

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/dpc
Using our online submissions form

Posted to: Thames-Coromandel District Council
Proposed Thames-Coromandel District Plan
Private Bag, Thames 3560
Attention: District Plan Manager

Email to: customer.services@tcdc.govt.nz

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

Submitter Details

Full Name(s)

Philippa Wheatcraft

(or Organisation (if relevant))

Bargh Family Trust

Email Address

Wheatcraft@extra.co.nz

Postal Address

PO Box 38320, Auckland 1145

Please tick
include area code

09 5337665

Mobile no.

027 2864087

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 Rhea D Date 12.3.14

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

THAMES COROMANDEL DISTRICT COUNCIL
Private Bag 303, Market Street, Thames 3103
phone: 07 318 0210 | fax: 07 318 0216
email: enquiries@tcdc.govt.nz | www.tcdc.govt.nz



10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Philippa Wheatcroft of Bargh Family Trust 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.

I look forward to your response.

Yours faithfully,



Sent: Wednesday, 12 March 2014 20:49:47**To:** TCDC General Mail Address**Subject:** Submission on Proposed Thames-Coromandel District Plan**Proposed Thames-Coromandel District Plan**

Name

suzanne beer

Address

5 270
auckland 1024
New Zealand
[Map It](#)

Emailsuzanne235@gmail.com**My submission is:**

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

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

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

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

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

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

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

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

I oppose Section 37 - Mining Activities.

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

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

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

I oppose Section 14 - Mining Activities.

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

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

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

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

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

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

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

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

I would like to speak to my submission.

- No

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

- Yes

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

Yours sincerely,

suzanne beer

Date

12/03/2014

10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Mark McCarthy and I own a holiday home in TAIRUA.
Roslyn Hibberd

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.

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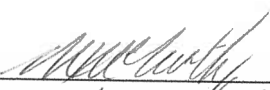
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I look forward to your response.

Yours faithfully,


Mark McCarthy
Roslyn Hibberd

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

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

Submitter Details

Full Name(s) MARK MCCARTHY + ROSLYN HIBBERD.

or Organisation (if relevant) _____

Email Address r.hibberd@fountainsfunerals.co.nz.

Postal Address P.O. Box 075-936 MANUREWA AUCKLAND.

Phone no.
include area code 09 2662124

Mobile no. 027 2662124

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

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PRIVACY ACT 1993

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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.

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Retained ☐ Deleted ☐ Amended ☒ as follows:

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

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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.

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☒ Y ☐ N

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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



Sent: Wednesday, 12 March 2014 20:49:49**To:** TCDC General Mail Address**Subject:** Submission on Proposed Thames-Coromandel District Plan**Proposed Thames-Coromandel District Plan**

Name

Sandra Good

Address96 Gills Rd
Auckland 2014
New Zealand[Map It](#)**Phone**

64272937642

Emailchrisnsandy@ihug.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:

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

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- 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:

Remember who you work for. Not the businesses, but the people who vote for you.

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,

Sandra Good

Date

12/03/2014

Submission on Proposed Thames Coromandel District Plan

By Richard and Brenda Kelsey

E Mail: brenda@cqc.co.nz

Postal Address: P.O. Box 155

Coromandel 3543

Ph 07 8668 306

021 781 733

To CTS

Received

12 MAR 2014

Thames-Coromandel District Council
Coromandel

File No:.....

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

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

Our submission is:

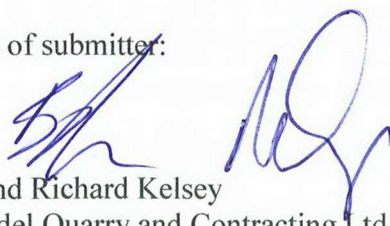
We oppose the above plan provisions related to the Coastal Environment area because

- 1) The land is a considerable distance from the coast, includes our operating Quarry and much of Coromandel Town.
- 2) Including Quarries in the Coastal Environment Area has the potential to limit quarries operation and prevent it meeting the economic and social needs of the community.
- 3) The Council has removed the accepted development rights of landowners.
- 4) An additional layer of rules overlaying zoning and related policies is unnecessary and confusing.
- 5) It is contrary to the Resource Management Act.
- 6) Much of the land within this area is not subject to coastal processes and does not have significant coastal qualities.

