

Submission on the Thames Coromandel Proposed District Plan

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

To: Thames Coromandel District Council
Private Bag
Thames 3540

1. Submitter Details

Mandy Reid & Redoubt Trustees Ltd
 581A Teasdale St
 Te Awamutu

2. Scope of Submission

The specific provisions that this submission relates to are:

- (a) The Historic Heritage Item overlay No. 215 shown on Planning Map 18I – Overlays, affecting our property at 5 Endeavour Place, Cooks Beach; being Lot 19 DPS 8284 of approximately 812m²;
- (b) The Historic Heritage Item listing No. 215 – Former Griffiths Holiday House in Table 7 – Mercury Bay Historic Heritage Items of Appendix 1- Historic Heritage Schedule, affecting our property;
- (c) The rules and associated explanatory material in Section 31 – Historic Heritage, as they relate to the Historic Heritage Item affecting our property;
- (d) The objectives, policies, methods and associated explanatory material in Section 8 – Historic Heritage, as they relate to the Historic Heritage Item affecting our property.

3. Reasons for Submission

Our submission is:

- (a) We have owned our property at Cooks Beach for almost thirty years. It contains a house (the identified historic heritage item) that was built by a previous owner in the early 1970s, along with a large boat shed and tool/wood shed (that are not identified as heritage items). We made some alterations to the house in 2005-2006 and other alterations may be undertaken in the future by us or other owners. We are concerned that the heritage item listing will affect our ability to alter the house, or rebuild it if it was affected by an earthquake, fire or other similar event, along with the value and saleability of the property as a whole.
- (b) We are strongly opposed to the Historic Heritage Item overlay No. 215 identification on the planning maps and listing of the house in Appendix 1, along with the rules, and all related provisions that would affect us carrying out building alterations or a rebuild, along with other works on the property in the future. There are several reasons for this.
- (c) The historic heritage listing of our house is not explained and justified in any way in the district plan. We understand from Council staff that the listing is based on a report dated 27 August 2012 from Dr Ann McEwan of Heritage Consultancy Services. This report provides insufficient justification, for listing our house as a 'heritage' item in the district plan.
- (d) We have been unable to determine why the McEwan report was commissioned by the Council and whether it was part of a wider area or district study of heritage buildings. It was prepared without our knowledge and as such contains a few inaccuracies, most of which are of a relatively minor nature. However of concern is a reference to NZ Historic Places Trust registration, and NZHPT or Council file numbers, which we are not aware of.

- (e) The McEwan report notes that our house and the property are of no 'archaeological', 'cultural', 'historic', 'scientific' or 'technological' significance. It simply states that the house has "some architectural significance as a post-modernist holiday home designed by an Auckland architect who was responsible for adding to the house in 2006". The architect was not 'responsible' for the additions, we believe we were, as we briefed him, then had input to the design and supervised the work. The report goes on to state that "it is notable that the bach and its extension were architecturally designed in contrast to the DIY nature of the first generation of Coromandel bachs." Earlier the report notes that the house won an NZ Institute of Architects Waikato/Bay of Plenty branch award and enduring architecture award in 2007.
- (f) The McEwan report does not identify what the 'some (post-modernist) architectural significance' of the house is, including what if any significance is attached to the design being from an 'Auckland' architect, who we also arranged to design the extension. There are many 'post-modernist' and other 'period' houses in the TCDC area designed by architects, from both Auckland and elsewhere. Some of these different 'period' houses will also have received 'awards'. However that does not mean they are of particular architectural heritage 'significance'.
- (g) We are proud of the houses architectural award. However the NZIA award was only of a branch nature and was not of any national significance. Also we understand that the 'enduring' part of the award was simply related to the fact that house and alterations were designed by the same architect. Our investigations indicate that this practice was, and still is, quite common, so most architecturally designed houses are of an 'enduring' nature.
- (h) We understand from Council staff that the heritage listing only affects the exterior of house and not the interior. However even this will cause significant problems for us, especially if we or future owners wanted to alter or add to the house in any way. Rule 31.6.6, along with the definition of addition and alteration in the Historic Heritage Items in the Section 3 – Definitions, part of the plan clearly states that any building addition or alteration is a restricted discretionary activity, irrespective of its form and scale.
- (i) We note that under Rule 31.6.6 the Council has limited its discretion to only four matters for such restricted discretionary activity applications. However the four matters, being (a) to (e) in Table 2 of Rule 31.8 are very broad ranging. Also two of them (a) -Building and Structure Height, and (b) – Architectural Form, and Style Proportions Features and Material and Finishes, have a number of separate components that have to be assessed and are open to interpretation by different people.
- (j) We believe the abovementioned 'Assessment Matters & Criteria' for restricted discretionary activity applications of houses of a historic heritage nature are unreasonable and in some respects not well founded. They will probably place us in the position of having to get a 'heritage' architects report to carry out even a minor house alteration.
- (k) We note that Rule 31.6 has rules on fences and garages (restricted discretionary activities), along with signs (a controlled activity), that apply within the "heritage items curtilage". We also note the very broad definition of "historic heritage item curtilage" in Section 3 – Definitions, as "including the land surrounding and integral to a historic heritage item including the landscaping and planting area". We understand these rules would also apply to our property and for the reasons above we are opposed to them. This includes the 'Assessment Matters & Criteria' in Tables 1 and 2 of Rule 31.8.
- (l) We also have concerns about the time and costs of one making applications to alter the house and its 'curtilages' in the future. We understand that restricted discretionary activity applications are open to public notification or limited ('affected' party) notification. This would be another cost imposed upon us and over which we have very little control. It would make it very difficult for us to contemplate any future alterations to the house or curtilages.

- (m) We are opposed to the objectives, policies, methods and associated explanatory material in Section 8 – Historic Heritage, as they relate to the Historic Heritage Item and associated rules affecting our property. We do not believe that the appropriate 'historical and field research' of our house and others like it in the district has been carried out, including consultation with us as the owners (Ref. Section 8.1.2). Also we do not consider that our house has been properly assessed under the Regional Policy Statement criteria for significant cultural heritage resources (Ref. Section 8.1.2).
- (n) The historic heritage item listing of our house is contrary to Part 2 of the Resource Management Act. It is also contrary to Section 32 of the Act as inadequate analysis of the listings benefits and costs, especially upon us, has been carried out.

4. Relief Sought

- (a) The Historic Heritage Item overlay No. 215 shown on Planning Map 18I – Overlays, over our property at 5 Endeavour Place, Cooks Beach, be deleted from the district plan;
- (b) The Historic Heritage Item listing No. 215 – Former Griffiths Holiday House in Table 7 - Mercury Bay Historic Heritage Items of Appendix 1- Historic Heritage Schedule, relating to our property, be deleted from the district plan;
- (c) Such further, other or consequential amendments to the district plan as may be required to give effect to the submission, including the relief sought.

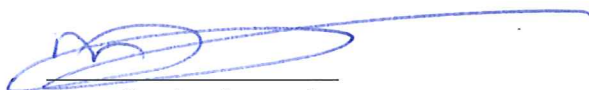
5. Hearing

We wish to be heard in support of our submission.

If others make a similar submission we will consider making a joint case with them at a hearing.

