

Sent: Thursday, 13 March 2014 9:57:38 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Eve McCarthy

Address

16 Nicholas Ave
Whitianga 3510
New Zealand

[Map It](#)

Phone

0210716388

Email

3v3mcc@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.

- No

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

Yours sincerely,

Eve McCarthy

Date

13/03/2014

Sent: Thursday, 13 March 2014 10:10:46 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Rebecca Priaulx

Address

61 Third Ave
Kingsland 1020
New Zealand

[Map It](#)

Phone

0226227180

Email

rebeccapriaulx@yahoo.com

My submission is:

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- 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.
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- I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to Prohibit Mining Activities under people's homes.
- I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.

I oppose Section 37 - Mining Activities.

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

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• 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.

- Yes

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

- Yes

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

Yours sincerely,

Rebecca Priaulx

Date

13/03/2014

Submission on TCDC Proposed District Plan

13 March 2013.

Submitter: B.C. (Ben) GRUBB.

36 Point View Drive, East Tamaki Heights, Auckland 2016

bendon2@xtra.co.nz

09-272-9900



PART II OVERLAY ISSUES, OBJECTIVES & POLICIES

Submission - B.C.GRUBB.

Section 6 Biodiversity

I submit that this section be rewritten and reordered (as follows) to acknowledge that the maintenance of and improvements in the district's biodiversity is not just dependant on what happens at the time of subdivision, use and development, and that incentives of subdivision should not be the principal or only means for protecting-improving the district's biodiversity.

Objective 1.

The indigenous biodiversity of the district is maintained, restored and enhanced.

Policy 1 – Non Regulatory Methods.

a) The Council will support..... (as 6.4.1)

b) The Council will review..... (as 6.4.2)

c) The Council will support initiatives for biodiversity improvement from Community Boards and Community organisations when appropriate and fiscally possible.

d) The Council will grant rating exemption for areas of privately owned unsubdivided land that are permanently retired from productive or residential use for the purpose of maintaining, restoring, enhancing and protecting significant indigenous biodiversity.

Objective 2.

As written as Objective 1 in the Proposed Plan with the following minor changes.

Policy 1ab) Rewrite *Avoid earthworks within and minimise earthworks adjacent to areas of indigenous vegetation; and*

Policy 1ad) Replace *minimise* with *avoid*

Policy 1a g) Replace *Consider* with *Ensure*.

Policy 1b Replace *should* with *shall*.

Policy 1c Delete.

Policy 1e) Rewrite heading *Subdivision, use and development shall not be permitted in areas where human activity could affect;*

Policy 2a Preface with *Where there is no alternative option.....*

Forestry can be habitat for indigenous species. I submit that the issues around commercial rights versus protection of endangered species need to be raised in this section and policies and solutions developed.

Section 7 Coastal Environment.

(See our PART VI submission)

Section 9 Landscape & Natural Character.

I particularly note and support 9.2. 1(h) *Subdivision, use and development can devalue values and characteristics..... by (h) providing for small activities with minor adverse effects which cumulatively degrade landscape values.* I consequently support 9.3 Policy 1(d).

I also note and support 9.2.2(b). The public judgement of the value of any particular landscape, area of natural character, ecosystem is principally based on its appearance. The eye is naturally drawn to and magnifies any element that is out of character in a landscape. Any visible man made element will degrade, starting or adding to a cumulative effect that will eventually destroy the public perception of natural value. For areas of landscape and/or natural character already determined as

outstanding, the Plan must not provide for small activities with minor adverse (particularly visual) effects which will cumulatively degrade. In outstanding areas, subdivision and development should be seriously discouraged.

To more properly discourage, I submit the following changes;

9.2 Issues 1a) Delete *unobtrusive* and substitute *inconspicuous*

1b) Delete [Dominating the landscape and landform is being visually obtrusive].

9.3 Objectives and Policies

Policy 1a b) Delete

d) Delete *prominent* and substitute *all*

e) Delete *obscuring* and substitute *degrade the appearance*

Policy 1b b) Delete *prominent* and add *when viewed from public land*.

Policy 1e Delete. This policy opens up opportunity for the practice of 'mitigation planting' which in my experience never provides the restoration (short or long term) that the 'expert reports' promise.

Policy 2b. Delete *mitigated*.

Objective 3 and following Policies - Within the Natural Character Overlay.

This section is so written that it seems the only areas of Natural Character that the objective and policies apply to have to be within the Coastal Environment or are a wetland or margin of a lake or river.

I submit that this section be rewritten so that all areas of Natural Character Overlay are included.

I further submit;

Policy 3b. Delete *mitigated*.

Policy 3c. Buildings and other structures shall be located and designed to integrate with the surrounding Natural Character *and be inconspicuous*.

PART III DISTRICT-WIDE ISSUES, OBJECTIVES & POLICIES

Submission – B.C.GRUBB.

Section 15 : Settlement Development and Growth.

The Coromandel Peninsular Blueprint, adopted by Council in 2009, was aimed at bringing together the range of plans for the district along with the views and aspirations of our communities so as to manage change, growth and sustainable development and ensure we achieve the district we want.

A huge amount of Council resource, planners' time and ratepayer money was spent in consulting, considering, developing and then consulting everyone again before finalising a vision that has widespread approval.

My understanding is that there was consensus that economic development should be centred in and directed to the three main towns of Thames, Whangamata and Whitianga, that there be limited low scale development in the minor centres and very contained growth in little settlements.

Almost all of what has been written in Section 15 seem to be in harmony with the Blueprint's intent. But there is a counter policy running throughout the Proposed Plan of providing for development outside existing settlement using self-sufficiency and environment gain as excuses. I oppose this policy.

For section 15, I submit;

15.1 BACKGROUND Para 4 : Delete *Outside of these areas, development is enabled where it is self-sufficient and offers environmental benefits for the District.* and substitute *Outside of these areas, development will be discouraged.*

15.2 ISSUES Delete #3 until this can be proven to be fact.

15.3 OBJECTIVES AND POLICIES

Policy 1e: Add *Development outside of existing settlements shall not contribute to 'ribbon development' along the coast or along State Highways, and shall not blur the visual boundaries of settlements.*

Policy 2a: Add *within the areas zoned for business and industrial activities.*

Policy 3a: *Growth in the Coastal Environment shall be clustered in (delete around or adjacent to) existing settlements and shall retain.....*

Policy 4d: Delete.

Policy 6a: Replace *should* with *shall*.

Policy 6b: Delete

Section 16 : Subdivision.

Possibly my greatest concern about the Proposed Plan is the concept running throughout that subdivision is necessary to protect and enhance landscape, natural character and biodiversity and that subdivision and development must be provided for to bring about environmental gains.

I preface my submission on Section 16 with three truisms.

Firstly;

Nature, if left alone and given time is capable of repairing its self. The district's outstanding natural landscapes and areas of significant biodiversity have gained their special classifications because of what they currently are, and they are that because they have not been subjected to development pressure, have been pretty much left alone and are in the process of self-repair.

Secondly;

A subdivision right and the following development rights are permanent and in perpetuity. At best the development will be unobtrusive, will remain unobtrusive and mitigation conditions to make it inconspicuous will be monitored and enforced in perpetuity. But that is highly unlikely.

Much more likely, almost inevitably, successive owners will expand the development. Needs will change, vegetation will be removed for better access, more parking, accessory buildings, maintaining or improving views. Over time, rules will be changed or simply disregarded because they are never monitored or enforced. There will be gradual and continual degradation leading to change in character and the excuse for further development.

Thirdly; Professional developers are constantly looking for opportunities particularly in undeveloped coastal areas where uniqueness can fetch high prices and profit. They are able to employ the best legal advice to find the 'opportunities' in a District Plan and commission expert landscape and environmental reports that always favour the interests of the developer. Further information may be requested and peer reviews written. But eventually, to resolve the disagreements either a consent is granted with inadequate mitigation conditions that are only monitored for the first year or two, or the application is refused leading to the appeal process where the developer has the potential profit to spend, Council is constrained by 'cost to the ratepayers' and compromise is reached which has less than ideal environmental results.

My submission is;

Policy 6a Delete.

Policy 6b Rewrite

Subdivision in the Rural Area that includes any area that is significant in terms of the criteria determining significance of indigenous biodiversity contained in the Waikato Regional Policy Statement shall;

- a) Ensure the indigenous biodiversity is able to be successfully managed, function ecologically and be self-sustaining in perpetuity; and*
- b) Protect the best biodiversity values of the site; and*
- c) Provide significant biodiversity gains for the site.*
- d) Ensure building platforms and on-site access is located outside the area/s of significant biodiversity and has no negative effect on that biodiversity.*
- e) Ensure the area of significant biodiversity is legally defined and protected in perpetuity by a QEII National Trust covenant, Council covenant or Nga Whenua Rahui kawenta.*

Additional :

The Proposed Plan does not identify and then state objectives and policies in either Part II or Part III for two highly important district wide issues.

1. STREAMS, RIVERS & HARBOURS – Pollution and siltation.

The issue of water quality and our communities' continuing use and enjoyment of the district's streams, rivers and harbours is certainly as important as the other issues identified in Part III. It deserves a well thought Background Statement, identification of the sub-issues and then clear objectives and policies. The Proposed Plan does contain rules regarding industrial activities and subdivision and other land disturbance activities to protect our water systems, but without an overview of purpose that objectives and policies would provide, these measures fall well short of providing comprehensive protection.

The Proposed Plan does not address a number of issues; for example, it is silent regarding nutrient runoff from farming and intensive farming (particularly dairy).

Almost all the district's settlements are on the coast and around a river or harbour. Runoff depositing silt and pollutants (including heavy metals) into rivers and harbours from the roads of these settlements is not mentioned or considered.

Harvesting forests can create severe soil disturbance. The Plan does not address the likely siltation that will result.