The decision we seek from Council is that the above provision for a Coastal Environment area is deleted in its entirety.

We wish to be heard in support of my submission.

Signature of submitter:



Brenda and Richard Kelsey
Coromandel Quarry and Contracting Ltd
Greenhill's Trading Trust Ltd.

Submission on Proposed Thames- Coromandel District Plan

By Richard and Brenda Kelsey

Email: brenda@cqc.co.nz

Postal Address:

P.O. Box 155

Coromandel 3543

Phone 07 8668 306

Mobile 021 781 733

To CTS

Received

12 MAR 2014

Thames-Coromandel District Council
Coromandel

File No:.....

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

The Natural Character overlay in its entirety.

My submission is:

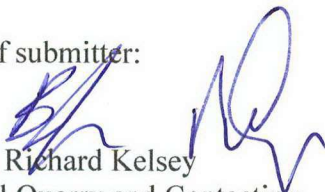
I oppose the Natural Character Overlay provisions because:

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

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

I am happy to present to a joint case with other submitters.

Signature of submitter:



Brenda and Richard Kelsey
Coromandel Quarry and Contracting
Greenhill's Trading Trust Ltd

Submission to the proposed Thames-Coromandel District Plan

By Richard and Brenda Kelsey

Email: brenda@cqc.co.nz

Postal Address: Brenda and Richard Kelsey

P.O. Box 155

Coromandel 3543

Phone 07 8668 306

Mob 021 781 733

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

The specific Provision of the Proposed District Plan that our submission relates to :

The quarries in the District have been left off the planning maps and no specific zone has been created for them.

Our submission is:

We oppose the decision by council to leave quarries off the planning maps and not provide identification and in so protect them because:

- 1) The proposed Regional Policy Statement supports access to and the identification of Mineral Resources within the region.
- 2) Identification of Quarries allows District Councils to determine the relative scarcity and potential contribution to the local economy.
- 3) Identification of Quarries and providing a specific zone is essential to protect them against inappropriate subdivision, development and to provide adequate metal resources for the local community. The quarry policy areas need to be in place to provide for expansion and use of the mineral resource.
- 4) Quarries need to be identified, protected and allowed to continue operating and grow to meet the community's demands.

The decision we seek from Council is that the Coromandel Quarry and adjoining land be identified and a quarry policy zone be put in place. Please see the attached maps.

We wish to be heard in support of our submission.

Signatures of submitters:

Richard and Brenda Kelsey

Coromandel Quarry and Contracting Ltd.