6. Trade Competition Matters

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



By authorised agent
Max Dunn

12 March 2014

Address for service of the submitter:

Andrew Stewart Ltd
PO Box 911310
Victoria St West
Auckland 1142
Attention: Max Dunn - Manager Planning Services

Phone: 09 3030311
Email: maxd@andrewstewart.co.nz



1.0 Submitter Details

- 1.1 This is a submission on the Proposed Thames-Coromandel District Plan (the Proposed District Plan). The submitter's details are set out below:

| | |
|----------------|-----------------------|
| Name | Katherine Piper |
| Postal Address | PO Box 101, Whitianga |
| Email Address | krpiper@wave.co.nz |
| Phone | (07) 866 4555 |

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

- 2.1 25.5 – Cooks Beach Expansion Site Development Plan
- 2.2 38.6 Rule 11 – Esplanade Reserve – Discretionary activity to alter, waive or reduce an esplanade strip (from the 20m required)
- 2.3 Earthworks Rules – Rules about management of earthworks to ensure that no sediment is discharged into the river, e.g. sediment fences or storm water detention ponds.

3.0 Submission details

- 3.1 The submitter is the owner and occupier of the land at **SEC 11 SO PURANGI**, 27 Purangi Landing, Cooks Beach
- 3.2 The Proposed District Plan applies the following zones and overlays to the land described in paragraph 3.1 above:

| | |
|--------------------|---|
| Zone(s): | Rural |
| Overlay(s): | Amenity Landscape Natural Character Within the Coastal Environment area |

- 3.3 The submitter **supports** the inclusion of the property described in paragraph 3.1 above within the Rural Zone, and within the Amenity Landscape, Natural Character and Coastal Environment Area overlays.

Clause 25.5 – Cooks Beach Expansion Site Development Plan

- 3.4 Clause 25.5 of the Proposed District Plan sets out the specific rules relating to the subdivision and development of land at Pt Dacre's Grant, Sec 1 SO 57094.
- 3.5 The land subject to the site development plan is within the Coastal Living zone, the Open Space zone, and is within the Coastal Environment.

Stormwater infrastructure

- 3.6 Clause 25.5.2.5(b) state that *"the infrastructure for subdivision will be integrated with existing and proposed development at Cooks Beach, including: ... Provision of primary stormwater routes for the management of stormwater from the catchment draining to the subdivided area and of stormwater generated from the land being subdivided, subject to discharge consents being obtained."*

- 3.7 Clause 25.5.3(f) requires a 'comprehensive stormwater management plan' to be included with an application for subdivision, and is to include adequate land to enable stormwater to be managed on the land through an overflow area running through the land subject to the site development plan to the Purangi Estuary.
- 3.8 Clause 25.5.3(g) states that the comprehensive stormwater management plan must be 'fully implemented' by the developer prior to survey plan approval under section 224 of the RMA.
- 3.9 The submitter seeks to ensure that sufficient assessment of the way in which stormwater is both treated and disposed of in order to ensure it does not create adverse effects on the Purangi Estuary.

Subdivision Activity Status and Assessment Matters

- 3.10 Rule 25.5.3.1 sets out a series of standards that are required to be met for the subdivision of the area that is the subject of this Site Development Plan to be a restricted discretionary activity. Rule 25.5.3.3 states that subdivision not meeting the standards set out in Rule 25.5.3.1 is a non-complying activity. The submitter **supports** rule 25.5.3.3.

Transport Network and Road Access

- 3.11 Clause 25.5.2 sets out the purpose of the Cooks Beach Site Development Plan. Clause 25.5.2.7(a) states that subdivision design and layout will *"restrict the number of intersections from the subdivision to Purangi Road by limiting intersections with Purangi Road to two, generally in accordance with Diagram A."*
- 3.12 Clause 25.3.3.1(i) states that *"There is no direct vehicle access onto Purangi Road from any residential lot."*
- 3.13 Table 2 includes the following matters of discretion:
- *"Whether road links are provided to adjoining land as shown in Diagram A*
 - *The extent to which the internal road network restricts vehicle crossings and intersections onto Purangi Road."*
- 3.14 Diagram A for the Cooks Beach Expansion Site Development Plan shows 'vehicle access' for the proposed development. It shows two access points onto Purangi Road, and one onto Purangi Landing Road.
- 3.15 One of the notations on Diagram A refers to the indicative connection to Purangi Landing Road and states: *"Partial Road Closure: No direct access onto Purangi Road."*
- 3.16 The submitter **supports** the general intent of the provisions of the Site Development Plan to restrict vehicular access onto Purangi Road as a result of the subdivision.
- 3.17 However the provisions of the Site Development Plan are ambiguous as to the intended provision for vehicular access to Purangi Landing Road, both from the subdivision itself, but also to and from Purangi Road.
- 3.18 It is also unclear exactly how the provision for parking and access to the Purangi Estuary Esplanade Reserve and foreshore will be configured, and the extent to which the configuration of that access will continue to provide for the parking of vehicles of residents who live on the eastern side of the Purangi Estuary. Further, it is not clear whether the 'Partial Road Closure' referred to in Diagram A is intended to refer to a closure of Purangi Landing Road (to the south-west) of the indicative intersection with a road into the subdivision. This is of interest to the submitter as her only vehicular access to her property is via Purangi Landing Road.

3.19 The submitter notes that a Landscape Management Plan is required to be provided with the subdivision, but as set out in Clause 25.5.3.1(d), this is only required to address areas, numbers and plant species to be established within the Purangi Estuary esplanade reserve. It does not refer to any requirement to provide information about the nature and formation of vehicular access and parking to the proposed parking and access area within the reserve.

3.20 Amend Clause 25.5 so that the proposed plan clearly articulates the expected final road layouts and how the configuration of the parking area and any roads to Purangi Landing Road will continue to provide parking for residents on each side of the Purangi River. Mechanism to provide this information and provisions to ensure sequential timing.

Yard adjoining the Purangi Estuary Esplanade Reserve

3.21 Rule 25.3.3.1.c requires a yard to be established adjoining the Purangi Estuary esplanade reserve. This yard must have an average width of 15m, varying between 13m and 20m. The submitter understands that the effect of this yard will be to restrict the establishment of buildings within the yard, but the yard will remain in private ownership.

3.22 The restricted discretionary assessment matters set out in Table 3 of Clause 25.5.3 include:

- The extent to which the yard promotes outlook and views for buildings within the subdivisions
- Whether the yard is in accordance with the approved Landscape Management Plan for the esplanade reserve
- Whether the yard takes into account the topography of the finished land surface

3.23 The submitter broadly **supports** the requirement for the yard to be established adjoining the Purangi Estuary. However it is unclear from the provisions in clause 25.5 what the intended relationship between the yard and the approved Landscape Management Plan for the Esplanade Reserve is.

3.24 It is also unclear what the intent of the yard is, beyond that stated in the restricted discretionary assessment matters set out above, i.e. to “*promote outlook and views for buildings within the subdivision.*” The submitter notes that the land subject to the site development plan is within the Coastal Environment Overlay

3.25 The submitter seeks amendments to clarify what the nature of the relationship between the required yard and the Landscape Management Plan.

Amend to clarify what information the Landscape Management Plan should contain, what it should achieve, and who should prepare it. Criteria for guide assessment of its suitability should be included in the plan.

Esplanade Reserve – Purangi Estuary

3.26 Rule 25.5.3.1(b) requires that a 20m wide esplanade reserve along the Purangi Estuary is vested in the council.

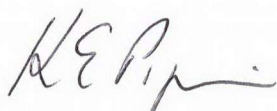
3.27 The submitter **supports** clause 25.5.3.1(b) and seeks that it be **retained**.