2. WILDING PINES.

The wilding pines that have spread throughout the Thames-Coromandel area significantly degrade the landscape values and ecological wellbeing of the district. Had previous District Plans and administrations acknowledged and addressed this issue, we would not have the high level of degradation that we have today, and if this Plan does nothing, the problem will continue to grow exponentially. The effect of wilding pines on landscape is well documented in the LA4 and Stephen Brown landscape studies, and in the assessments contained in those studies numerous areas have been prevented from being considered outstanding because of the presence of wilding pines.

In the past few years, almost all landscape reports for Resource Consent Applications for rural and coastal development of land with any natural cover have had to consider effects of the wildings on the land. The problem is wide spread and serious.

The District plan needs a considered Background Statement, a comprehensive list of sub-issues and clear objectives and policies. Identification of the problem in this way should lead to properly robust rules and possibly new and innovative solutions.

(Also; my submission Part VIII Zone rules Section 56.)

PART IV AREA ISSUES , OBJECTIVES & POLICIES

Submission – B.C.GRUBB

Section 24 Rural Area.

This submission is primarily concerned with my opposition to;

- The concept that subdivision and development is necessary for environmental gain.
- The necessity for a buffer zone between settlements and the Rural zone.
- Development that degrades landscapes.

I submit the following changes;

24.1 BACKGROUND

Delete last two sentences Para #2

24.2 ISSUES

3. Add *d) Remove the visual distinction between residential settlement and rural character, the precursor to eventual expansion of the settlement.*

24.3 OBJECTIVES & POLICIES

Policy 1c Delete.

Policy 4d Add c) Avoid ridgelines, hilltops and prominent landforms.

Policy 5a Replace *minimise* with *avoid*

Policy 6b Replace a) & b) with *be inconspicuous within the landscape.*

PART V SPECIAL PURPOSE PROVISIONS.

Submission – B.C.GRUBB.

Section 25 – Site Development Plans**25.3 -112 Sailors Grave Road**

I am pleased that Plan Change 1 of the Operative Plan has been so faithfully carried through to the Proposed Plan.

I ask for two minor changes to the rewriting.

1. Rule 2.1(e) Insert 'all' before 'accessory buildings'.
I note the wording of 2.1(f)(xi), but feel this small change to 2.1(e) will properly emphasise this important aspect of the intent of Plan Change 1.
2. Rule 2.1(f) Change the title of the management plan to 'Ecological Restoration & Landscape Management Plan' to properly define its purpose.

47 Pumpkin Hill Road (Lot 1 DPS 17790) - Structure Plan 346.3

This Structure Plan was approved in 1998 with the purpose of limiting development on this block to no more than eight lots. Subdivision consent was granted in 2012 for the creation of eight lots in two stages.

This subdivision consent contains no condition preventing further subdivision. Such a condition is not necessary while the Structure Plan is part of the District Plan, but with the Structure Plan not included in the Proposed Plan, this block with its Coastal Living zoning becomes open to quite intense further development that would be quite inappropriate.

To continue the protection that the Structure Plan intended I submit that;

Either –

The Structure Plan for Lot 1 DPS 17790 is included in the Proposed Plan and in the same format as it is in the Operative Plan

Or –

Zoning of Lot 1 DPS 17790 is changed to Rural.

Or –

Structure Plan is included in Proposed Plan **and** Zoning is changed to Rural.

(Also see our Planning Maps submission)

Other Structure Plans of the Operative Plan.

The Structure Plan for 47 Pumpkin Hill Road is not the only Structure Plan of the Operative Plan that has not been carried through to the Proposed Plan. The decisions to not include these Plans in the Proposed Plan have been made without public notification or consultation.

My particular interest is in my local area and I have not investigated the Structure Plans of other parts of the district. However I think it possible that there could other situations like 47 Pumpkin Hill Rd where a non-inclusion could lead to opportunity for inappropriate development. There may be other submitters who have not noticed non-inclusions and who have local knowledge and interest. My following submission will provide opportunity for them to cross-submit if they have concerns.

I submit that all Structure Plans of the Operative Plan be included without change in the Proposed Plan.

PART VI OVERLAY RULES

Submission – B.C.GRUBB.

Section 29 – Biodiversity Overlay

I submit that the following additions and changes be made;

29.1 BACKGROUND.Para #3 Delete 2nd and 3rd sentences.**29.3 PERMITTED ACTIVITIES**In the headings of Rule 2 and Rule 3, add (*Rural & Rural Lifestyle Zones*) after Rural Area.

Rule 3

i) add *with a maximum cleared width of 3.5m* after the word *driveway*.j) rewrite *it is for survey work, tracks or fencing with a maximum cleared width of 1.5m, or for an existing formed road with 1m clearance on either side;***Section 32 – Landscape and Natural Character Overlay****32.4 OUTSTANDING LANDSCAPE OVERLAY ASSESSMENT STANDARDS**

I submit that standards of Table 1 be reconsidered and added to.

2. Maximum wall reflectivity. How does this 30% compare with the glass reflective value ?

3. Maximum roof reflectivity. ditto

4. Addridgeline, *as viewed from any public viewing point*.

5. Glass reflective value. I ask for a review of Council's policy on glass reflectivity (regarding all zone rules) and make the following comments;

a) Double glazed clear glass has a reflective value of around 14%. A requirement of no more than 10% means all housing would have to have tinted glass on all windows in the Outstanding Landscape overlay.

b) The reflection from window glass is only an issue for windows facing east and west where the rising and setting sun is low enough for light to be directly reflected back. South facing windows have no light to reflect, and for the north, the sun is high and light is reflected down.

6. All other building components be non-reflective. (eg. joinery, chrome balustrades etc.)

7. All colours are of black-grey tones and blend with the colours of the landscape.

I submit the following changes to Table 2.

2. a) add *as viewed from any public viewing point*.b) replace *not highly visible* with *inconspicuous*. (See 9.3 Policy 1b (a))c) delete *mitigated*

e) delete

32.7 NATURAL CHARACTER OVERLAY RULES

I submit that overlay rule 5 apply to the One Dwelling per Lot activity in areas of Natural Character.

PART VII DISTRICT WIDE RULES

Submission – B.C.GRUBB

Section 38 Subdivision

I submit the following changes;

38.5 RESTRICTED DISCRETIONARY ACTIVITIES.

Rule 8 Subdivision Creating one or more conservation lots

1. Change *restricted discretionary activity* to *discretionary activity that will be publicly notified*

Add further provisions;

- *that the site is not already subject to a QEII covenant, Council covenant or Nga Whenua Rahui kawenta.*
- *that the area/feature/biodiversity is not already reasonably protected by other provisions of the Regional or District Plans*
- *that the biodiversity of the area is not already being managed by any agency or community group.*
- *that the area is not capable of a reasonable level of self restoration without intervention.*
- *that subdivision is the only practical means of achieving significant ecological gain.*

38.6 DISCRETIONARY ACTIVITIES.

Rule 10 Subdivision for Environmental Benefit Lots.

1a) Add further provisions as above.

Priority Locations as shown in Fig 1 (page 282) are shown as an overlay on planning maps.

PART VIII ZONE RULES.

Submission – B.C.GRUBB.

I make the following submission to;

Section 56 Rural Zone 56.4 Permitted Activities**Section 57 Rural Residential Zone 57.4 Permitted Activities****Afforestation Rule 11.**

1. (a) Standards in Table 6 seem irrelevant to forestry.
 (b) Support
 (c) Support i), ii), iii), iv), v) and add
 vi) provides for the removal of all trees of the plantation species (whether planted or self-seeded) within the Table 4 setbacks before they reach 3m in height.
 (d) Oppose. Will support if wording restricted to 'It meets the setback standards in Table 4'.

I submit that the following to be added.....

(e) Prior to the afforestation starting, a plan by a suitably qualified forester/ecologist is submitted for the ongoing felling or removal of self-seeded trees of the plantation species on neighbouring public reserves and roads, Conservation zoned land, Significant Natural Areas and land with overlays of Natural Character or Outstanding Landscape or Amenity Landscape. The Plan must determine wind conditions and exposed take off sites on the land, the likely seed spread and the areas of neighbouring land to be subject to the plan. The Plan must require;

- i) Trees on road reserves or recreation reserves be felled and removed.
- ii) Felling to avoid or minimise damage to native climax species and native fauna.
- iii) Felling or removal to first occur no later than 8 years after planting of the forest, and then tri-annually until 3 years after the forest is harvested.

Council may require independent peer review of the plan at the forest owner's expense.

Council will require independent inspections at the forest owner's expense to ensure felling/removal has been adequately completed in the areas and at the times the plan requires.

2. Support; providing the following is added; 'Afforestation in the Coastal Environment is a non-complying activity'.
3. Support; providing matter 4 (a),(b),(c),(e) is added and matter 11 is deleted (not relevant).

I submit that the following to be added.....

4. Any harvesting of afforestation is a **permitted activity** provided,
 - i) No soil disturbance occurs within 5m of any waterway or waterbody.
 - ii) A management plan is submitted and implemented that ensures all silt and sediment resulting from the harvesting remains on the site and does not enter any waterway or waterbody.

This submission also applies to.....

Section 43 Conservation Zone Rule 9

Section 50 Open Space Zone Rule 8 ?

Section 53 Recreation Passive Zone Rule 8

PLANNING MAPS.

Submission B.C.GRUBB

MAP 24C - Overlays.

1. I submit that all land on this map from the Coastal Environment Line to the sea be classified as either Outstanding Landscape or Natural Character or both.

My reasons are as follows;

(a) The Coastal Environment Line on this map is the ridgeline which defines the visual upper limit of the TeKaro Bay landscape. As is the case in many parts of the Coromandel, the landform defines the area of Coastal Environment and thus the Coastal Environment and the land form are a one entity.

(b) Part II Section 7 of the Proposed Plan details Background, Issues and Objectives for The Coastal Environment but the policies and overlay rules that can realise the Coastal Environment objectives are found in the Landscape and Natural Character sections of the plan. To realise the Coastal Environment Objectives for this area, all the land has to have either Outstanding Landscape or Natural Character (or both) designations.

