRAH.**

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 SUBMISIUON

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.**

---



I /We wish to be heard in support of my submission.

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

I/We could not gain a trade advantage through this submission.

  
Signed

Date

Address for service of submitter:

768 Matarangi Drive .

Telephone:

021-779-872.

Email:

grant.mccunach@crowehorwath.co.nz.

Contact person:

Grant McCunach.

# Proposed Thames-Coromandel District Plan



## Submission Form

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

### Your submission can be:

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

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

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

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

### Submitter Details

Full Name(s)	J E Splading and S A Tutbury	
or Organisation (if relevant)		
Email Address	jes28@xtra.co.nz	
Postal Address	28 Cherrywood Drive	
	Tauranga 3110	
Phone no. <small>include area code</small>	( 07 ) 5762684	Mobile no.

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

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

### PRIVACY ACT 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to make this information available under the Resource Management Act 1991. Your contact details will only be used for the purpose of the Proposed District Plan process. The information will be held by the Thames-Coromandel District Council. You have the right to access the information and request its correction.



## Your Submission

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

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

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

TCDC Proposed District Plan - Visitor Accommodation

**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 J E Spalding (no signature on pc) Date 12/03/2014

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

## Trade Competition

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

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

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

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

a) adversely affects the environment; and

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

☒ Y ☐ N

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

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

Dear Mayor Leach and TCDC Councilors,

My name is June Spalding and I own a holiday house in Cooks Beach.

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

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

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

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



I 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.

The dwelling is built as a family home on a large section, being two storeys, with four bedrooms, two toilets, one shower, a large lounge area and a large rumpus room (5m x 6m approx.). This was designed originally for my family for holidays. As they have grown and have other things on in their lives they are unable to use it as much as earlier but we all still enjoy getting away together when we can. This holiday home is rented out for only three to

four weeks a year to a select few that come every year. This came about as a result of their not being able to get accommodation in one of the commercial places as they were full and too remote from where they wished to be. I do not rent the property out for most of the year and do not feel that my activities impact on the livelihood of the motels some distance away.

I look forward to your response.

June Spalding  
28 Cherrywood Drive  
Otumoetai  
Tauranga 3110

	<h2 style="text-align: center;">Te Runanga o Ngati Porou ki Hauraki</h2> <p>Secretary: Shelly Hunter  Address: 1240 Kennedy Bay Rd  RD3  Coromandel 3583</p> <p style="text-align: right;">Phone: 07 8668 708  Mobile: 0275 188 485  Email: shelly.hunter@hotmail.co.nz</p>
-----------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## Objection to T.C.D.C. Proposed District Plan.

15<sup>th</sup> February 2014

### Introduction.

This submission is tendered by Te Runanga of Ngāti Porou ki Hauraki [TRONPKH]. This elected body is formally constituted and mandated to represent Māori of Ngāti Porou descent who reside or connect with those two distinct areas within the TCDC precinct known as Mataora and Harataunga [Kennedy Bay]. The status of TRONPKH is recognised by the Office of Treaty Settlements as the representative body in dealing with Government in all such matters. Both Harataunga and Mataora are significant in area and are predominantly, Māori owned.

### Nature of Objection.

TRONPKH strenuously objects to proposals by TCDC to require a Resource Consent, an accompanying ecological assessment and whatever other constraints or impediments may apply to the cutting of Manuka or Kanuka for private and/or community use.

### Grounds for Objection.

#### 1. Traditional customary rights are being usurped by this District Plan revision.

It has long been customary indigenous practice to use this Manuka as; firewood, a spice for smoking food and as rongoa. New Zealand has recently signed up to the U.N. Convention on Indigenous Rights. The principles contained herein are inevitably contravened. The requirement for Māori to seek permission to perform customary or cultural practices, on their own land utilising their own resources is unfair and absurd.