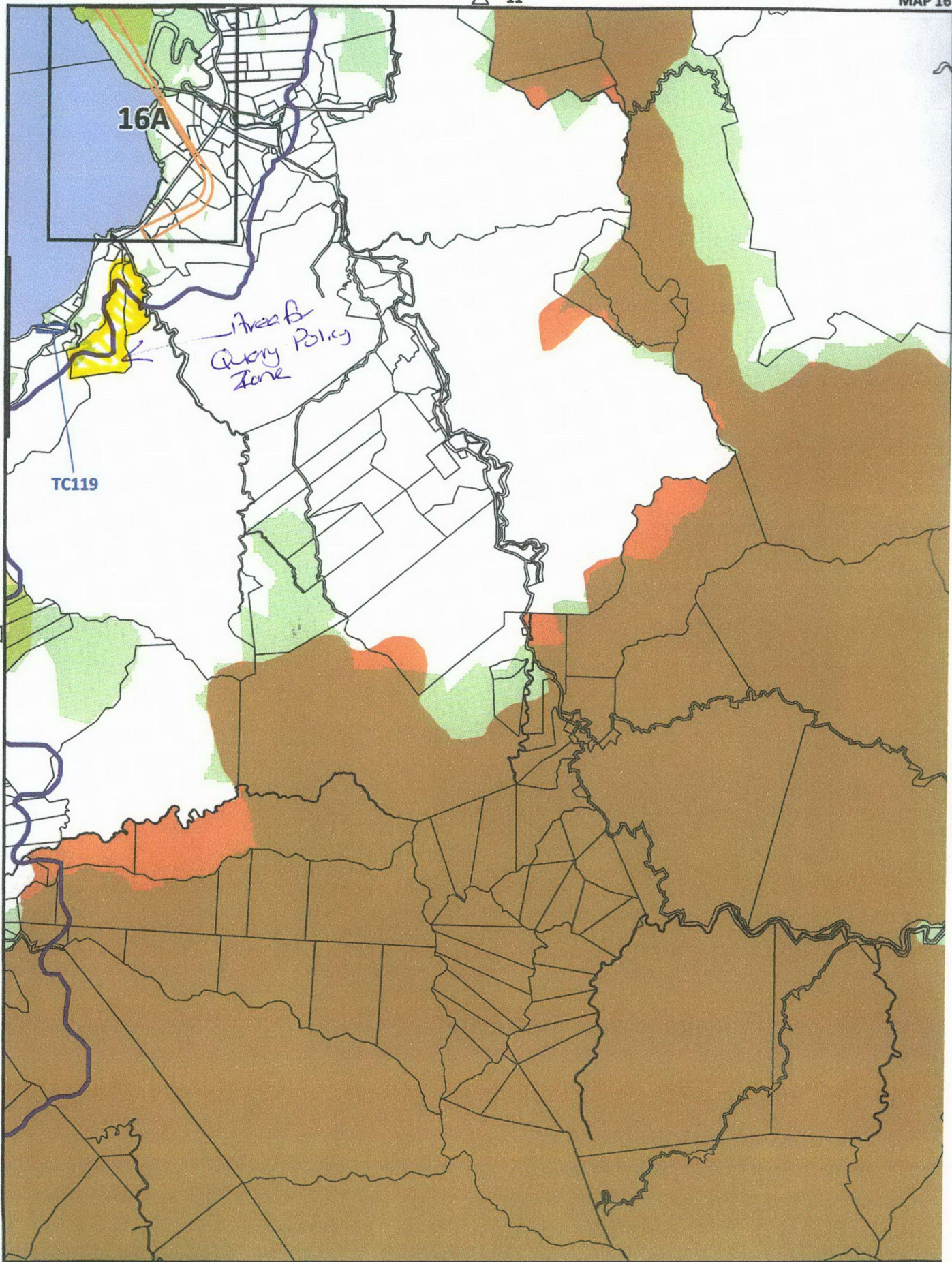
Trustees in The Mc Gregor Bay Trust



JE and CA Davies



Date: 11.3.14



MAP 16 OVERLAYS
WAI AU
PROPOSED DISTRICT PLAN - December 2013
Scale 1:50,000 at A4 Paper Size
0.0 0.5 1.0 1.5 2.0
kilometres