(c) There have been changes to the Natural Character of this area since the Stephen Brown Landscape Assessment determined classification. Predator control by landowners and community groups has allowed remarkable regeneration of the natural forest. In particular, all land west of Sailors Grave Road now has bush mature enough to deserve Natural Character designation.

(d) The Reichmuth block (Lot 1 DP 17790) pine plantation on the ridgeline corner of Sailors Grave Road and Pumpkin Hill Road has been harvested and removed. The wilding pines on the upper half of the Satoma Block (Lot 4 DP345000) have been felled. The presence of these plantation and wilding pines degraded the landscape so much that Stephen Brown had to deny this land Outstanding Landscape status. Now that they are gone, I submit that this area be reclassified.

(e) The consent for the first stage (the area of the removed pine plantation) of the subdivision of the Reichmuth land requires weed control and extensive replanting. I anticipate that with Council enforcement and monitoring of the replanting, and the continuing growth of natives that were well established on the edges of the plantation, a naturalness will return to the site within the 8 years anticipated by the landscape architect. I submit that it is now appropriate for this area to be included in the Outstanding Landscape area to give maximum protection and incentive for this re-establishment of indigenous forest. The rest of the Reichmuth land deserves Outstanding Landscape status too. It also has a replanting plan which will complement the extensive planting undertaken by the owner over many years.

2. I submit that the Site Development Plan line of the Satoma block (Lot 4 DP345000) be extended to include the adjacent Reichmuth block (Lot 1 DP 17790).

(See my PART V submission)

MAP 24C Zones.

The Reichmuth Block (Lot 1 DP 17790) stretching from Pumpkin Hill Road to the sea is the only area on this map with Coastal Living zoning. I submit that this zoning is inappropriate.

I present the following reasons;

(a) The Operative District Plan shows this block is subject to a Structure Plan which restricts development to no more than eight lots. This Structure Plan is not included in the Proposed

Plan and thus the restriction to no more than eight lots is removed. Subdivision consent has been approved to create eight lots in two stages. This consent does not contain any condition prohibiting further subdivision.

(b) Coastal Living zoning provides for subdivision down to a minimum lot size of 1000m² creating opportunity for subdivision which would be inappropriate.

(c) Minimum lot size in the Rural Zone is 20Ha with the creation of smaller lots being a non-complying activity. Rural zoning would prevent further subdivision.

(d) All of the property is within the Coastal Environment.

(e) The property is surrounded on all sides by Rural zoned land.

(f) All surrounding land below the Pumpkin Hill Road ridge line has Natural Character overlay and on the seaward side, Outstanding Landscape overlay.

(g) All of the block is visible from the TeKaro Bay Beach and other TeKaro Bay public viewing points. Public perception is that it is an integral part of the TeKaro Bay landscape.

I submit that the block be zoned Rural.

MAP 24D Zones.

I submit that the proposed Coastal Living Zoning for the area shown on this map is inappropriate for this area and for the subject land. My reasons are;

(a) The area is fundamentally rural in character and despite the housing already there, remains pretty much in keeping with the rural land that surrounds it.

(b) The land is wholly in the Coastal Environment.

(c) The land slopes steeply to the sea with small flat/flatish areas towards or on the ridge. Most of the present housing is clustered here. Further development is likely to create further building sites on these flat areas exacerbating the cluster effect.

(d) The proposed Coastal Living zoning allows for minimum lot size of 1000m² and the prospect of further development that could be inappropriate.

(e) The area is surrounded by Rural or Passive Recreation zoned land.

(f) Rural zoning of the area would be a barrier to further development.

I submit that this area be rezoned Rural.

MAP 19A Zones.

I submit that the Rural Lifestyle Zone at the entrance to Hahei is inappropriate because;

(a) At present there is a very clear defining of the Hahei settlement. Jackson Place provides a clear boundary between residential and rural. Rural Lifestyle development would blur this separation. This very obvious visual boundary gives Hahei a particular and special character.

(b) Rural Lifestyle zoning could be a precursor to more intense development.

(c) There are already numerous smallish blocks (zoned Rural) in the area that provide opportunity for rural-lifestyle living. Is there any proven need for more ?

I submit that this area be zoned Rural.

PART II OVERLAY ISSUES, OBJECTIVES & POLICIES

Submission - B.C.GRUBB.

Section 6 Biodiversity

I submit that this section be rewritten and reordered (as follows) to acknowledge that the maintenance of and improvements in the district's biodiversity is not just dependant on what happens at the time of subdivision, use and development, and that incentives of subdivision should not be the principal or only means for protecting-improving the district's biodiversity.

Objective 1.

The indigenous biodiversity of the district is maintained, restored and enhanced.

Policy 1 – Non Regulatory Methods.

a) The Council will support..... (as 6.4.1)

b) The Council will review..... (as 6.4.2)

c) The Council will support initiatives for biodiversity improvement from Community Boards and Community organisations when appropriate and fiscally possible.

d) The Council will grant rating exemption for areas of privately owned unsubdivided land that are permanently retired from productive or residential use for the purpose of maintaining, restoring, enhancing and protecting significant indigenous biodiversity.

Objective 2.

As written as Objective 1 in the Proposed Plan with the following minor changes.

Policy 1ab) Rewrite *Avoid earthworks within and minimise earthworks adjacent to areas of indigenous vegetation; and*

Policy 1ad) Replace *minimise* with *avoid*

Policy 1a g) Replace *Consider* with *Ensure*.

Policy 1b Replace *should* with *shall*.

Policy 1c Delete.

Policy 1e) Rewrite heading *Subdivision, use and development shall not be permitted in areas where human activity could affect;*

Policy 2a Preface with *Where there is no alternative option.....*

Forestry can be habitat for indigenous species. I submit that the issues around commercial rights versus protection of endangered species need to be raised in this section and policies and solutions developed.

Section 7 Coastal Environment.

(See our PART VI submission)

Section 9 Landscape & Natural Character.

I particularly note and support 9.2. 1(h) *Subdivision, use and development can devalue values and characteristics..... by (h) providing for small activities with minor adverse effects which cumulatively degrade landscape values.* I consequently support 9.3 Policy 1(d).

I also note and support 9.2.2(b). The public judgement of the value of any particular landscape, area of natural character, ecosystem is principally based on its appearance. The eye is naturally drawn to and magnifies any element that is out of character in a landscape. Any visible man made element will degrade, starting or adding to a cumulative effect that will eventually destroy the public perception of natural value. For areas of landscape and/or natural character already determined as

outstanding, the Plan must not provide for small activities with minor adverse (particularly visual) effects which will cumulatively degrade. In outstanding areas, subdivision and development should be seriously discouraged.

To more properly discourage, I submit the following changes;

9.2 Issues 1a) Delete *unobtrusive* and substitute *inconspicuous*

1b) Delete [Dominating the landscape and landform is being visually obtrusive].

9.3 Objectives and Policies

Policy 1a b) Delete

d) Delete *prominent* and substitute *all*

e) Delete *obscuring* and substitute *degrade the appearance*

Policy 1b b) Delete *prominent* and add *when viewed from public land*.

Policy 1e Delete. This policy opens up opportunity for the practice of 'mitigation planting' which in my experience never provides the restoration (short or long term) that the 'expert reports' promise.

Policy 2b. Delete *mitigated*.

Objective 3 and following Policies - Within the Natural Character Overlay.

This section is so written that it seems the only areas of Natural Character that the objective and policies apply to have to be within the Coastal Environment or are a wetland or margin of a lake or river.

I submit that this section be rewritten so that all areas of Natural Character Overlay are included.

I further submit;

Policy 3b. Delete *mitigated*.

Policy 3c. Buildings and other structures shall be located and designed to integrate with the surrounding Natural Character *and be inconspicuous*.

PART III DISTRICT-WIDE ISSUES, OBJECTIVES & POLICIES

Submission – B.C.GRUBB.

Section 15 : Settlement Development and Growth.

The Coromandel Peninsular Blueprint, adopted by Council in 2009, was aimed at bringing together the range of plans for the district along with the views and aspirations of our communities so as to manage change, growth and sustainable development and ensure we achieve the district we want.

A huge amount of Council resource, planners' time and ratepayer money was spent in consulting, considering, developing and then consulting everyone again before finalising a vision that has widespread approval.

My understanding is that there was consensus that economic development should be centred in and directed to the three main towns of Thames, Whangamata and Whitianga, that there be limited low scale development in the minor centres and very contained growth in little settlements.

Almost all of what has been written in Section 15 seem to be in harmony with the Blueprint's intent. But there is a counter policy running throughout the Proposed Plan of providing for development outside existing settlement using self-sufficiency and environment gain as excuses. I oppose this policy.

For section 15, I submit;

15.1 BACKGROUND Para 4 : Delete *Outside of these areas, development is enabled where it is self-sufficient and offers environmental benefits for the District.* and substitute *Outside of these areas, development will be discouraged.*

15.2 ISSUES Delete #3 until this can be proven to be fact.

15.3 OBJECTIVES AND POLICIES

Policy 1e: Add *Development outside of existing settlements shall not contribute to 'ribbon development' along the coast or along State Highways, and shall not blur the visual boundaries of settlements.*

Policy 2a: Add *within the areas zoned for business and industrial activities.*

Policy 3a: *Growth in the Coastal Environment shall be clustered in* (delete *around or adjacent to*) *existing settlements and shall retain.....*

Policy 4d: Delete.

Policy 6a: Replace *should* with *shall*.

Policy 6b: Delete

Section 16 : Subdivision.

Possibly my greatest concern about the Proposed Plan is the concept running throughout that subdivision is necessary to protect and enhance landscape, natural character and biodiversity and that subdivision and development must be provided for to bring about environmental gains.

I preface my submission on Section 16 with three truisms.

Firstly;

Nature, if left alone and given time is capable of repairing its self. The district's outstanding natural landscapes and areas of significant biodiversity have gained their special classifications because of what they currently are, and they are that because they have not been subjected to development pressure, have been pretty much left alone and are in the process of self-repair.

Secondly;

A subdivision right and the following development rights are permanent and in perpetuity. At best the development will be unobtrusive, will remain unobtrusive and mitigation conditions to make it inconspicuous will be monitored and enforced in perpetuity. But that is highly unlikely.