2. Treaty of Waitangi covenants specify that Māori retain undisturbed possession of their lands, forests, fisheries and estates, so long as they wish to. The imposition of a Resource Consent process, the accompanying delays, associated costs and inherent bureaucratic impediments, would undoubtedly constitute a "disturbance". Infringement of these rights by Government agencies [or by their various subordinate agencies] would inevitably lead to compensatory claims under the Treaty process.

3. In 1215 a group of English land and estate owners presented a petition to their then King. It was dubbed "Magna Carta". Its ratification curtailed the Crown from making autocratic incursions and imposing unjustified controls on the lands and estates of free men. This article now forms the basis of British property law [and presumably, also our own]. It is beginning to seem as though such constitutional safeguards are being circumvented and that landowners interests are being subverted by the greater weight given to the submissions of environmental zealots.



4. The presumption that the State owns the resource [in this case the tree] and the landowner must apply and pay for consent to use it, is due for rebuttal.

Resource Consent legislation has already spawned lucrative consultancies, ecological specialists, environmental litigation experts and the like. When coupled with the administrative costs incurred by Environment Waikato and TCDC in executing and policing this legislation, it has become almost a State guaranteed, stand alone industry. Extending this process to include trees growing on private land and depositing such impositions on landowners, is a step too far.

5. Whilst the maintenance of bio-diversity on the part of TCDC is a laudable objective, Manuka/Kanuka is hardly a tree under threat of extinction.

It is a hardy and resilient species which is often the first native to re-establish when previously cleared farmland is left idle. It probably comprises up to 50% of indigenous forest species on the Eastern Coromandel and is clearly being well managed and sustained by the current and previous Kaitiaki, without an enforced Resort Consent process.

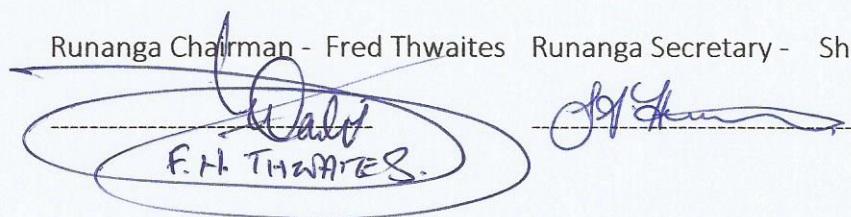
6. The consultative process, through which Māori and indeed other landowners are informed, and to which they are entitled, appears not to have been observed in this instance.

7. The suggestion that consent applications to fell Manuka/Kanuka would almost invariably receive approval, [Peninsular Post] begs the question, why then is such a process necessary in the first place? It is difficult to perceive the imposition of this process, as other than a thinly veiled additional tax on landowners and a convenient source of revenue for TCDC.

#### Conclusion.

Proposals by TCDC to restrict, control, tax or in any other way usurp the current rights of landowners to cut firewood on their properties, carries implacable and unanimous opposition from TRONPKH.

Runanga Chairman - Fred Thwaites      Runanga Secretary - Shelly Hunter



Sent: Wednesday, 12 March 2014 10:31:03 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

---

### Name

Lorenz G. Poeschl

### Address

Unit 5F, 208 Hobson Street  
Auckland 1010  
New Zealand

[Map It](#)

### Email

[lpoe002@aucklanduni.ac.nz](mailto:lpoe002@aucklanduni.ac.nz)

### My submission is:

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

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

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

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

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

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

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

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

I oppose Section 37 - Mining Activities.

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

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

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

I oppose Section 14 - Mining Activities.

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

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

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

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

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

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

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

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

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

- No

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

- Yes

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

---

**Yours sincerely,**

Lorenz Gabriel Poeschl

**Date**

12/03/2014



# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

### Your submission can be:

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

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

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

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

### Submitter Details

Full Name(s)	Diana Carroll O'Brien on behalf of the Otakeho Trust	
or Organisation (if relevant)		
Email Address	barry.dobrien@gmail.com	
Postal Address	166 Churchill Road Tauranga 3110	
Phone no. <small>include area code</small>	07 578 8973	Mobile no.