THAMES COROMANDEL
DISTRICT COUNCIL
MAP PRINTED
13 December 2013

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

By email before 5pm Fri 14/3/14 to customer.services@tcdd.govt.nz

Provisions I want to change	Support or Oppose	Reason for decision sought	Changes sought
Zoning Map15A; No Zone on the map for Coromandel's Sugarloaf Landing ie the reclamation with Wharf and Ramps	Oppose	Need to recognise and provide for Marine Farming port operations now operating in this area	Provide for suitable Zone for all of the Sugarloaf Landing in Coromandel Harbour
Zoning Map11E; No Zone on the map for Coromandel Town Wharf	Oppose	Need to recognise and provide for Marine Activity now operating in this area	Provide for suitable Zone eg as Marine Activity Zone, for all of the Coromandel Town Wharf
Zoning Map11E; No Zone on the map for some of the land at mouth of Furey's Creek, eg south of Wharf Road, at Coromandel Harbour	Oppose	Need to recognise and provide for Marine Activity to continue and develop in this area	Provide for Marine Activity Zone for all land at Furey's creek mouth, west of Coromandel Town
Zoning Map11E; The Proposed Zone on the map for some of the land south of the Wharf Road and at mouth of Furey's Creek, at Coromandel Harbour, is Proposed as Recreation Active Zone	Oppose	Need to recognise and provide for Marine Activity to continue and develop in this area. A Recreation Active Zone does not recognise some existing uses of the area nor allow for its reasonable development for Marine Activity	Provide for Marine Activity Zone for all land at Furey's creek mouth, west of Coromandel Town
Overlay Map11E; The Proposed labelling of some 4 areas south and west of the mouth of Furey's Creek as areas of Natural Character	Oppose	The natural character overlay should be removed because this area is already substantially modified and is not natural. Rather it is relatively recently human-made shoreline that is often mobile mud-dominated and with some mangroves or grassy land and does not have significant intrinsic natural character	Remove the Natural Character overlay from these areas.

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

I seek the opportunity to be heard and would consider presenting a joint case with others

Signed:

My Name & Phone & Postal Address & email is:

Proposed Thames-Coromandel District Plan

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TO
RECEIVED
13 MAR 2014
Thames-Coromandel District Council
ECM No:

Submitter Details

Full Name(s) JOHN JACOBS

or Organisation (if relevant) JACOBSNZ@yahoo.co.nz

Email Address

Postal Address 22 MOTUHOA ROAD, TAIRUA 3508

Phone no.
include area code

2

Mobile no. 0212574104

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1. ANY MINING ACTIVITY ON CONSERVATION LAND NORTH OF LINE KOPU TO PAUANUI REF 38
 2. ANY MARINE INDUSTRIAL ACTIVITY IN MARINA AREA REF 49
 3. ANY FURTHER DEVELOPMENT OR SUB-DIVIDING OF TE KARO BAY AREA
 4. ANY CHANGE FROM ~~CASA~~ COASTAL TO RURAL ZONING OF WESTWARD SLOPES OF PAKU
 5. GREAT WALK PROJECTS
 6. HAUAKI RAIL TRAIL KOPU TO KAIWA
 7. FAST FERRY AUCKLAND TO COROMANDEL
 8. CREATE FIN FISH FARMING AND EXTEND MUSSEL FARMS
- } OPPOSE 1-4

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:

OPPOSE ITEMS 1, 2, 3 & 4 THEY ARE CONTRARY TO PROMOTING TOURISM BY DESTROYING COROMANDEL'S NATURAL BEAUTY
SUPPORT ITEM 5, 6, 7 & 8 THEY PROMOTE COROMANDEL AS WORLD CLASS TOURISM ATTRACTIONS MAINTAINING ITS NATURAL BEAUTY
FISH FARMING AND EXTENDING MUSSEL FARMING WOULD CREATE JOBS AND EARN EXPORT DOLLARS WHERE WILD FISH STOCKS ARE DIMINISHING AT AN ALARMING RATE

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

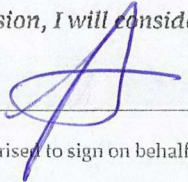
Retained ☐ Deleted ☐ Amended ☐ as follows:

DELETE ITEMS 1, 2, 3 & 4
RETAIN ITEMS 5, 6, 7 & 8

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 9/3/2014

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

Trade Competition

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

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

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

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

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

If you require further information about the Proposed District Plan please visit the Council website www.tcdc.govt.nz/dpr

THAMES-COROMANDEL DISTRICT COUNCIL
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customer.services@tcdc.govt.nz | www.tcdc.govt.nz



Proposed Thames-Coromandel District Plan

THAMES
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DISTRICT COUNCIL

Submission Form

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

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Attention: District Plan Manager