Much more likely, almost inevitably, successive owners will expand the development. Needs will change, vegetation will be removed for better access, more parking, accessory buildings, maintaining or improving views. Over time, rules will be changed or simply disregarded because they are never monitored or enforced. There will be gradual and continual degradation leading to change in character and the excuse for further development.

Thirdly; Professional developers are constantly looking for opportunities particularly in undeveloped coastal areas where uniqueness can fetch high prices and profit. They are able to employ the best legal advice to find the 'opportunities' in a District Plan and commission expert landscape and environmental reports that always favour the interests of the developer. Further information may be requested and peer reviews written. But eventually, to resolve the disagreements either a consent is granted with inadequate mitigation conditions that are only monitored for the first year or two, or the application is refused leading to the appeal process where the developer has the potential profit to spend, Council is constrained by 'cost to the ratepayers' and compromise is reached which has less than ideal environmental results.

My submission is;

Policy 6a Delete.

Policy 6b Rewrite

Subdivision in the Rural Area that includes any area that is significant in terms of the criteria determining significance of indigenous biodiversity contained in the Waikato Regional Policy Statement shall;

- a) Ensure the indigenous biodiversity is able to be successfully managed, function ecologically and be self-sustaining in perpetuity; and*
- b) Protect the best biodiversity values of the site; and*
- c) Provide significant biodiversity gains for the site.*
- d) Ensure building platforms and on-site access is located outside the area/s of significant biodiversity and has no negative effect on that biodiversity.*
- e) Ensure the area of significant biodiversity is legally defined and protected in perpetuity by a QEII National Trust covenant, Council covenant or Nga Whenua Rahui kawenta.*

Additional :

The Proposed Plan does not identify and then state objectives and policies in either Part II or Part III for two highly important district wide issues.

1. STREAMS, RIVERS & HARBOURS – Pollution and siltation.

The issue of water quality and our communities' continuing use and enjoyment of the district's streams, rivers and harbours is certainly as important as the other issues identified in Part III. It deserves a well thought Background Statement, identification of the sub-issues and then clear objectives and policies. The Proposed Plan does contain rules regarding industrial activities and subdivision and other land disturbance activities to protect our water systems, but without an overview of purpose that objectives and policies would provide, these measures fall well short of providing comprehensive protection.

The Proposed Plan does not address a number of issues; for example, it is silent regarding nutrient runoff from farming and intensive farming (particularly dairy).

Almost all the district's settlements are on the coast and around a river or harbour. Runoff depositing silt and pollutants (including heavy metals) into rivers and harbours from the roads of these settlements is not mentioned or considered.

Harvesting forests can create severe soil disturbance. The Plan does not address the likely siltation that will result.

2. WILDING PINES.

The wilding pines that have spread throughout the Thames-Coromandel area significantly degrade the landscape values and ecological wellbeing of the district. Had previous District Plans and administrations acknowledged and addressed this issue, we would not have the high level of degradation that we have today, and if this Plan does nothing, the problem will continue to grow exponentially. The effect of wilding pines on landscape is well documented in the LA4 and Stephen Brown landscape studies, and in the assessments contained in those studies numerous areas have been prevented from being considered outstanding because of the presence of wilding pines.

In the past few years, almost all landscape reports for Resource Consent Applications for rural and coastal development of land with any natural cover have had to consider effects of the wildings on the land. The problem is wide spread and serious.

The District plan needs a considered Background Statement, a comprehensive list of sub-issues and clear objectives and policies. Identification of the problem in this way should lead to properly robust rules and possibly new and innovative solutions.

(Also; my submission Part VIII Zone rules Section 56.)

PART IV AREA ISSUES , OBJECTIVES & POLICIES

Submission – B.C.GRUBB

Section 24 Rural Area.

This submission is primarily concerned with my opposition to;

- The concept that subdivision and development is necessary for environmental gain.
- The necessity for a buffer zone between settlements and the Rural zone.
- Development that degrades landscapes.

I submit the following changes;

24.1 BACKGROUND

Delete last two sentences Para #2

24.2 ISSUES

3. Add *d) Remove the visual distinction between residential settlement and rural character, the precursor to eventual expansion of the settlement.*

24.3 OBJECTIVES & POLICIES

Policy 1c Delete.

Policy 4d Add c) Avoid ridgelines, hilltops and prominent landforms.

Policy 5a Replace *minimise* with *avoid*

Policy 6b Replace a) & b) with *be inconspicuous within the landscape.*

PART V SPECIAL PURPOSE PROVISIONS.

Submission – B.C.GRUBB.

Section 25 – Site Development Plans

25.3 -112 Sailors Grave Road

I am pleased that Plan Change 1 of the Operative Plan has been so faithfully carried through to the Proposed Plan.

I ask for two minor changes to the rewriting.

1. Rule 2.1(e) Insert 'all' before 'accessory buildings'.
I note the wording of 2.1(f)(xi), but feel this small change to 2.1(e) will properly emphasise this important aspect of the intent of Plan Change 1.
2. Rule 2.1(f) Change the title of the management plan to 'Ecological Restoration & Landscape Management Plan' to properly define its purpose.

47 Pumpkin Hill Road (Lot 1 DPS 17790) - Structure Plan 346.3

This Structure Plan was approved in 1998 with the purpose of limiting development on this block to no more than eight lots. Subdivision consent was granted in 2012 for the creation of eight lots in two stages.

This subdivision consent contains no condition preventing further subdivision. Such a condition is not necessary while the Structure Plan is part of the District Plan, but with the Structure Plan not included in the Proposed Plan, this block with its Coastal Living zoning becomes open to quite intense further development that would be quite inappropriate.

To continue the protection that the Structure Plan intended I submit that;

Either –

The Structure Plan for Lot 1 DPS 17790 is included in the Proposed Plan and in the same format as it is in the Operative Plan

Or –

Zoning of Lot 1 DPS 17790 is changed to Rural.

Or –

Structure Plan is included in Proposed Plan **and** Zoning is changed to Rural.

(Also see our Planning Maps submission)

Other Structure Plans of the Operative Plan.

The Structure Plan for 47 Pumpkin Hill Road is not the only Structure Plan of the Operative Plan that has not been carried through to the Proposed Plan. The decisions to not include these Plans in the Proposed Plan have been made without public notification or consultation.

My particular interest is in my local area and I have not investigated the Structure Plans of other parts of the district. However I think it possible that there could other situations like 47 Pumpkin Hill Rd where a non-inclusion could lead to opportunity for inappropriate development. There may be other submitters who have not noticed non-inclusions and who have local knowledge and interest. My following submission will provide opportunity for them to cross-submit if they have concerns.

I submit that all Structure Plans of the Operative Plan be included without change in the Proposed Plan.

PART VI OVERLAY RULES

Submission – B.C.GRUBB.

Section 29 – Biodiversity Overlay

I submit that the following additions and changes be made;

29.1 BACKGROUND.

Para #3 Delete 2nd and 3rd sentences.

29.3 PERMITTED ACTIVITIES

In the headings of Rule 2 and Rule 3, add (*Rural & Rural Lifestyle Zones*) after Rural Area.

Rule 3

i) add *with a maximum cleared width of 3.5m* after the word *driveway*.

j) rewrite *it is for survey work, tracks or fencing with a maximum cleared width of 1.5m, or for an existing formed road with 1m clearance on either side;*

Section 32 – Landscape and Natural Character Overlay

32.4 OUTSTANDING LANDSCAPE OVERLAY ASSESSMENT STANDARDS

I submit that standards of Table 1 be reconsidered and added to.

2. Maximum wall reflectivity. How does this 30% compare with the glass reflective value ?

3. Maximum roof reflectivity. ditto

4. Addridgeline, *as viewed from any public viewing point*.

5. Glass reflective value. I ask for a review of Council's policy on glass reflectivity (regarding all zone rules) and make the following comments;

a) Double glazed clear glass has a reflective value of around 14%. A requirement of no more than 10% means all housing would have to have tinted glass on all windows in the Outstanding Landscape overlay.

b) The reflection from window glass is only an issue for windows facing east and west where the rising and setting sun is low enough for light to be directly reflected back. South facing windows have no light to reflect, and for the north, the sun is high and light is reflected down.

6. All other building components be non-reflective. (eg. joinery, chrome balustrades etc.)

7. All colours are of black-grey tones and blend with the colours of the landscape.

I submit the following changes to Table 2.

2. a) add *as viewed from any public viewing point*.

b) replace *not highly visible* with *inconspicuous*. (See 9.3 Policy 1b (a))

c) delete *mitigated*

e) delete

32.7 NATURAL CHARACTER OVERLAY RULES

I submit that overlay rule 5 apply to the One Dwelling per Lot activity in areas of Natural Character.

PART VII DISTRICT WIDE RULES

Submission – B.C.GRUBB

Section 38 Subdivision

I submit the following changes;

38.5 RESTRICTED DISCRETIONARY ACTIVITIES.

Rule 8 Subdivision Creating one or more conservation lots

1. Change *restricted discretionary activity* to *discretionary activity that will be publicly notified*

Add further provisions;

- *that the site is not already subject to a QEII covenant, Council covenant or Nga Whenua Rahui kawenta.*
- *that the area/feature/biodiversity is not already reasonably protected by other provisions of the Regional or District Plans*
- *that the biodiversity of the area is not already being managed by any agency or community group.*
- *that the area is not capable of a reasonable level of self restoration without intervention.*
- *that subdivision is the only practical means of achieving significant ecological gain.*

38.6 DISCRETIONARY ACTIVITIES.

Rule 10 Subdivision for Environmental Benefit Lots.

1a) Add further provisions as above.

Priority Locations as shown in Fig 1 (page 282) are shown as an overlay on planning maps.

PART VIII ZONE RULES.

Submission – B.C.GRUBB.