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

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

### PRIVACY ACT 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to make this information available under the Resource Management Act 1991. Your contact details will only be used for the purpose of the Proposed District Plan process. The information will be held by the Thames-Coromandel District Council. You have the right to access the information and request its correction.



## Your Submission

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

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 DeO'Brien Date 12.03.2014

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

## Trade Competition

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

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

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

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

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

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

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customer.services@tcdc.govt.nz | [www.tcdc.govt.nz](http://www.tcdc.govt.nz)



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

Dear Mayor Leach and TCDC Councillors,

My name is Diana O'Brien 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. We pay high rates although the house is only occupied for a small part of the year. We accept this is part and parcel of owning a holiday home but we should have the right to offset these expenses should we so wish.
- 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.

Holiday home ownership and holiday rental is very much part of the New Zealand way of life and should not be restricted unnecessarily by Council. If there is a problem with overcrowding or annoyance to neighbours I am sure there are measures that can be taken without introducing a blanket limitation.



I look forward to your response.

Name: Diana O'Brien  
Otakeho Trust

Address: 16B Churchill Road  
Judea  
Tauranga 3110

# 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

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

### Submitter Details

Full Name(s)	DR SARA DONAGHEY		
or Organisation (if relevant)			
Email Address	sdonaghey@unitec.ac.nz		
Postal Address	206a Old Titirangi Road, Titirangi, Auckland		
Phone no. <small>include area code</small>	09	817	4530
Mobile no.	021	1857504	

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

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

I support ☐ oppose ☒ the above plan provision.

**Reasons for my views:**

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

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

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

## Proposed District Plan Hearing

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

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

Signature of submitter P. Danagley Date 13.03.2014

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

## Trade Competition

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a) adversely affects the environment; and

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

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

Dear Mayor Leach and TCDC Councillors,

My name is Dr Sara Donaghey and I own a holiday house in Waiomu, Thames Coast.

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:

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**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.

Name: Dr Sara Donaghey

Address: 206a Old Titirangi Road, Titirangi, Auckland 0604



Sent: Thursday, 13 March 2014 00:57:08

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

---

### Name

Maria van der Meel

### Address

2/20 Trent Street. Island Bay  
Wellington 6023  
New Zealand  
[Map It](#)

### Phone

04) 3834993

### Email

[mariavandermeel@outlook.com](mailto:mariavandermeel@outlook.com)

### My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

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



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

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

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

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

**My further comments:**

Your decision to support these adverse activities may be challenged in the New Zealand Environment Court; which I support should it come to that.

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

- No

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

- Yes

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

---

**Yours sincerely,**

Maria van der Meel

**Date**

13/03/2014

# Proposed Thames-Coromandel District Plan



## Submission Form

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

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

### Submitter Details

Full Name(s) CATHERINE LUGERO

or Organisation (if relevant) \_\_\_\_\_

Email Address CLUGERO@XTRA.CO.NZ

Postal Address PO BOX 9110, SHAMONDO STREET  
AUCKLAND

Phone no. include area code 09 300 9907

Mobile no. 021 776 976

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

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

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

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

**My submission is:**

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

I support ☐ oppose ☒ the above plan provision.

**Reasons for my views:**

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

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


Retained ☐ Deleted ☐ Amended ☒ as follows:

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

## Proposed District Plan Hearing

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

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

Signature of submitter  Date 10.3.14

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

## Trade Competition

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

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

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

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

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

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10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Catherine Lucero and I own a holiday home in Matarangi, Coromandel.

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,



Catherine Lucero

Sent: Thursday, 13 March 2014 09:22:11

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

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### My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

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

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

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

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

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

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

- No

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

- No

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

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**Yours sincerely,**

Melissa Spencer

**Date**

13/03/2014