Email to: customer.services@tcdc.govt.nz

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

TO
RECEIVED
13 MAR 2014
Thames-Coromandel District Council
ECM No:

Submitter Details

Full Name(s) ANTHONY AND SUSAN JACOBS

or Organisation (if relevant) _____

Email Address Sueandanthony@xtra.co.nz

Postal Address 22 MOTUHOA ROAD TAIRUA 3508

Phone no. 07 8648722
include area code

Mobile no. 0274518722

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

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

PRIVACY ACT 1993

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- 1 ANY MINING ACTIVITY ON CONSERVATION LAND NORTH OF LINE KOPU TO PAVANUI REF 38
- 2 ANY MARINE INDUSTRIAL ACTIVITY IN MARINA AREA REF 4-9
- 3 ANY FURTHER SUB-DIVIDING OR DEVELOPMENT OF TE KARO BAY AREA
- 4 ANY CHANGE FROM COASTAL TO RURAL ZONING OF WESTWARD SLOPE OF PAKU.

} OPPOSE

5 GREAT WALKS PROJECTS.

6 HAURAKI RAIL KAIL KOPU TO KAIKUA

7 FAST FERRY AUKLAND TO COROMANDEL

My submission is: 8. CREATE FIN FISH FARMING AND EXTEND MUSSEL FARMS

(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)

} SUPPORT

I support ☐ oppose ☐ the above plan provision.

Reasons for my views:

OPPOSE ITEMS 1 2 3 & 4 THEY ARE CONTRARY TO PROMOTING TOURISM BY DESTROYING COROMANDEL'S NATURAL BEAUTY.

SUPPORT ITEMS 5 6 & 7,8 THEY SUPPORT PROMOTING COROMANDEL

AS A WORLD CLASS TOURIST ATTRACTION, MAINTAINING IT NATURAL BEAUTY

FISH FARMING & EXTENDED MUSSEL FARMING WOULD CREATE JOBS AND EARN EXPORT DOLLARS WHERE WILD FISH STOCKS ARE DIMINISHING AT AN ALARMING RATE

Retained ☐ Deleted ☐ Amended ☐ as follows:

DELETE ITEMS 1, 2, 3, 4

RETAIN ITEMS 5, 6, 7, 8

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 [Signature] Date 10/3/2014

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

Trade Competition

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

I could gain an advantage in trade competition through this submission.

☐ Y ☒ N

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☒ Y ☐ N

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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) PAUL FRANCIS DONOVAN

or Organisation (if relevant) _____

Email Address p.donovan@barfoot.co.nz

Postal Address 51 MONT LE GRAND ROAD

MT EDEN AUCKLAND 1024

Phone no. 09 6386625
include area code

Mobile no. 021 862244

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PRIVACY ACT 1993

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Your Submission

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

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

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

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

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

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

Proposed District Plan Hearing

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

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

Signature of submitter *P. W. [Signature]* 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:

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- 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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10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Paul Donovan and I own a holiday home in Opito Bay, 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

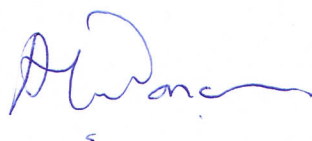
(ii) Amend all references to the permitted activity conditions for *Visitor Accommodation* in the various zones throughout the Proposed Plan relating to "6 tariff-paid customers on-site at any one time" instead amending this to "12 tariff-paid customers on-site at any one time", and delete any condition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



Paul Francis Donovan

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

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Submitter Details

Full Name(s) RICHARD JACOBS

or Organisation (if relevant) _____

Email Address masterplan-rich@gmail.com

Postal Address 2/26 HEADCORN PLACE,
BOTANY DOWN, AUCKLAND 2010

Phone no. 09 5336183
include area code

Mobile no. 021616430

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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4. ANY CHANGE FROM COASTAL TO RURAL ZONING OF WESTWARD SLOPES OF PAKU
5. GREAT WALKS PROJECTS
6. HAURAKI RAIL TRAIL - KOPU TO KAIKUA
7. FAST FERRY AUCKLAND TO COROMANDEL
8. CREATE FIN FISH FARMING AND EXTEND MUSSEL FARMS.