I make the following submission to;

Section 56 Rural Zone 56.4 Permitted Activities**Section 57 Rural Residential Zone 57.4 Permitted Activities****Afforestation Rule 11.**

1. (a) Standards in Table 6 seem irrelevant to forestry.
- (b) Support
- (c) Support i), ii), iii), iv), v) and add
 - vi) provides for the removal of all trees of the plantation species (whether planted or self-seeded) within the Table 4 setbacks before they reach 3m in height.
- (d) Oppose. Will support if wording restricted to 'It meets the setback standards in Table 4'.

I submit that the following to be added.....

(e) Prior to the afforestation starting, a plan by a suitably qualified forester/ecologist is submitted for the ongoing felling or removal of self-seeded trees of the plantation species on neighbouring public reserves and roads, Conservation zoned land, Significant Natural Areas and land with overlays of Natural Character or Outstanding Landscape or Amenity Landscape. The Plan must determine wind conditions and exposed take off sites on the land, the likely seed spread and the areas of neighbouring land to be subject to the plan. The Plan must require;

- i) Trees on road reserves or recreation reserves be felled and removed.
- ii) Felling to avoid or minimise damage to native climax species and native fauna.
- iii) Felling or removal to first occur no later than 8 years after planting of the forest, and then tri-annually until 3 years after the forest is harvested.

Council may require independent peer review of the plan at the forest owner's expense.

Council will require independent inspections at the forest owner's expense to ensure felling/removal has been adequately completed in the areas and at the times the plan requires.

2. Support; providing the following is added; 'Afforestation in the Coastal Environment is a non-complying activity'.
3. Support; providing matter 4 (a),(b),(c),(e) is added and matter 11 is deleted (not relevant).

I submit that the following to be added.....

4. Any harvesting of afforestation is a **permitted activity** provided,
 - i) No soil disturbance occurs within 5m of any waterway or waterbody.
 - ii) A management plan is submitted and implemented that ensures all silt and sediment resulting from the harvesting remains on the site and does not enter any waterway or waterbody.

This submission also applies to.....

Section 43 Conservation Zone Rule 9
 Section 50 Open Space Zone Rule 8 ?
 Section 53 Recreation Passive Zone Rule 8

PLANNING MAPS.

Submission B.C.GRUBB

MAP 24C - Overlays.

1. I submit that all land on this map from the Coastal Environment Line to the sea be classified as either Outstanding Landscape or Natural Character or both.

My reasons are as follows;

(a) The Coastal Environment Line on this map is the ridgeline which defines the visual upper limit of the TeKaro Bay landscape. As is the case in many parts of the Coromandel, the landform defines the area of Coastal Environment and thus the Coastal Environment and the land form are a one entity.

(b) Part II Section 7 of the Proposed Plan details Background, Issues and Objectives for The Coastal Environment but the policies and overlay rules that can realise the Coastal Environment objectives are found in the Landscape and Natural Character sections of the plan. To realise the Coastal Environment Objectives for this area, all the land has to have either Outstanding Landscape or Natural Character (or both) designations.

(c) There have been changes to the Natural Character of this area since the Stephen Brown Landscape Assessment determined classification. Predator control by landowners and community groups has allowed remarkable regeneration of the natural forest. In particular, all land west of Sailors Grave Road now has bush mature enough to deserve Natural Character designation.

(d) The Reichmuth block (Lot 1 DP 17790) pine plantation on the ridgeline corner of Sailors Grave Road and Pumpkin Hill Road has been harvested and removed. The wilding pines on the upper half of the Satoma Block (Lot4 DP345000) have been felled. The presence of these plantation and wilding pines degraded the landscape so much that Stephen Brown had to deny this land Outstanding Landscape status. Now that they are gone, I submit that this area be reclassified.

(e) The consent for the first stage (the area of the removed pine plantation) of the subdivision of the Reichmuth land requires weed control and extensive replanting. I anticipate that with Council enforcement and monitoring of the replanting, and the continuing growth of natives that were well established on the edges of the plantation, a naturalness will return to the site within the 8 years anticipated by the landscape architect. I submit that it is now appropriate for this area to be included in the Outstanding Landscape area to give maximum protection and incentive for this re-establishment of indigenous forest. The rest of the Reichmuth land deserves Outstanding Landscape status too. It also has a replanting plan which will complement the extensive planting undertaken by the owner over many years.

2. I submit that the Site Development Plan line of the Satoma block (Lot 4 DP345000) be extended to include the adjacent Reichmuth block (Lot 1 DP 17790).

(See my PART V submission)

MAP 24C Zones.

The Reichmuth Block (Lot 1 DP 17790) stretching from Pumpkin Hill Road to the sea is the only area on this map with Coastal Living zoning. I submit that this zoning is inappropriate.

I present the following reasons;

(a) The Operative District Plan shows this block is subject to a Structure Plan which restricts development to no more than eight lots. This Structure Plan is not included in the Proposed

Plan and thus the restriction to no more than eight lots is removed. Subdivision consent has been approved to create eight lots in two stages. This consent does not contain any condition prohibiting further subdivision.

(b) Coastal Living zoning provides for subdivision down to a minimum lot size of 1000m² creating opportunity for subdivision which would be inappropriate.

(c) Minimum lot size in the Rural Zone is 20Ha with the creation of smaller lots being a non-complying activity. Rural zoning would prevent further subdivision.

(d) All of the property is within the Coastal Environment.

(e) The property is surrounded on all sides by Rural zoned land.

(f) All surrounding land below the Pumpkin Hill Road ridge line has Natural Character overlay and on the seaward side, Outstanding Landscape overlay.

(g) All of the block is visible from the TeKaro Bay Beach and other TeKaro Bay public viewing points. Public perception is that it is an integral part of the TeKaro Bay landscape.

I submit that the block be zoned Rural.

MAP 24D Zones.

I submit that the proposed Coastal Living Zoning for the area shown on this map is inappropriate for this area and for the subject land. My reasons are;

(a) The area is fundamentally rural in character and despite the housing already there, remains pretty much in keeping with the rural land that surrounds it.

(b) The land is wholly in the Coastal Environment.

(c) The land slopes steeply to the sea with small flat/flatish areas towards or on the ridge. Most of the present housing is clustered here. Further development is likely to create further building sites on these flat areas exacerbating the cluster effect.

(d) The proposed Coastal Living zoning allows for minimum lot size of 1000m² and the prospect of further development that could be inappropriate.

(e) The area is surrounded by Rural or Passive Recreation zoned land.

(f) Rural zoning of the area would be a barrier to further development.

I submit that this area be rezoned Rural.

MAP 19A Zones.

I submit that the Rural Lifestyle Zone at the entrance to Hahei is inappropriate because;

(a) At present there is a very clear defining of the Hahei settlement. Jackson Place provides a clear boundary between residential and rural. Rural Lifestyle development would blur this separation. This very obvious visual boundary gives Hahei a particular and special character.

(b) Rural Lifestyle zoning could be a precursor to more intense development.

(c) There are already numerous smallish blocks (zoned Rural) in the area that provide opportunity for rural-lifestyle living. Is there any proven need for more ?

I submit that this area be zoned Rural.

Sent: Thursday, 13 March 2014 10:22:31 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Jennifer Annan

Address

62 Stottholm Rd, Titirangi
Auckland 0604
New Zealand

[Map It](#)

Phone

0274817116

Email

jennifer.annan74@gmail.com

My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

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

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

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

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

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

My further comments:

I support the Thames-Coromandel communities in their fight to retain the land in the way they feel it is ecologically and environmentally sustainable. This generation has no right to take the rights of future generations away.

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,

Jennifer Annan

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) COLIN EDWARD DASH

or Organisation (if relevant) _____

Email Address ASDASH@IHUG.CO.NZ

Postal Address 114 MAUI POMARE ROAD, NIKAU VALLEY
PARAPARAUMU 5032

Phone no.
include area code 04 297 2816

Mobile no. 021 262 2781

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)

CLAUSE 38.6, RULE 10, 1c REFERENCE TO
MINIMUM LOT SIZE

(* PLANNING MAP 19A PART IV)

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 LARGE MINIMUM LOT SIZE WOULD NOT SUIT
MANY WOULD-BE RESIDENTS

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

REDUCE THE MINIMUM LOT SIZE TO PERHAPS
2000 - 2500 m²

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 C. E. Deed Date 13/03/2014

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



Submission on proposed district plan

To Thames Coromandel District Council

Submitter :-Colin Dash

My submission relates to the proposed zone change to two lots at Hahei. These lots are at 94 and 111 Hahei beach Road and have been referred to locally as 'the hundred acres'.

I have had an association with Hahei since 1973 and have seen the local community change from a mainly farming community, with just a few Baches, to what we have at present. A dense cluster of houses trying to be near the beach or, for a few, to get a view of the sea.

In my opinion the development of Hahei has suffered from the lack of an appropriate overall plan and that's why there are now problems with managing the influx of visitors, traffic, effluent disposal etc..

Despite the problems Hahei is still a popular place for active retired folk to settle and currently there is a lack of opportunity for new homes.

History has shown us that trying to stop progress will inevitably fail and that will apply similarly in Hahei.

The next significant phase of development for Hahei will be the 'hundred acres'. I support the inclusion of this land to be zoned 'rural lifestyle' but feel strongly that this land could include a residential lot sized development.

An opportunity is currently available to both the district authority and the local community to make this area an asset to Hahei as a whole and a great place to build a new home. Hopefully this opportunity will not be lost through the parochial view of a vocal minority.

I wish to be heard in support of my submission.