4.0 Decision sought

- 4.1 **Retain** the zoning of land at SEC 11 SO PURANGI within the Rural Zone, and within the Amenity Landscape, Natural Character, and Coastal Environment Area overlays.
- 4.2 **Amend clause 25.5** to include the information that should be included in the Stormwater Management Plan and the matters it is seeking to address.
- Support requirement for stormwater management plan but amend provisions to provide better clarity about the details/contents/purpose of stormwater management plan, focussing specifically on:
 - Stormwater quality, quantity and rate of discharge (to avoid scouring and erosion)
 - Mechanisms to ensure the ongoing management and maintenance of stormwater treatment system
- 4.3 **Retain** Rule 25.5.3.3 which states that subdivision not meeting the standards in Rule 25.5.3.1 is a non-complying activity.
- 4.4 Amend Clause 25.5 so that the proposed plan clearly articulates the expected final road layouts and how the configuration of the parking area and any roads to Purangi Landing Road will continue to provide parking for residents on each side of the Purangi River. Mechanism to provide this information and provisions to ensure sequential timing.
- 4.5 Clarify whether the Landscape Management Plan and/or the required yard are intended to relate to the Coastal Environment Overlay.
- 4.6 Retain Clause 25.5.3.1 (b) requiring 20m Esplanade Reserve.

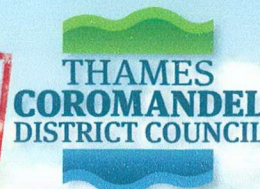
5.0 Closure

- 5.1 I wish to be heard in support of my submission.
- 5.2 If others make a similar submission, I will consider presenting a joint case with them at a hearing.
- 5.3 I could not gain an advantage in trade competition through this submission.



Katherine Piper

Proposed Thames-Coromandel District Plan



Submission Form

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

Your submission can be:

Online: www.tcdc.govt.nz/dpr

Using our online submissions form

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

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

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

Submitter Details

Full Name(s) BERNARD J. BOWEN SECRETARY FOR

or Organisation (if relevant) MERCURY BAY SOUTH RESIDENTS & RATEPAYERS ASSN INC.

Email Address bowens@xtra.co.nz

Postal Address C/- 5 PANORAMA AVE

R.D. 1 WHITIANGA 3591

Phone no. 07 867 1005
include area code

Mobile no. 0274 877 319

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)

POLICY 10E - HIKUAI, COROALEN, WHENUAKITE

STRUCTURE PLANS

MAP 23 WHENUAKITE

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:

SEE ATTACHED SHEET

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

PROVISION BE MADE FOR A STRUCTURED DEVELOPMENT PLAN
FOR THE WHENUAKITE ZONE

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 MBSRRA Per B/San Date 8/3/14

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

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

☐ Y ☒ N

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

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



Attachment to Submission from
Mercury Bay South Residents & ratepayers Association (Inc.)

We have marked the form as **"Opposed"** because, in our opinion, Policy 10e does not go far enough in the planning for future development of the Whenuakite area.

The area adjacent to Dalmeny Corner, Whenuakite, is already developing as a "Service Centre" for the residents, workers and visitors to Mercury Bay South area, which includes the settlements of Ferry Landing, Cooks Beach, Hahei and Hot Water Beach. Development at Whenuakite has been on an 'Ad Hoc' basis to date.

We believe that the best process is for Council to remove Whenuakite from Policy 10e and develop a Structure Plan for Whenuakite in accordance with Policy 9a.

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL



Submission Form

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

Your submission can be:

Online: www.tcdc.govt.nz/dpr
Using our online submissions form

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

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

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

Submitter Details

| | | |
|---|--|------------------------|
| Full Name(s) | PETER JAMES & MARYANNE MAHONEY | |
| or Organisation (if relevant) | | |
| Email Address | pjmahoneyextra.co.nz | |
| Postal Address | c/o P.O. Box 128-264 KEMURU Auckland 1541 | |
| Phone no. <small>include area code</small> | (09) 522 4547 | Mobile no. 021 631 580 |

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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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 Hakei Village Area - Refer
attached 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)

☒ support ☐ oppose ☒ the above plan provision.

Reasons for my views:

Refer attached submission on
issues of infrastructure and proposed
development potential for Rural-lifestyle
zoning and Rules.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

As per submission statement.

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 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

PROPOSED THAMES COROMANDEL DISTRICT COUNCIL DISTRICT PLAN

Submission on behalf of: PJ & MA Mahoney

Ratepayers: 8 Florence Place, Hahei Beach

Reference: Part 3C – Consultation

From reading the proposed changes to the TCDC District Plan, it does appear that the drafters have either not considered or adequately reflected the views of the Hahei community as incorporated in the detailed submissions and report originally prepared and submitted to Council under the document:

Hahei Community Plan

Draft 2005 to 2015

The submissions as previously presented to Council at its behest, followed very exhaustive and detailed consultation with members of the Hahei Beach community. The results were incorporated in the plan submitted to Council. Essentially the opinion of the community at that time regarding future growth of the Hahei Village was the recommendation that: *the TCDC accept the plan as a positive step forward by the community in determining the destiny and future of Hahei. It was also suggested that the views incorporated in the community plan be incorporated in the Council's Strategic Plan.*

It is indeed unfortunate that the now proposed reviewed TCDC Plan does not appear to make specific reference to nor incorporate the recommendations as then presented to Council, with the emphasis of Council now apparently being on the blueprint and identification of the principal growth areas, namely: Thames, Coromandel township, Whitianga and Whangamata.

The current review of the District Plan does however incorporate some proposals for rezoning of part of the rural land on the western fringe of the Hahei Village area. This former rural zoned land is now to be considered as a "rural lifestyle" zone. However, without any specific details or disclosure, there appears to be no regard had to the obvious requirement for a comprehensive review to be undertaken by Council regarding the need for sustainable infrastructure essential for preserving the existing amenity and in consideration of any future growth strategy for the Hahei Village area.

The infrastructure issues which need to be identified and planned include:

(a) Sewage/waste water disposal

Acceptable sewage disposal for all existing properties and ratepayers, before any consideration is given for further land to be developed for residential purposes. Anecdotally, comments/suggestions have been made that the existing TCDC Treatment Plant in Pa Road has available capacity for further development. If there is currently excess capacity in this treatment plant, why is this not being utilised for the benefit of existing ratepayers, rather than the continuation of existing septic tanks and individual in ground sewage disposal systems?

(b) Water reticulation

Again, this is a critical infrastructural element which needs to be addressed, with as many as three or possibly four separate water supply systems operating in the village. Many of the rateable properties within the village area do not enjoy the advantages of a reticulated water supply and rely upon tank and roof fed supply which is not a satisfactory long term solution.

(c) Stormwater disposal

There appears to be no specific reference to Council's planning or intentions for appropriate stormwater disposal/run-off, particularly where this discharges into the Wigmore Stream and other smaller waterways. The lack of any coherent long term planning or implemented policy in this regard has given rise to major health issues in both the Wigmore Stream/Estuary as well as in the Tutaritari Reserve/Stream. These matters need to be clearly addressed in any planning for development within the Hahei Village urban area.

(d) Parking for beach access

It is well recognised by most residents and observant visitors, that there is a undersupply of available community parking for those wishing to utilise the beach and other amenities. This situation is notably evident with the shortage of parking for the multiple thousands of visitors over the summer period wishing to visit Cathedral Cove.

This shortfall will likely be further exacerbated if the suggested Council/Mayor's proposed coastal walkway project linking Hahei Beach with Hot Water Beach is pursued.

(e) Beach resource

The attractive Hahei Beach is an amenity which over a defined period in the summer months receives intensive use and provides much enjoyment to residents, visitors and in particular family groups. The beach however has over recent years become far more congested with concessionaires and licensed operators operating from the beach for various tourist related activities. This coupled with the growing number of tractors and motorised vehicles, particularly along the eastern end of the beach near the Wigmore Stream/Estuary, is now well at capacity with little or no further capacity in the event of further urban development.