OPPOSE
1-4

SUPPORT 5-8

My submission is:

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I ☐ support ☐ oppose ☐ the above plan provision.

Reasons for my views:

OPPOSE ITEMS 1, 2, 3 & 4. THEY ARE CONTRARY TO PROMOTING TOURISM BY DESTROYING COROMANDEL'S NATURAL BEAUTY.

SUPPORT ITEMS 5, 6, 7, & 8. THEY SUPPORT PROMOTING COROMANDEL AS WORLD CLASS TOURIST ATTRACTION MAINTAINING ITS NATURAL BEAUTY.

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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 R. Bards Date 9/3/2014

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

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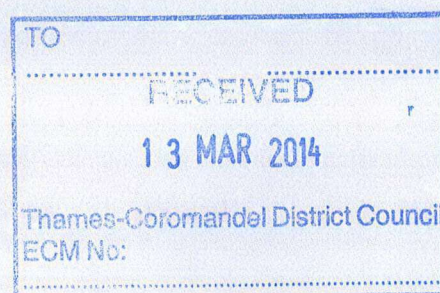
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Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)



Submitter Details

Full Name(s)	SIMON JACOBS		
or Organisation (if relevant)			
Email Address	rachelandsimon@xtra.co.nz		
Postal Address	103 LITTEN ROAD, COCKLE BAY AUCKLAND 2014		
Phone no. <small>include area code</small>	09	5330987	
Mobile no.	0278112550		

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- | | |
|--|------------------|
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1-4 |
| 2. ANY MARINE INDUSTRIAL ACTIVITY IN MARINA AREA REF 49 | |
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| 5. GREAT WALKS PROJECTS | } SUPPORT
5-8 |
| 6. HARAKI RAIL TRAIL KOPO-TO-KAIAUA | |
| 7. FAST FERRY AUCKLAND TO COROMANDEL | |
| 8. CREATE FIN FISH FARMING AND EXTEND MUSSEL FARMS. | |

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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)

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Reasons for my views:

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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

D. Peck

Date 9/3/2014

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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Proposed Thames Coromandel District Plan

Submission by

Name: INGE BOUT

Address: 408 Thames Coast Rd.

Phone: 07 868 2431.

Email:

THAMES-COROMANDEL
DISTRICT COUNCIL

12 MAR 2014

RECEIVED BY:

L.M.

A.E.I.S.

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

My further comments:

Work for the people of Coromandel, not the
Corporates of wherever and keep Coromandel
the gem it is.

- 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:

A. Bon

Date:

11/3/2014.

Submission on the Thames Coromandel District Council Proposed District Plan 2014

Name	Adele Smaill	
Postal Address	903 Purangi Road, Cooks Beach, RD1, Whitianga 3591	
Email	smylla@slingshot.co.nz	
Telephone	07-8664551	

I believe that the Thames Coromandel District Council (TCDC) Proposed District Plan (PDP) needs to prioritise the protection of the Districts biodiversity values over the ambitions of "development".

Without clean air, water and seas; healthy ecosystems and undamaged landscapes many of the "development" ambitions will be compromised as will the long-term health of the communities.

The Council is charged with this responsibility under the Resource Management Act 1991.

Specific points that I oppose in the plan:	Changes Sought:
Section 14: It seems that mineral extraction is being promoted at the expense of any other industry/development. Amenity areas are not afforded adequate protection.	Remove requirements to restrict other activities in preference to as yet unknown mineral deposits. Include Amenity Overlay in Policy 1a.
Section 32: I believe that all mining should be prohibited in Outstanding Landscape, Amenity Landscape and Natural Character areas.	Amend Overlay Rules to prohibit all mining activities in these areas.
Section 37: This section does not adequately protect many important areas including the Rural or Conservation areas from surface mining, or the Rural, Industrial, Conservation, Recreational, Coastal Living or Residential from underground mining.	Amend Table 3 to prohibit all surface and underground mining in these areas.