Colin Dash

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)	Paula Marie Hull and Paula Marie Hull	
or Organisation (if relevant)		
Email Address	jphull@nettel.net.nz	
Postal Address	51 Parker Lane RD2 Buckland Rukerohu	
Phone no. <small>include area code</small>	09 2388978	Mobile no. 021 2774444

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

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

PRIVACY ACT 1993

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



Your Submission

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

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

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

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

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

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

Proposed District Plan Hearing

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

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

Signature of submitter  Date 13/03/14

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

Trade Competition

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

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

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

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

- a) adversely affects the environment; and ☐ 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

**Submission on the proposed Thames-Coromandel District Plan
Under Clause 6 of the First Schedule of the Resource Management Act 1991**

Dear Mayor Leach and TCDC councillors and Resource Consent Manager

We, Paula and John Hull, as Property Owners in the Thames-Coromandel District Council area, specifically Tairua absolutely OPPOSE the proposed changes to “Visitor Accommodation” as they relate to restrictions of visitor numbers to privately owned holiday homes

Our rates in the Coromandel are particularly high compared to our own property rates at our personal dwelling. Considering that our overall use of the property annually is very low compared to say, a permanent dweller, we do not get value for money. The new Rubbish System is practically useless for holiday home owners so we are unable to utilise this even. However the high costs of rates and other maintenance issues are offset by the small amount of money generated by renting our home out to likeminded people who wish to stay in our home and enjoy all that the Coromandel has to offer.

Our holiday home is one of a few in the Coromandel that offers accommodation to more than 10 people. We have more than adequate facilities with many beds, three toilets and bathrooms and two full kitchens and living areas. We have evacuation plans, fire extinguishers and smoke alarms etc. We rent our property out at peak times over the New Year holiday period and occasionally throughout the year – every cent earned goes back into the home to keep it maintained. We take no additional income from it at all.

Our holiday home is rented by people from many different walks of life. We have had church and religious groups, cultural and ethnic groups, university professors, family groups (often with family visiting from overseas), film directors, scientific groups, families holidaying together, elderly folk needing some time out – we have even had the organisers of a major Coromandel sporting event stay at our home! These people all desire our house because it is a private, spacious, more hospitable way to holiday/spend time together offering attributes that cannot be obtained by more expensive motel/hotel type accommodation. Additionally the traditional camping holiday is becoming rare on the Coromandel due to the reduction of camp sites available – former campground clientele appreciate our accommodation without the space and other restrictions of a campsite.

We have been renting our house for 8 years now. In this time we have had **NO COMPLAINTS** from our neighbours about any of our “tenants”. In fact our immediate neighbours so appreciate our holiday home setup they have rented it for their own families overflow! Our tenants have always been respectful of our neighbours. Actually we have more “issues” with cars, rubbish and noise from our permanently dwelling

neighbours... and their visitor numbers certainly swell to many many more than 6 per household in the summer!

To put things in perspective we had a total of approx 65 people stay for 30 nights at our house in the last calendar year. The environmental impact of having these people is minimal considering that the balance of the rest of the year the house is largely unoccupied as we are only there in weekends and occasionally in the school holidays. Assuming these people would spend say, an average each of \$80 - \$100 per night for accommodation, eating out, groceries, fuel and tourism, then that is a reasonable input back into our local community. In my dealings with these people **most of them do not want to specifically go to the Coromandel to holiday – they just want a property to accommodate their group** which leads us to believe that they will just go elsewhere in NZ if the Coromandel cannot cater to their needs.

The rent we would receive for accommodating 6 people would be minimal (and every other holiday home would be offering the same quantity of guests) therefore our potential to gain income would be drastically reduced to the point where it would become uneconomical to own the property anymore. **THE ONLY REASON WE OWN OUR HOLIDAY HOME IS BECAUSE IT PAYS FOR ITSELF.** Our holiday home does not generate enough income to justify applying for Resource Consents or paying for an on-site manager (which is a ridiculous proposal considering that residents who permanently rent houses are not required to have an onsite manager!).

Owning properties in the Coromandel would become undesirable as the potential rent from a property is always a consideration when purchasing. The Coromandel housing market is barely recovering from the Economic decline – do we need another blow like this to the market?

Why is the TCDC apparently intent on **REDUCING** tourism and visitor numbers to the Coromandel? We as holiday home owners love our little piece of the Coromandel but are deeply saddened by TCDCs repeated efforts to discourage visitors from sharing it with us. First we had the debacle with requiring boat owners to pay for parking at boat ramps (which created a huge public backlash), then we have the restriction and rigid policing of the camper vans overnight stays (resulting in ongoing expensive legal procedures) again scaring away visitors to our region (who are happy to travel elsewhere in our beautiful country and stay away from this region rather than face the wrath of a misguided council – this particularly relates to domestic camper van owners) and the requirement for visitors to now pay to park at Hot Water Beach (creating yet more disgruntled tourists and domestic holiday makers). Now we have this attempt to undermine homeowners ability and rights to share their basically unused holiday homes with others and in the process generating a small amount of income to pay for the houses upkeep.

- **PLEASE LEAVE OUR HOLIDAY HOMES ALONE**
- **THEY GENERATE INCOME FROM VISITORS**

- **THE INCOME WE RECEIVE GOES BACK TO YOU IN RATES AND THE LOCAL ECONOMY**
- **LETS NOT DAMAGE THE COROMANDELS REPUTATION AS A PRIME TOURIST DESTINATION ANY MORE THAN IT ALREADY HAS**
- **LETS MAKE OUR VISITORS FEEL WELCOME, NOT EXCLUDED**

We ask that you please read our submission and those from other home owners facing the same situation and don't penalise us because we want to own a small piece of paradise.

Yours faithfully

Paula and John Hull
51 Parker Lane
RD2 Buckland
Pukekohe
jphull@nettel.net.nz
021 2774444
0923 88978

Sent: Thursday, 13 March 2014 10:58:56 p.m.

To: TCDC General Mail Address

CC: Stephen Nathan

Subject: Draft District Plan objection

FROM:

879 Tuatawa Road
Little Bay
Coromandel
Mail Address: Box 47, Colville, Coromandel.
(UK)
Tel 07 866 6883 (NZ)

Email: colleentoomey1@gmail.com

FAO District Plan Manager
Thames-Coromandel District Council
Draft District Plan
Private Bag THAMES 3540
Coromandel
New Zealand

By email:
customer.services@tcdc.govt.nz

13 March 2014

Dear Sir/Madam

OBJECTIONS TO THE DRAFT DISTRICT PLAN

Letter of Objection to the Draft District Plan

We bought just under 5 hectare of land covered mostly in native in north Coromandel because we loved the natural beauty of the surrounding native bush and sea. It is a lifetime's dream come true. My late father brought me up to learn the names of native plants, to respect and love the bush. He inspired us to fulfil this dream and his legacy lives on through our son, who has a great love of and respect for our land and the surrounding land overlooking Waikawau Bay. Which has one of the most beautiful views in north Coromandel. I can't imagine my life without this.

These proposed plans will fundamentally change this area of outstanding natural beauty, which people come from far and wide to enjoy. I beg you not to sacrifice that. Please consider the conservation of this beautiful place when making this decision. Conservation is not just something that Kiwi's think is important but comes down to the very core of who we are. People come and go but this precious land covered in regenerating native bush should be there to stay. We are merely the caretakers, and if we're lucky, share it with future generations, in the hope they do the same.

I wish to object to the proposals in the draft District Plan in relation to the area of Little Bay (Appendix Maps 7 and 7A). I wish to be heard at the public hearings either personally or by a representative.

I oppose on the following grounds:

- (i) The published plans Nos 7 and 7A on TCDC's website relating to Waikawau Bay and Little Bay are confused, confusing and misleading because they do not properly or accurately disclose the various overlays to which TCDC propose, in reality, to subject the area around Little Bay.

- (ii) TCDC has failed to give any, or any proper, consideration to this area under the relevant legislation, as required by law.
- (iii) The designation of “Coastal Environment” in the draft District Plan is confused, imprecise and unclear, because the draft District Plan fails to specify exactly how it affects the planning considerations set out in the proposed District Plan.
- (iv) The proposed Natural Landscape Overlay in respect of most of this area is inappropriate and wrong. Most of it should be designated instead as Outstanding Landscape so as to protect outstanding landscape and seascape views of Waikawau Bay and undeveloped areas of regenerated native bush.
- (v) The areas at 879 Tuatewa Road (Lot No. DPS 14618) which are proposed to be designated only as Amenity Landscape are also wrongly designated; they should not be designated with any overlay at all (other than Coastal Environment). Also and in any event, the specific areas proposed to be designated as only subject to the Amenity landscape Overlay need to be enlarged so as to correspond with [our](#) existing use.
- (vi) The proposed restrictions on managing land with indigenous vegetation and on harvesting timber and firewood are wholly unjustified and wrong and do not properly respect existing user of property, as required by law.

Yours sincerely,

Colleen Toomey

Sent from my iPad

This email has been scanned by Blackstone's Hosted Email Security.

Sent: Thursday, 13 March 2014 11:00:22 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Kate Mitcalfe

Address

242 Queens Drive, Lyall Bay
Wellington 6022
New Zealand

[Map It](#)

Phone

043874934

Email

kmitcalfe@yahoo.co.nz

My submission is:

My partner and I both grew up in Coromandel town and we return there regularly with our own three children to visit family living in Coromandel, Thames and Waihi, and enjoy the natural environment that we still hold so dear.

It was growing up in Coromandel that led me to study ecology, botany, law and Maori studies at University and then go on to practice environmental law. It was also growing up in the Coromandel that now sees me camping at Stony Bay each summer with my children, enjoying and appreciating the spectacular Moehau, the clean, nourishing river and the wonderful sweeping bay. The kaka and other birds make great camp companions!

In order to protect the outstanding landscapes and ecology of the Coromandel Peninsula and for the benefit of communities and future generations, the Proposed District Plan needs to be strengthened to better control Mining Activities. Mining has the potential to undermine the local economy (largely reliant on primary production and tourism), the health and wellbeing of the community and the unique natural environment of the Coromandel.

Given the potential impact of mining on our unique environment, I oppose any part of the Proposed District Plan which allows Mining Activities, including underground mining, in any part of the District. In particular, I request the following amendments to the Proposed District Plan:

- Prohibit all Mining Activities in Outstanding Natural Landscape, Natural Character and Amenity Landscape Overlays.
- Amend the Objectives and Policies section to better reflect community and biodiversity values as set out in the Waikato Regional Policy Statement, the Resource Management Act and Hauraki Gulf Marine Park Act.
- Amend the Coastal Environment Overlay to include a rule prohibiting all mining activities.
- 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.