Further, there is inadequate monitoring and policing by Council of vehicles which travel along the beach beyond the indicated Council signs at the foot of Wigmore steps. The demand for trailer and tractor parking could possibly be partially alleviated over the peak 4/5 week period by Council identifying and the public utilising some of the nearby reserves. However, this will need to be appropriately policed and monitored to ensure that residents can still enjoy the benefits of these vested reserves, particularly for young children and families and their recreational activities.

Proposed rural lifestyle zoning

The proposed District Plan identifies approximately 38.5 hectares or 96 acres of land, formerly zoned rural, adjoining the western fringe of the Hahei Village area now to be rezoned "rural/lifestyle". This land bisected by the Hahei Beach Road, together with the adjoining 8 acre allotment on the western corner of Hahei Beach Road, is apparently identified as an area suitable for low density subdivision down to a minimum of 2.0 hectares per allotment.

The proposed rules also provide that the two hectare allotments can with adoption of a structure plan and appropriate resource consent approvals be reduced further to a minimum of 600 square metre building site. The proposal as such: is to rezone this land based on the existing rules and create the opportunity for further intensive residential development without appropriate regard being given to provision of and addressing essential infrastructure elements as identified above. The long term potential of this land for future development under the proposed "*rural lifestyle*" zoning could well then provide up to a further 200 building allotments which will place further demand and constraints on the existing infrastructure services with particular impact on: sewage disposal/treatment, stormwater run-off, water supply, available parking within the

existing village area and future utilisation of the beach, particularly with additional tractors, boats and motorised transport.

Submission

It is the writers' submission that:

- Any further intensive residential development within or adjoining the Hahei Village area should not proceed until Council has undertaken a comprehensive investigation and report on the essential infrastructure requirements for the existing and any planned future development.
- That the "*rural lifestyle*" zoning as proposed and rules associated therewith, are inappropriate and inconsistent with the inherent objectives of the District Plan to provide sustainable development in this location which will preserve and enhance the amenities of the locality as well as avoid development which is detrimental to both the environment and the attractiveness of the locality.

Proposed Structure Plan for incorporation in the proposed District Plan as submitted by owners/applicants of 38.5 hectares of the "*rural lifestyle*" land

The suggestion of a draft Concept or Structure Plan being considered and incorporated as a part of the "*rural lifestyle*" zoning change, is in the submitters' view a totally inappropriate mechanism to be considered or adopted by Council when addressing the prospects for future development of land so zoned. The current proposal as suggested by the existing owners is in our respectful submission arguably an attempt to enhance the value of this land for the possible eventual sale to an independent third party who could in the same manner as the present owners then likely use the Structure Plan or Concept Plan as the base negotiating document for further potentially more intensive development.

It is therefore submitted that the "*rural lifestyle*" zoning as proposed should provide as a permitted use: subdivision to the stated minimum of 2.0 hectares but with any further or intensive development being the subject of a notified application where the community and affected property owners/ratepayers, will have the opportunity to consider the proposal in greater detail and make their respective submissions accordingly.

The scale and type of development for this "*rural lifestyle*" land should not be left to the discretion of planning officers and applicants based on a Council adopted Structure Plan, without due regard to the overall effect and impact on the existing Hahei Village


development and the opportunity for affected property owners/ratepayers to make appropriate submissions.

The Hahei Village with its special character and attractiveness should not be compromised and treated for future residential development in a manner similar to that which has taken place over recent years in nearby Cooks Beach and in other coastal locations such as Whangamata and Matarangi. The unique qualities of this special area of Hahei should be protected and any future development only undertaken with provision of sustainable supporting infrastructure.



PJ Mahoney

12.03.2014



MA Mahoney

12.03.2014

119 Waiherere Drive
 Tuataewa
 RD3
 Coromandel

11/3/2014

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

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

This submission is tendered by Kit James-Kuiper and Colin Bell

We strongly object to the proposals by TCDC that a resource consent, ecological assessment and whatever other rules are required for the cutting down of Manuka/Kanuka on private land.

Grounds of Objection

1. We have been residents and ratepayers here for 18 years. We bought this land because we believed in the beauty and biodiversity of this environment and were original members of 'Habitat Tuataewa' one of the first community environmental groups on the peninsula. We have been actively involved in possum and rat baiting and monitoring ever since. We have nurtured for our land with respect and care, and are offended that the District Council now sees the need to tax us for using the natural resource that we bought for our future winter warmth.
2. Our land is almost entirely very mature native bush, with some remaining large Kanuka. We have seen from experience that these trees are part of the nursery system of the native seedlings, and that as the Kanuka begin to die, and we selectively use them for firewood, the renewal process and growth of these seedlings accelerates. This is not a tree in danger of extinction
3. The continuation of Biodiversity in this wonderful part of New is a laudable objective for the TCDC and Environment Waikato. the fact that it still exists is the result of the care of locals who are now being threatened with specialists, environmentalists, ecologists and a Resource Consent Process that will be troublesome top-heavy and cumbersome.

It seems to us, that the proposed District Plan, is contrary to several existing legislative and policy documents. For example,

S82 (i) of the New Zealand biodiversity act 1993 states that "each proposed rule would not trespass unduly on the rights of individuals"

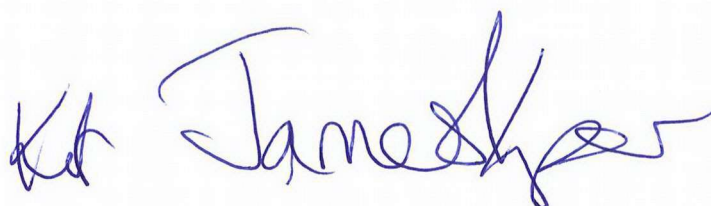
S85 (2) of the New Zealand Resource Management Act 1991 states "any person having an interest in land to which any provision or proposed provision of a plan or proposed plan applies, and who considers that the provision or Proposed provision would render that interest in the land incapable of reasonable use, may challenge that provision or proposed provision on those grounds"

S85(6) of the New Zealand Resource Management Act 1991 states "that the term reasonable use in relation to any land includes the use and or potential use of land for any activity whose actual or potential effects on any aspect of the environment or on any person other than the applicant would not be significant.

CW Bell

A handwritten signature in blue ink, appearing to read "C.W. Bell", written in a cursive style.

K James-Kuiper

A handwritten signature in blue ink, appearing to read "K James-Kuiper", written in a cursive style.

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 CTS

Received

12 MAR 2014

Thames-Coromandel District Council
Coromandel

File No:

Submitter Details

| | | | |
|---|--|--|-------------------------|
| Full Name(s) | Karen McMillan | | |
| or Organisation (if relevant) | | | |
| Email Address | karen@starandgarter.co.nz | | |
| Postal Address | 5 Kapanga Road Coromandel Town 3506 | | |
| Phone no. <small>include area code</small> | (07) 866 8161 | | Mobile no. 027 290 8171 |

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)

Map 11F Zones - Coromandel

Residential Zones

1 Albert Street
Coromandel

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 town needs more affordable residential sections in close proximity to the CBD. These will be an asset with future growth and development, not interfering with the Heritage Streetscape like the

The decision I seek from the Council is that the provision above be: Greenhills subdivision, which is a good example, and a possible model to use.