Specific points that I support in the plan:	Suggested Additions:
Section 14: I support Objective 3: people, property and the environment have a right to be protected from contamination and residual risks posed by mining activities, and TCDC must ensure that this is clearly reflected throughout the plan.	People have a right to be protected from contamination and risks (including residual risks)...
Section 32: I support Council prohibiting all mining in areas that have been identified as significant.	Map these areas on private land also to ensure that there can be no loss of biodiversity or amenity value in our district, and include underground mining as prohibited in these areas. Underground mining can have significant

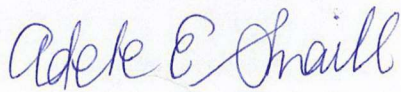
	impacts such as vibration which can effects factors above ground.
Section 37: I support the prohibited status for mining in parts of this section.	Exploration should not be permitted. Council should extend the prohibited status to include all conservation, rural, residential and coastal areas for both surface and underground mining.

In the Plan, Council have acknowledged that mineral extraction is an important and significant resource management issue for the District, and I consider that this significance supports the **creation of a rule requiring notification** (in accordance with S77D(a) of the Resource management Act 1991. Furthermore, given the economic implications of industrial scale mineral extraction activities for other industries, we consider that it is in the best interests of the District for broad participation in these decisions. Non-notification in itself can create economic uncertainty for development and business investment.

I am concerned that Council have not adequately addressed the issues of biodiversity loss, and are allowing some clearance of indigenous flora to be a permitted activity. I would like Council to either map all Significant Natural Areas (including ground-truthing), or restrict clearance of indigenous vegetation to enable ground-truthing to be carried out thereby ensuring that such areas are adequately protected.

Additional comments: The Coromandel Peninsula and its surrounding seas are very vulnerable to the increasing pressures of a growing population. Here we still have the opportunity to do it right, both for the long-term health of the planet and for the inhabitants. This PDP has the huge task of balancing "growth" and sustainability, for the next decade. I hope to have helped direct it towards this goal and appreciate this opportunity.

Please complete:

Y <input checked="" type="radio"/> N	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 <input checked="" type="radio"/> N	If others make a similar submission, I will consider presenting a joint case with them at a hearing.	
Y <input checked="" type="radio"/> N	I wish to be heard in support of my submission	
SIGNED:		12/3/14 DATE:

Submissions close 5pm March 14, 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
Using our online submissions form

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

Email to: customer.services@tcdc.govt.nz

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

To

OTS

Received

12 MAR 2014

Thames-Coromandel District Council
Coromandel

File No:

Submitter Details

Full Name(s) Joan ELIZABETH Ivanovic

or Organisation (if relevant) _____

Email Address _____

Postal Address

4^B Moana Cto Kennedy Bay Coromandel

Phone no.
include area code

07 866 8034

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)

Kennedy Bay is where I came to have privacy and enjoy the beauty of my vegetation. No one has the right to tell me what to do with my land. No I don't cut too many trees. The people of remote areas who came here to enjoy beauty, native trees plants ect. What is the real reason for this? down right disgusting take take. I'm old now enjoying last part of my life and

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) Council are going to strip dry us. we don't want trees to be stripped. however there must be a way out of this without greed. lets just enjoy what we have. Time changes all things. Love your bush land respect it.

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

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

Retained ☐ Deleted ☒ Amended ☐ as follows:

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

If you require further information about the Proposed District Plan please visit the Council website www.tcdc.govt.nz/dpr

THAMES-COROMANDEL DISTRICT COUNCIL
Private Bag, 515 Mackay Street, Thames 3540
phone: 07 868 0200 | fax: 07 868 0234
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