Any further relief to make it clear that all Mining Activities, including prospecting and exploration, are Prohibited in all zones (including overlays).

I would like to speak to my submission.

- Yes

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

- Yes

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

Yours sincerely,

Kate Mitcalfe

Date

13/03/2014

Sent: Friday, 14 March 2014 6:53:13 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Fiona McLaughlin

Address

28 Law Street, Torbay
Auckland 0630
New Zealand
[Map It](#)

Phone

094733779

Email

Stories@xtra.co.nz

My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

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

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

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

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

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

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,

Fiona McLaughlin

Date

14/03/2014

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR
POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

Clause 6 of First Schedule, Resource Management Act 1991

To: Thames-Coromandel District Council

Name of submitter: Barbara Beate Ingrid Needham (BBIN)

Address for service: c/- Tony Banbrook
Barrister
6th Floor, West Plaza Building,
1-3 Albert Street,
P.O. Box 105 870
Auckland 1143.

Scope of submission

1. This is a submission in support of the submission made by Pauanui Dream Estate Ltd. (PDEL) on the proposed Thames-Coromandel District Council Proposed District Plan (**TCDC PDP**). It concerns the provisions in the TCDC PDP that affect lot 206 DP 375136, 996 Hikuai Settlement Road.

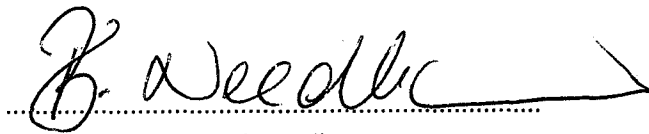
Relief sought

2. BBIN seeks the following decision from the Thames-Coromandel District Council:
 - a. Rezone that part of lot 206 DP 375136; 996 Hikuai Settlement Road, that is zoned Rural Lifestyle to a combination of Residential, Rural, and Open Space zone (or other appropriate zone applied to the network of esplanade and other reserves) in accordance with PPC6. Adopt the layout of zones requested in PPC6.
 - b. Retain the subdivision and land use provisions of the Residential zone that apply to the lots that gain frontage to Panorama Parade.
 - c. Amend the boundary of the coastal environment overlay so it aligns with the other zones and overlays applying to lot 206 DP 375136, 996 Hikuai Settlement Road, and reduce the area of the PDEL site that it covers.
 - d. Amend the location and extent of the amenity landscape overlay on lot 206 DP 375136, 996 Hikuai Settlement Road, so that it applies only to those elevated parts of the site that are zoned Rural in accordance with PPC6. Retain the provisions of the amenity landscape overlay that limit the scope of regulation of tree planting to forestry activities as defined, and do not regulate the planting of indigenous vegetation including trees for amenity purposes.
 - e. Amend the location and extent of the natural character overlay on lot 206 DP 375136, 996 Hikuai Settlement Road, so it does not apply to those parts of the site

zoned Residential in accordance with PPC6. Apply the natural character overlay to those parts of this site indicated in PPC6 to be set aside as a network of esplanade and other reserves.

- f. Delete the location, extent, and rules attaching to the environmental benefit subdivision notation on lot 206 DP 375136, 996 Hikuai Settlement Road, and in particular the related provisions in section 38.6 Rule 10, so none of these provisions apply to the site when it is rezoned in accordance with PPC6. In the event the site is not zoned in accordance with PPC6, retain the provisions.
 - g. Apply a structure plan to lot 206 DP 375136, 996 Hikuai Settlement Road in accordance with the definition of structure plan and the structure plan rules, to provide for the subdivision and development of the site in accordance with PPC6. Include a walkway along the elevated (rear) part of the site, as indicated in the background studies for the area.
 - h. Amend the definition of accessory building to remove the limitation to applying only to residential buildings.
 - i. Retain the definition of afforestation, ensuring that if it is amended those amendments do not change the exemption for land that is currently in forestry.
 - j. Retain the definition of enhancement.
 - k. Retain the definition of forestry, ensuring that if it is amended those amendments do not change the exemption for planting indigenous vegetation including trees for biodiversity or amenity purposes.
 - l. Retain the definition of structure plan, and the techniques that flow from it.
 - m. Any similar or consequential amendments to the TCDC PDP to give effect to this submission.
3. BBIN seeks to ensure that the provisions of the TCDC PDP raised by this submission:
 - a. Address the relevant provisions in section 5-8 of the Resource Management Act 1991 (RMA);
 - b. Implement the statutory tests in section 32 and the requirements in the First Schedule RMA;
 - c. Address relevant statutory functions of the consent authority and the related statutory requirements for the TCDC PDP;
 - d. Address the considerations identified by the Environment Court for planning instruments in decisions such as the Long Bay-Okura Great Park Society Inc. v North Shore City Council (and subsequent case law); and
 - e. Avoid, remedy or mitigate the relevant and identified environmental effects.
 4. BBIN wishes to be heard in support of its submission.
 5. If others make a similar submission, BBIN would be prepared to consider presenting a joint case at any hearing.
 6. BBIN could not gain an advantage in trade competition through this submission.
 7. BBIN is 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.

Signed

A handwritten signature in black ink, appearing to read 'B. Needham', written over a horizontal dotted line. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Barbara Beate Ingrid Needham

Dated this 10th day of March, 2014.

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR
POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

Clause 6 of First Schedule, Resource Management Act 1991

To: Thames-Coromandel District Council

Name of submitter: Gregory Abe Needham (GAN)

Address for service: c/- Tony Banbrook
Barrister
6th Floor, West Plaza Building,
1-3 Albert Street,
P.O. Box 105 870
Auckland 1143.

Scope of submission

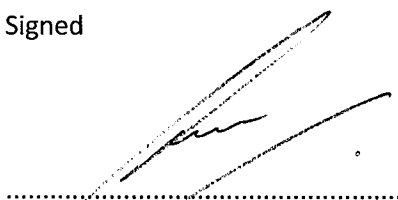
1. This is a submission in support of the submission made by Pauanui Dream Estate Ltd. (PDEL) (attached) on the proposed Thames-Coromandel District Council Proposed District Plan (TCDC PDP). It concerns the provisions in the TCDC PDP that affect lot 206 DP 375136, 996 Hikuai Settlement Road.

Relief sought

2. GAN seeks the following decision from the Thames-Coromandel District Council:
 - a. Rezone that part of lot 206 DP 375136; 996 Hikuai Settlement Road, that is zoned Rural Lifestyle to a combination of Residential, Rural, and Open Space zone (or other appropriate zone applied to the network of esplanade and other reserves) in accordance with PPC6. Adopt the layout of zones requested in PPC6.
 - b. Retain the subdivision and land use provisions of the Residential zone that apply to the lots that gain frontage to Panorama Parade.
 - c. Amend the boundary of the coastal environment overlay so it aligns with the other zones and overlays applying to lot 206 DP 375136, 996 Hikuai Settlement Road, and reduce the area of the PDEL site that it covers.
 - d. Amend the location and extent of the amenity landscape overlay on lot 206 DP 375136, 996 Hikuai Settlement Road, so that it applies only to those elevated parts of the site that are zoned Rural in accordance with PPC6. Retain the provisions of the amenity landscape overlay that limit the scope of regulation of tree planting to forestry activities as defined, and do not regulate the planting of indigenous vegetation including trees for amenity purposes.
 - e. Amend the location and extent of the natural character overlay on lot 206 DP 375136, 996 Hikuai Settlement Road, so it does not apply to those parts of the site zoned Residential in accordance with PPC6. Apply the natural character overlay to those parts of this site indicated in PPC6 to be set aside as a network of esplanade and other reserves.

- f. Delete the location, extent, and rules attaching to the environmental benefit subdivision notation on lot 206 DP 375136, 996 Hikuai Settlement Road, and in particular the related provisions in section 38.6 Rule 10, so none of these provisions apply to the site when it is rezoned in accordance with PPC6. In the event the site is not zoned in accordance with PPC6, retain the provisions.
 - g. Apply a structure plan to lot 206 DP 375136, 996 Hikuai Settlement Road in accordance with the definition of structure plan and the structure plan rules, to provide for the subdivision and development of the site in accordance with PPC6. Include a walkway along the elevated (rear) part of the site, as indicated in the background studies for the area.
 - h. Amend the definition of accessory building to remove the limitation to applying only to residential buildings.
 - i. Retain the definition of afforestation, ensuring that if it is amended those amendments do not change the exemption for land that is currently in forestry.
 - j. Retain the definition of enhancement.
 - k. Retain the definition of forestry, ensuring that if it is amended those amendments do not change the exemption for planting indigenous vegetation including trees for biodiversity or amenity purposes.
 - l. Retain the definition of structure plan, and the techniques that flow from it.
 - m. Any similar or consequential amendments to the TCDC PDP to give effect to this submission.
3. GAN seeks to ensure that the provisions of the TCDC PDP raised by this submission:
 - a. Address the relevant provisions in section 5-8 of the Resource Management Act 1991 (RMA);
 - b. Implement the statutory tests in section 32 and the requirements in the First Schedule RMA;
 - c. Address relevant statutory functions of the consent authority and the related statutory requirements for the TCDC PDP;
 - d. Address the considerations identified by the Environment Court for planning instruments in decisions such as the Long Bay-Okura Great Park Society Inc. v North Shore City Council (and subsequent case law); and
 - e. Avoid, remedy or mitigate the relevant and identified environmental effects.
 4. GAN wishes to be heard in support of its submission.
 5. If others make a similar submission, GAN would be prepared to consider presenting a joint case at any hearing.
 6. GAN could not gain an advantage in trade competition through this submission.
 7. GAN is 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.

Signed



.....

Gregory Abe Needham

Dated this 12th day of March, 2014.

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR
POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

Clause 6 of First Schedule, Resource Management Act 1991

To: Thames-Coromandel District Council

Name of submitter: Pauanui Mountain Estate Limited (PMEL)

Address for service: c/- Paul Wilson
Dawsons Lawyers
371 Te Raku Drive
East Tamaki
P.O. Box 38143
Howick
Auckland .