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 Kucm Date 1.3.14

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

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

☐ Y ☒ N

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

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



Sent: Wednesday, 12 March 2014 3:52:56 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

kevin harris

Address

28 B Great North Road, Saint Johns Hill
Whanganui 4500
New Zealand

[Map It](#)

Email

kevinraynz@yahoo.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,

Kevin Ray Harris

Date

12/03/2014

Proposed Thames-Coromandel District Plan



Submission Form

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

Your submission can be:

Online: www.tcdc.govt.nz/dpr
Using our online submissions form

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

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

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

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

Submitter Details

| | | | |
|---|--|--|------------------------|
| Full Name(s) | Richard - Brenda Kebley | | |
| or Organisation (if relevant) | Coromandel Quarry - Contracting and Greenhills Subdivision | | |
| Email Address | brenda@cqc.co.nz | | |
| Postal Address | PO Box 155 Coromandel 3543 | | |
| Phone no. <small>include area code</small> | (07) 8668 306 | | Mobile no. 021 781 733 |

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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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)

MAP 11F Zone change of 1 Albert St Coromandel
from rural to residential.

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 sales at Greenhills Subdivision supports this need for growth. The aquaculture industry's staff growth forecasts, and proposed harbor facilities will require additional residential subdivision.

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

[Handwritten signatures]

Date 26-2-14

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

Trade Competition

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

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

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

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

a) adversely affects the environment; and

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

☐ Y

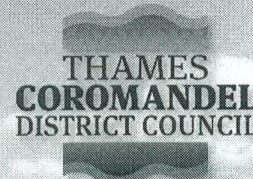
☐ N

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

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



Proposed Thames-Coromandel District Plan



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

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

Submitter Details

| | | | |
|---|--------------------------------|--|------------------------|
| Full Name(s) | Richard - Brenda Keke | | |
| or Organisation (if relevant) | Greenhill's Trading Trust Ltd. | | |
| Email Address | brenda@cgc.co.nz | | |
| Postal Address | PO Box 155 Coromandel 3543 | | |
| Phone no. <small>include area code</small> | (07) 8668 306 | | Mobile no. 021 781 733 |

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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)

MAP 11.4 Flood Hazard
See attached map - (3 of green hills lots) have a flood zone on them. These lots have been raised with retaining walls per engineers report supplied already

My submission is: and photos attached and Passed by Regional Council.
(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:

Earthworks to remove flood hazard has been completed and signed off by TCDC + Regional Council.

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

Retained ☐ Deleted ☒ Amended ☐ as follows:

Take flood zone off these three^{lots} (in process of obtaining titles).

Proposed District Plan Hearing

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

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

Signature of submitter  Date 11-3-14

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

Trade Competition

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

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

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

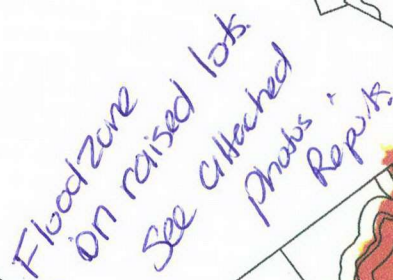
I am directly affected by an effect of the subject matter of the submission that -


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

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

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







See height of
walls. Earthworks
completed and signed
off to remove these
lots from flood zone



Sent: Wednesday, 12 March 2014 3:53:06 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Simon Lear

Address

203 Mount View Road
Thames 3500
New Zealand
[Map It](#)

Phone

07 868 3957

Email

simon@bsound.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.

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,

Simon Lear

Date

12/03/2014

Proposed Thames-Coromandel District Plan



Submission Form

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

Your submission can be:

Online: www.tcdc.govt.nz/dpr
Using our online submissions form

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

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

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

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

Submitter Details

| | | | |
|---|---------------------------------------|------------|------------|
| Full Name(s) | John & Verona McLeod | | |
| or Organisation (if relevant) | | | |
| Email Address | j.and.v.mcleod@xtra.co.nz | | |
| Postal Address | 1208 Kennedy Bay Rd RD3 Coromandel | | |
| Phone no. <small>include area code</small> | 07 8668395 | Mobile no. | 0274752134 |

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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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)

4 Page Submission attached

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 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 *[Signature]* Date 12/3/14

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

Trade Competition

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

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

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

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

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

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

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



John and Verona McLeod
Submission to TCDC Proposed District Plan 2013

We wish to be heard to this submission

Part 1

Section 4: Information Requirements for Resource Consents.

4.2.3 If the applicant holds Certificate to Title. That should be sufficient. Why cause unnecessary expense.

4.5.3 Says that Professional reports from a Suitably Qualified Person may be needed.

4.5.4 Says Professional reports may be required.

The use of the words needed and required creates uncertainty, what is the cost of this requirement.

Part II

Section 6: Biodiversity

6.1 WRC Technical Report 2010/36 (Significant natural areas of TCDC)

The Council used this report as basis for identifying locations to be targeted for priority management in the District.

Small areas of teatree on farmland does not require priority management by Council

6.2. Issues as listed (a) to (f) can be clearly identified as in need of rules as set out in RMA Section 6 (a,b,c) if subdivision occurs. The terms in RMA Section 6, *Preservation of the natural character .Protection of outstanding natural features and landscapes from inappropriate subdivision, use and development. Protection of areas of significant indigenous vegetation.*

These areas may require Councils priority management, if and when there is an application for subdivision. .

6.2.2 *Poor land management practices contribute to the degradation and loss of important habitats, (eg inadequate fencing of farm animals, and stock grazing).*

This is factually incorrect with regards to our land. Council is not responsible for the management of our Privately owned land. We are. There are no ISSUES concerning our land that require intervention by Council through overlays, policies and rules. We suggest a more appropriate section of RMA would be Sustainable Management. RMA Section 5 (1), (2a). We are the current caretakers. In 1868 the natural landscape was used to identify suitable areas for farming, by our forbears. The natural landscape has changed very little.

This PDP has no factual evidence to show a loss of Biodiversity. There has been no consideration of Biodiversity gain by our farming practice. There is no evidence to support the introduction of overlays. Rules and regulations are only required if there is a problem that needs remedy.

Farmland must be preserved for farming. No account has been taken of the economic benefits of farming as a land use.

We request the removal of all planning overlays on maps and any reference to SNA on our Privately owned land. A report to Council 27 June 2012, item 2.9 stated " The SNA information is not considered accurate enough to use over private land, except where the property owner requests it."

Yet Council persists. There is no accurate, factual evidence to justify inclusion of overlays. Although the tern SNA does not appear we believe the overlays system is a flow on from previous SNA attack on our Property Rights.

We do not agree with and have never requested inclusion of our land. We believe inclusion of overlays and associated rules is a breach of Section 62 NZ Biosecurity Act. It is a trespass on the rights of us as individuals.

Council without prior consultation or knowledge is making the assumption that we are not providing adequate care of our land, and not protecting our environment and that they must intervene.

Excessive restrictions will weaken land values, and devalue our asset.

Council will cause hardship by imposing resource consent costs on what we have always considered reasonable use of our land. Rate increases will be required to enforce new rules.

Our Rights to make a living on our privately owned land must take precedence over the General Public need to view *breath taking scenery*, and *dramatic landscapes* on our land.

Part II-Section 7: Coastal Environment

7.1.2 Breath- taking scenery, dramatic landscapes. The Coastal Environment also has Private Farm Land, that provides economic benefits, and employment. Farming in the Coastal Environment should have the same rules as farming in the Rural Zone.

There is obviously flexibility with placement of Coastal Environment Line. Line has different placement on Maps (WRC Policy Statement 2010), to TCDC intramaps PDP 2014.

We ask that this Coastal Environment Line borders our property with straight lines rather than dissecting with crooked lines.

Part II-Section 8: Archaeology Sites .

8.1.1 We support listing in PDP of all known sites.

The Waitangi Claims process has provided thorough research, identification and recording of all historic sites and areas of significance to Maori. All known sites of significance to Maori should be identified in the PDP. Only sites not yet discovered should be dealt with by use of Accidental Discovery Protocol.

Reference in PDP to "Maori Cultural Sites" should be replaced with "Sites of Significance to Maori" this is more in line with RMA Section 6(e)

Part II-Section 9: Landscape and Natural Character

9.1. Section 6(a) of RMA, states *Preservation of natural character as matters of national importance.*

PDP, Pg 47- states *More than half the District is in native bush and a third of Districts land area is **PUBLIC CONSERVATION LAND***. This clearly shows evidence that the Natural Character is already being preserved for the public of New Zealand. Where is the justification for imposing further rules and restrictions on private land owners for further benefit of the public.

There is only need for rules, restrictions, and enforcement if there is evidence of a problem that requires remedy. As part of our farming practice we fence stock, remove plant and animal pests, plant appropriate species. This has been achieved without Council intervention and at our cost.

9.2 Issues

"Introducing human elements that modify and degrade naturally functioning ecosystems."—This DP treats human intervention as a negative. Council should be looking to work with landowners to stem the flow of weeds. Importation and spreading of weeds on roadsides throughout the Peninsula is now affecting pastures. Throughout this DP there are rules on

Fencing off stock

Removal of plant and animal pests

Planting appropriate species

Is there an existing requirement for Council to be involved in weed eradication

The New Zealand Biosecurity Strategy 2000 *"Regulation alone is not a preferred option to protect remnant natural areas on Private Land. Many landowners actively manage remnant habitats now and want to be acknowledged for, and assisted in, what they are doing. Landowners generally don't react positively to being told what to do on their land, therefore regulation is likely to be counterproductive and also risks losing many private "conservators" across the country. Nor is it possible to monitor and enforce a regulation-based regime on a scale that would be necessary. Securing the willing and active participation of landowners is therefore pivotal to sustaining indigenous biodiversity on private land."*

9.3 Objectives and Policies

Policy 3 We strongly object to terms *shall be promoted*, and *but is not limited to*.

These terms promote unnecessary costs, and create uncertainty of yet unlisted terms.

Farming is a rural activity. The rules for farming in the coastal environment should be the same rules as in rural zone.

Part III-Section 15. Settlement Development and Growth

Objective 10 *"The unique characteristics of each settlement are recognized and guide settlement development and growth in the District"*. Although not referenced as such this appears to have come from Coromandel Peninsula Blueprint.

The Coromandel Blueprint has no basis as a reference document. Landowners in this community have not been given the opportunity to submit on its content or their expectations regarding future growth and services. Coromandel Peninsula Blueprint has not been subjected to a statutory consultative process. It should not be used as a reference document in PDP

Policy 10b – Moehau Peninsula Where is this?

Objective 10 and policies 10a to 10t, should be deleted. Coromandel Peninsula Blueprint has no basis as a reference document.

Part III- Section 16- Subdivision

16.1 Matters of *National Importance*, that Council has *targeted for protection* within PDP by use of overlays, is grossly exaggerated. A small stand of trees on fenced farmland bordering a block of Maori Owned land growing hundreds of hectares of indigenous bush does not qualify as either a "significant area" or an "area of significance", to the General Public. It does however have a significant effect on our ability to have reasonable use of our land. RMA Section 85 (6) *"that the term reasonable use in relation to any land includes the use or potential use of land for any activity whose actual or potential effects on any aspect of the environment or on any person other than the applicant would be significant."*

If the rules and regulations are necessary for the Public Good, then the associated costs should be that of the Regional or District Ratepayer.

Part III-Section 17-Tangata Whenua

17.1.5 Maori Cultural Sites – this should be replaced with “sites of significance to Maori”. This is more in line with RMA section 6(e)

Part VI – Overlay Rules

29.3 Clearing Indigenous Vegetation Outside of the Rural Area

Rule 2 - This should be a permitted activity on private land throughout the District.(RMA Section 85, reasonable use)

Rule 3 (n) – This allows for 50m³ to be cleared. The same rule should apply to the harvesting of firewood.

The need to supply firewood to our two farmhouses requires a minimum of 30 cubic metres per year. Teatree is a natural renewable resource. Firewood has been harvested off this farm for generations, without the need for Council intervention.

Section 29.5 - Assessment Matters and Criteria

Table 2 – Restricted Discretionary Matters.

Clearance of Indigenous vegetation on private land up to 50m³ per year should be a Permitted Activity. (RMA Section 85, reasonable use)

Section 32 – Landscape and Natural Character

32.3 Rule 5,– 1 dwelling per lot should be a Permitted Activity in any Zone. It should be the Right of all land owners to build the house of their choice on their land within the building regulations.

32.5 Rule 10- 1 dwelling per lot should be a Permitted Activity.

32.7 Natural Character Overlay Rules

Overlays are unnecessary, they are not justified. These rules will force change and costs that affect our “reasonable use”. Our farm has different overlays, some blocks have more restricted discretionary activities than others, some areas are coastal, some are rural. Farming is a Rural Activity, we should have the same rights and rules throughout.. (New Zealand Biosecurity Act Section62) *“each proposed rule would not trespass unduly on the rights of individuals”*

Section 33 – Maori Land Overlay

Rule 2 – Comprehensive residential development.

This rule gives consideration to the ownership of the land not protection of the land. The current DP allows the maximum density of dwellings for all lots including Papakainga at 1 per 5000m³. There is no justification for the change to 1 per 2500m³. Has Council amended rules regarding the area of land required to support an unserved dwelling. If the rules have been amended the 1 per 2500m³ rule should apply to all zones.

Section 37 – Mining Activities.

37.3 Rule 2(b) We do not oppose this rule, we do question the justification of Council to allow removal of 50m³ of indigenous vegetation for mining activities but not to afford us the same property rights, to harvest firewood as a Permitted Activity.

Part VIII

Section 41 – Coastal Living Zone

41.4 Permitted Activities

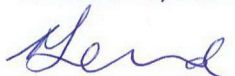
Rule 2 – Visitor Accommodation

This rule is an invasion of privacy, and individual rights. Why is Council involving itself in how many visitors can be accommodated on private land. How will Council enforce, police this rule?

Maps

We request that the overlays be removed from our properties.

Verona McLeod
1208 Kennedy Bay Road
07 8668395, 0274752134



Sent: Wednesday, 12 March 2014 4:02:02 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Jude Lay

Address

734 A Mt Pleasant Rd
Thames 3500
New Zealand
[Map It](#)

Phone

078687069

Email

judelay@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 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:

Whilst the opportunity for Companies & Influential individuals with the monetary resources to 'sell' their ideas to the Government or other Regulatory bodies exists, regardless of their agenda, there will always be conflict.

If each individual could honestly feel the effect of their decisions on the future of this world, and act according to what is best for all concerned, there would be no need for any of us to take up arms or carry banners.

When enough of us stand up and say 'NO' to activities that undermine (:-) the Assets of our Communities, we will be heading in a sustainable direction.

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,

Judith Lay

Date

12/03/2014

From: Elisabeth Corkill [tookey@xtra.co.nz]
Sent: Wednesday, 12 March 2014 4:23:41 p.m.
To: TCDC General Mail Address
Subject: Submission

Submission 526

Please accept our submission

Proposed Thames Coromandel District Plan

Lisa Corkill and Mark Eastwood
9 Tapu Creek Farms
Coroglen Rd
RD5 Thames 3575

Ph 07 8684765

Our submission relates to
Part VIII - Zone Rules - Section 56 - Rural Zone - Rule 5, Festival, Event.

We have sent correspondence to the TCDC in regard to recent events held adjacent to our property "Chronophonium" was held on 10-12 January 2014 and caused a terrible disruption to our lives, and the nearby locals.

We oppose the specific parts of the proposed plan and would ask for amendments to be made - in view of respect to the locals in the Tapu Valley

Locals have raised serious issues around living in the near vicinity of these types of festivals. There was serious noise pollution, and mental fatigue caused by this event, and there is the possibility of more events to be held in our area. It is unacceptable, disrespectful, and unreasonable.

"Music Festival" is a specific type of event - posing many different issues. For the festival to have the freedom to play music all day and all night until 04-0500hr each morning, at such a volume, and where the language used in the songs was filthy and offensive, is unacceptable and needs limits and specific rules to be adhered to.

We suggest that there is a limit on volume, a limit on hours of music played, screening on use of appropriate/acceptable/inoffensive language used in the songs, that all local residents are informed fully of the event at least two weeks in advance of the event, and that there is written approval from all local residents. Noise pollution is no different than in the city - it affects the neighbours..

If there is no agreement, we do not believe the festival should be allowed to go ahead.

The council should be well aware of the events in advance, and have security in place that the organisers adhere to the rules

The majority of us who have chosen to live in the Tapu Valley have chosen to live here for the peace and quiet. We do not believe it is appropriate to have music festivals in this area.

We would request that noise pollution be taken very seriously in our area.

We wish to be heard in support of our submission

We will consider presenting a joint case at a hearing if others make a similar submission.

Thank You
Mark and Lisa

Sent: Monday, 10 March 2014 3:25:48 p.m.

To: TCDC General Mail Address

Subject: Submission re Council's Proposed District Plan

To whom it may concern,

Please consider the below letter we sent to council on 14 January as a submission to the Council's Proposed District Plan - Part VIII, Section 56, Rule 5, Festival: Event.

In conclusion, as taken directly from our formal complaint, which to date has not been dealt with,

"We are very disappointed, tired, and upset about the above concerns. We, and our neighbours were uninformed, disrespected, and our privacy and peace was violated and abused. There was no consideration for the local community. Not even the Council was aware of this event until it was too late. It seems Mr Hopwood is a law unto himself. As Law abiding citizens, we do not understand why one person can cross such boundaries and get away with it? There was no control or public respect in place. Noise was unacceptable and unbearable. Our neighbourhood felt unsafe.

Tapu Valley is not an appropriate place for such events because of our above concerns, and as a neighbourhood we would ask that this situation is never repeated, and that Mr Hopwood is dealt with lawfully, and fairly in the eyes of our local concerned community."

Lisa Corkill and Mark Eastwood

14 January 2014

9 Tapu Creek Farms

Coroglen Rd

RD5, Thames

Ph 07 868 4765

Email : tookey@xtra.co.nz

To Marion Smith

Thank you for meeting with Mark and I on 13 January 2014 to discuss our concerns regarding a concert that was held on the property next door to us.

The concert, we have found out through our own research, was called Chroniphonium – held on the property of Richard Hopwood, Tapu Valley, Tapu, from Friday 10th January 4-20pm to Sunday 12th January, 12 –00 mid day.

We have put our concerns in writing, as a formal complaint.

Our concerns are as follows:

1. As a direct neighbour, we were not notified in advance that this event was being held. The first we knew of this was when hundreds of cars/people/tents arrived below our property. Loud music began this Friday evening and continued through the night until approximately 0430 in the morning. It continued all day Saturday and all through Saturday night until approximately 0400 Sunday morning,
2. Our understanding is that none of the surrounding neighbours were informed of this event. We consider this to be disrespectful and extremely inconsiderate.
3. The music was extremely loud at our property. We were unable to hear ourselves speak, and could not escape the level of constant noise from Friday afternoon until Sunday lunchtime. The level of volume was way beyond what would have been considered acceptable, respectable or lawful at a party, or a residential event.
4. A majority of the vocals were abusive, using language that is unacceptable to be used in public, or around a neighbourhood – with children and elderly people around
5. Because we live in a valley, and on a hill above Mr Hopwood's property – the volume of music rose, and we did not sleep for the entire time the concert was running. We were very sleep deprived, and felt very violated and abused in our own home.
6. There was no sound shell used to reduce volume for the neighbours. We consider this to be very unprofessional.
7. I am a shift worker, and had to work shifts as a health professional, on no sleep all weekend due to the excessive noise.
8. Those of us who live in the Tapu Valley have chosen to do so for the lifestyle – peace and quiet. This was completely disrespected.

9. We have a small Bed and Breakfast business. Our business will suffer if these kind of events continue in the Valley – disturbing the peace and quiet, tranquillity, and privacy that people are paying to come to our property for. This is not the place for noisy, distasteful and disrespectful music concerts.
10. Tapu Coroglen road is a narrow, winding road with many one way bridges. It is rural and isolated. We believe that it is not suited for such a large volume of people – this is dangerous especially when such a concert involves the use of alcohol and drugs. We do not feel safe, and neither do our neighbours. Some of the patrons at the concert were found wandering through surrounding private property, leaving stock gates open, and stock was let out.
11. We had guests staying at the weekend, and it was particularly embarrassing to have such distasteful, swearing, excessively loud music playing non stop all weekend.

We also observe various trucks and people disposing of general rubbish/soils/concrete/whiteware onto Mr Hopwoods property throughout the year – and then it being buried using his digger to cover it up – basically running a landfill. We would like to know if this is legal, and wonder if there are any monitoring procedures in place to test the land and the nearby Tapu creek running through the property. We are advised by neighbours/locals that this has been going on for years?

We are very disappointed, tired, and upset about the above concerns. We, and our neighbours were uninformed, disrespected, and our privacy and peace was violated and abused. There was no consideration for the local community. Not even the Council was aware of this event until it was too late. It seems Mr Hopwood is a law unto himself. As Law abiding citizens, we do not understand why one person can cross such boundaries and get away with it? There was no control or public respect in place. Noise was unacceptable and unbearable. Our neighbourhood felt unsafe.

Tapu Valley is not an appropriate place for such events because of our above concerns, and as a neighbourhood we would ask that this situation is never repeated, and that Mr Hopwood is dealt with lawfully, and fairly in the eyes our local concerned community.

We look forward to your response.

Thank you

Lisa and Mark.

Sent: Thursday, 13 March 2014 11:40:32

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Peter Garrick

Address

62a Hikuai Settlement Road,
Hikuai 3579
New Zealand

[Map It](#)

Phone

021 579 298

Email

garrick@manageit.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 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.

Yours sincerely,

Peter Garrick

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

Your submission can be:

Online: www.tcdc.govt.nz/dpr
Using our online submissions form

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

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

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

Submitter Details

| | | | |
|--------------------------------|------------------------------------|------------|----------------|
| Full Name(s) | Russell Douglas Taylor. | | |
| or Organisation (if relevant) | | | |
| Email Address | russell.taylor@raywhite.com | | |
| Postal Address | 115 Isabel St. Whangamata 3620. | | |
| Phone no. include area code | 07. 865. 9691. | Mobile no. | 021. 891. 330. |

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)

opposing sec 26 of the proposed District Plan
as it is to not include Lot 2 DPS 6527
- 101 Achilles Ave. Whangamata.

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 removal of the identified commercial
site notification from lot 2 DPS 6527 being
101 Achilles Ave.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

amend the plan to include Lot 2 DPS 6527
- 101 Achilles Ave. as a site permitted activity.

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 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

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





13 March 2014

Partner Reference
William S Loutit - Auckland

Thames-Coromandel District Council
Proposed Thames-Coromandel District Plan
Private Bag
Thames 3540

Writer's Details
Direct Dial: +64-9-977 505141
Fax: +64-9-307 0331
Email: kate.stubbing@simpsongrierson.com

BY: EMAIL AND COURIER

For: District Plan Manager

Submission on Proposed Thames-Coromandel District Plan

1. We act for Golf (2012) Limited who owns the golf course at Matarangi.
2. Please find **enclosed** a copy of our client's submission on the Proposed Thames-Coromandel District Plan.
3. Please contact us if you have any questions.

Yours faithfully
SIMPSON GRIERSON

Bill Loutit/Kate Stubbing
Partner/Senior Associate

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SUBMISSION ON PROPOSED THAMES-COROMANDEL DISTRICT PLAN

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

Name of submitter: Golf (2012) Limited (**Dunes Golf Resort**)

1. This is a submission on the Proposed Thames-Coromandel District Plan (the **Plan**).
2. Golf (2012) Limited is the owner and operator of the Dunes Golf Resort at Matarangi. The Dunes Golf Resort currently operates an 18 hole golf course (the **Site**).
3. Dunes Golf Resort could not gain an advantage in trade competition through its submission.
4. The provisions of the Plan that this submission relates to are those concerning the golf course at Matarangi including:
 - (a) the application of the Matarangi Structure Plan to the Site (section 27.3);
 - (b) the proposed Open Space Zone as it applies to the Site (section 50);
 - (c) the Residential zone provisions (section 54) which are requested to apply to the Site; and
 - (d) the proposed Planning Maps 12, 12A, 12B, 12C and 12D.

Dunes Golf Resort

5. The golf course has operated at a loss for several years and has continued to do so since it was purchased by Dunes Golf Resort. Dunes Golf Resort has been working hard to try to make the golf course profitable by carrying out substantial improvements to the club house and restaurant and also marketing of the golf course to increase use and membership. However, if despite Dunes Golf

Resort's efforts it cannot make the golf course profitable, it needs to retain options to deal with the whole of the privately owned Site in an alternative way which enables the use and development of the land.

Submission

6. Dunes Golf Resort opposes the above provisions in the Plan on the basis that those provisions:
 - (a) will not promote sustainable management of natural and physical resources, are not the most appropriate way to achieve the purpose of the Act and are contrary to the principles in Part 2 of the Act;
 - (b) do not represent the most appropriate way of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions, and in particular the assessment of the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions; and
 - (c) the proposed Open Space zoning and inclusion with the Matarangi Structure Plan would render the Site incapable of reasonable use (in terms of s 85 of the Act).

Reasons for Submission

7. Without limiting the generality of the above reasons, further reasons for the submission are set out below.

Open Space Zoning Opposed

8. Dunes Golf Resort opposes the proposed zoning of the Site as Open Space in the Plan.
9. Dunes Golf Resort submits that the proposed zoning of the Site as Open Space is unlawful as it imposes a requirement on privately held land which limits its use to an 18 hole golf course, for the public benefit.

10. The proposed Open Space zoning imposes significant constraints on the use of the privately owned land and denies the owner reasonable use of the land. The zone purpose illustrates the Council's intention that: *"Eventually, a covenant or consent notice on the titles of the Matarangi Golf Course would keep the land as open space in perpetuity."* This is unlawful.
11. It is unreasonable and unfair to impose restrictions which limit a private landowner's ability to use its land. An Open Space zoning would preclude any options Dunes Golf Resort may need to explore if considering alternate commercial solutions for the course (as a private landowner is entitled to do).
12. It is not the role of private landowners to provide for general open space and the recreational needs of the community. The appropriate method for the Council to establish public open space is through acquisition rather than rezoning through the proposed plan process.
13. The zoning of private land for open space is contrary to the Council's practice of only zoning Council and Department of Conservation owned land as recreational zones.

Structure Plan

14. Dunes Golf Resort opposes inclusion of part of the Site in the Matarangi Structure Plan. The Matarangi Structure Plan imposes onerous and unreasonable restrictions on subdivision of land with the Structure Plan.
15. Objective 2 in the draft Matarangi Structure Plan states: *"The current Matarangi golf course remains a publicly accessible open space area for recreation, views, residential amenity and stormwater management"*. Under the proposed Matarangi Structure Plan rules, any activity on Open Space zoned land requires non-complying activity consent unless the site remains publicly accessible (Rule 1.1). It is unreasonable to require private land to be publicly accessible.
16. Further, within the Matarangi Structure Plan area, subdivision in the Open Space zone requires non-complying activity consent unless (Rule 3.1):
 - (a) *The new lots are vested in the Council as a reserve; or*

- (b) *The new lots have a consent notice on their title to preserve public access and the open space character in perpetuity.*

- 17. These provisions are unlawful and do not allow the owner reasonable use of privately owned land.

Relief Sought

- 18. Dunes Golf Resort seeks the following decision from the Council:

- (a) That the Dunes Golf Resort Site be zoned Residential and not Open Space by:
 - (i) removing that part of the Site from the Matarangi Structure Plan area and removing references to the Matarangi Golf Course from the Structure Plan;
 - (ii) removing references to the Matarangi Golf Course in Section 50 – Open Space;
 - (iii) amending the Planning Maps to show the Site as Residential and any necessary amendments to the Residential Zone provisions in section 54; and
 - (iv) amending the Residential zone provisions to allow the continued operation of the golf course as a permitted activity on the Site.
- (b) Any additional relief considered necessary or desirable as a consequence of the issues and concerns raised in this submission.

Conclusion

- 19. Dunes Golf Resort opposes the proposed Open Space zoning of the Site, and inclusion of its land within the Matarangi Structure Plan.
- 20. Dunes Golf Resort wishes to be heard in support of its submission.

21. If others make a similar submission, Dunes Golf Resort would be prepared to consider presenting a joint case with them at any hearing.

DATED at Auckland this

13th

day of March

2014



W S Loutit / K M Stubbing
Counsel for Golf (2012) Limited

Address for service of submitter:

Simpson Grierson
Solicitors
88 Shortland Street
Private Bag 92518
Auckland
Attention: Bill Loutit / Kate Stubbing

Telephone: 0-9-358 2222
Facsimile: 0-9-307 0331
Email: bill.loutit@simpsongrierson.com / kate.stubbing@simpsongrierson.com

13th March 2014

Dear Mayor Leach and TCDC Councilors,

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

Our names are Steve and Kirsty Hood and we own a holiday home in Hahei, Coromandel.

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

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

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

- Will decrease the income we receive from our holiday home – income we use to offset expenses such as rates and maintenance.
- Could reduce the value of our 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.

We 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.

We look forward to your response.

Yours faithfully,

Steve and Kirsty Hood

Proposed Thames-Coromandel District Plan

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)

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

Full Name(s) Kirsty and Steve Hood

or Organisation (if relevant)

Email Address – steve.kirstyh@xtra.co.nz

Postal Address 18 Entrican Avenue, Remuera, Auckland 1050

Phone no. (09) 5246077

include area code Mobile no.021 911 606 Steve, 0277024930 Kirsty

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.

Page 2 of 2 www.tcdc.govt.nz/dpr V01-201211 District Plan Submission Form 5

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)

My submission is:

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

I oppose the above plan provision.

Reasons for my views:

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

Amended as follows:

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

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 - Steve & Kirsty Hood

Date - 13 March 2014 _____

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

If you require further information about the Proposed District Plan please visit the Council website

www.tcdc.govt.nz/dpr

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. 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

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

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