Scope of submission

1. This is a submission in support of the submission made by Pauanui Dream Estate Ltd. (PDEL) (attached) on the proposed Thames-Coromandel District Council Proposed District Plan (TCDC PDP). It concerns the provisions in the TCDC PDP that affect lot 206 DP 375136, 996 Hikuai Settlement Road.


Relief sought

2. PMEL seeks the following decision from the Thames-Coromandel District Council:
 - a. Rezone that part of lot 206 DP 375136; 996 Hikuai Settlement Road, that is zoned Rural Lifestyle to a combination of Residential, Rural, and Open Space zone (or other appropriate zone applied to the network of esplanade and other reserves) in accordance with PPC6. Adopt the layout of zones requested in PPC6.
 - b. Retain the subdivision and land use provisions of the Residential zone that apply to the lots that gain frontage to Panorama Parade.
 - c. Amend the boundary of the coastal environment overlay so it aligns with the other zones and overlays applying to lot 206 DP 375136, 996 Hikuai Settlement Road, and reduce the area of the PDEL site that it covers.
 - d. Amend the location and extent of the amenity landscape overlay on lot 206 DP 375136, 996 Hikuai Settlement Road, so that it applies only to those elevated parts of the site that are zoned Rural in accordance with PPC6. Retain the provisions of the amenity landscape overlay that limit the scope of regulation of tree planting to forestry activities as defined, and do not regulate the planting of indigenous vegetation including trees for amenity purposes.
 - e. Amend the location and extent of the natural character overlay on lot 206 DP 375136, 996 Hikuai Settlement Road, so it does not apply to those parts of the site zoned Residential in accordance with PPC6. Apply the natural character overlay to

those parts of this site indicated in PPC6 to be set aside as a network of esplanade and other reserves.

- f. Delete the location, extent, and rules attaching to the environmental benefit subdivision notation on lot 206 DP 375136, 996 Hikuai Settlement Road, and in particular the related provisions in section 38.6 Rule 10, so none of these provisions apply to the site when it is rezoned in accordance with PPC6. In the event the site is not zoned in accordance with PPC6, retain the provisions.
 - g. Apply a structure plan to lot 206 DP 375136, 996 Hikuai Settlement Road in accordance with the definition of structure plan and the structure plan rules, to provide for the subdivision and development of the site in accordance with PPC6. Include a walkway along the elevated (rear) part of the site, as indicated in the background studies for the area.
 - h. Amend the definition of accessory building to remove the limitation to applying only to residential buildings.
 - i. Retain the definition of afforestation, ensuring that if it is amended those amendments do not change the exemption for land that is currently in forestry.
 - j. Retain the definition of enhancement.
 - k. Retain the definition of forestry, ensuring that if it is amended those amendments do not change the exemption for planting indigenous vegetation including trees for biodiversity or amenity purposes.
 - l. Retain the definition of structure plan, and the techniques that flow from it.
 - m. Any similar or consequential amendments to the TCDC PDP to give effect to this submission.
3. PMEL seeks to ensure that the provisions of the TCDC PDP raised by this submission:
 - a. Address the relevant provisions in section 5-8 of the Resource Management Act 1991 (RMA);
 - b. Implement the statutory tests in section 32 and the requirements in the First Schedule RMA;
 - c. Address relevant statutory functions of the consent authority and the related statutory requirements for the TCDC PDP;
 - d. Address the considerations identified by the Environment Court for planning instruments in decisions such as the Long Bay-Okura Great Park Society Inc. v North Shore City Council (and subsequent case law); and
 - e. Avoid, remedy or mitigate the relevant and identified environmental effects.
 4. PMEL wishes to be heard in support of its submission.
 5. If others make a similar submission, PMEL would be prepared to consider presenting a joint case at any hearing.
 6. PMEL could not gain an advantage in trade competition through this submission.
 7. PMEL is 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.

Signed

A handwritten signature in black ink, appearing to read 'Gregory Abe Needham', is written over a horizontal dotted line.

Gregory Abe Needham

Director

Dated this 12th day of March, 2014.

SUBMISSION TO THE THAMES COROMANDEL DISTRICT COUNCIL ON THE PROPOSED DISTRICT PLAN 2013

Submitted by –

Christine Vickerman
10 Elliot Rd
RD 4
Paeroa
Ph. 078624919 / 0210557847

Email – seehigh@slingshot.co.nz

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

PART 1 - General Concern regarding the whole PDP

I object to the Proposed District Plan (PDP) in its entirety for the following reasons, which will be further identified in this submission:-

1. The RMA defines the Environment, to include people and communities, and economic, social, cultural conditions (in addition to aesthetic). The PDP fails to provide for the social, economic and cultural well-being of the people it affects, as it is supposed to – Section 5 RMA 1991. My family has been farming and caring for the land for 5 generations. There is in me – and in other farming families around the Coromandel Peninsula - a very strong social and cultural connection with the land, based on independence, responsibility, and good stewardship. The TCDC has not acknowledged this cultural connection, nor sought to work with it in trying to meet its obligations under the RMA.
2. The PDP places an undue burden of cost on a small minority (primarily rural landowners). The combination of many layers of rules/restrictions, and overly complex and expensive requirements for resource consents, is causing huge stress for many people at this time.
3. The PDP fails to consider private property rights. Section 85 RMA - reasonable use lost either directly through prohibitive rules, or indirectly through imposing prohibitive costs on consents and compliance.

S62 of the New Zealand Biosecurity Act which states, that “...each proposed rule would not trespass unduly on the rights of individuals”.

4. Lack of evidence for stated issues in our District. Extent of overlays is unjustified and inconsistent, and the process of identifying overlay boundaries is flawed. Interpretation of what is “outstanding” and what is “significant” is disputed. There is a complex and flawed system of rules being proposed, with no hard evidence of an actual problem.
5. Methodology of addressing stated issues (ie. through Rules) is in many situations counter-productive and is more likely to have the opposite effect eg. Indigenous vegetation, biodiversity. My personal experience confirms this.

Note NZ National Biosecurity Strategy 2000, Principle 5, which states, inter alia, that “Respect for property rights, as well as their scope and associated responsibilities is essential to ensure a collaborative partnership is developed between resource owners and users and public agencies to sustain and conserve biodiversity.”

Under the Heading of Protection of Ecosystems and Habitats in The New Zealand National Biosecurity Strategy 2000 which states that “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 the scale that would be necessary. Securing the willing and active participation of landowners is therefore pivotal to sustaining indigenous biodiversity on private land.”

PART 2 - Particular Components of the PDP that I either oppose or support are as follows (requested change is noted as a bullet point):

Section3-Definitions

1. There is no definition for the terms Ecosystem, Use, Development or Landscape. There is also no definition for “values” as applied to cultural values, historic heritage values, coastal values and others. “Values” is a subjective term unless it is defined.
 - Add a definition for these terms.
 - Either delete the word “values” or provide a clear definition so everyone knows what those values are.

2. Land Disturbance - I support in part in that it includes the statement that archaeological and Maori Cultural Sites (see also No.3 below) must be identified in the Plan. This is a positive definition which should be carried through into any Policies or Rules comments that you make on other applicable sections of the PDP because it provides certainty for all owners.
 - All references to archaeological sites and sites of significance to Maori apply only to those identified in the PDP.
3. Maori Cultural Site – I oppose this term. It should be reworded in order to be in line with RMA and WRC.
 - Amend to “Site of Significance to Maori”. Amendment required wherever this appears throughout the PDP.
4. Sustainable Use – I oppose in part. Cutting of manuka/kanuka firewood should not apply to Sustainable Use nor be subject to a resource consent.
 - Delete reference to cutting of manuka/kanuka for firewood from this definition.

Section 4: Information Requirements for Resource Consents

Overall, requirements for resource consents are lengthy and onerous, particularly for relatively minor activities. This places an unnecessary burden of time and cost on landowners that would often be prohibitive.

- Ensure activities are Permitted where possible, with or without conditions.
- 4.5.3 & 4.5.4 - Professional Reports –“may” be required – this creates a high cost and uncertainty for the consent applicant. Requirements must be consistent with the RMA, which does not stipulate professional reports may be required. The issue is the level of information required not who should provide it. The word “may” is open to abuse. Resource consent application requirements should be only those required by the RMA 1991 (Schedule 4).
- Delete the requirement for professional reports.
 - Delete any requirements that are not a requirement of the RMA.

Section 5: Cross-boundary matters

- 5.1 I oppose Para 2 last sentence – “Management of land use in the catchments that drain to the Park is important for reducing degradation of the Hauraki Gulf”. The effect of land use on the Hauraki Gulf Marine Park is assumed, not based on data or factual information. Is the Park degrading, if so which areas and why? What other factors may contribute to degradation (eg. Boating, urban activities)? What kind of land use – residential, industrial?

- Delete this sentence.

5.2.4 – I support this clause. Duplication of roles and rules should be avoided.

- Retain.

5.3.3 – I support in part. There should be acknowledgement that the potential for unique issues/needs of the District may not be well catered for in a Regional Plan. I support the District Council taking up opportunities to transfer current Regional Council functions to the District Council.

- Add "...in particular the transfer of functions from Regional Council to the District Council".

5.3.11 – I support in part. The phrase "through controls on land use" is inappropriate at this level as this has not been established/proven or detailed re what is required.

- Delete "through controls on land use".
- reword to reflect the importance of the Hauraki Gulf to the District and working with the HG Forum, to ensure TCDC has a strong voice.

5.4.3 – Biodiversity – I support in part. However the last sentence is unnecessary. Council cannot assume this will continue for the life of this Plan.

- Delete last sentence.

Section 6- Biodiversity

I oppose this entire section for the following reasons:

- 1) There is a lack of factual information in relation to biodiversity. Is the problem real? There is no analysis of the extent of biodiversity loss or gain on the Coromandel Peninsula.
- 2) There is no account taken of biodiversity gain. Over the course of my lifetime I have observed huge areas of land revert to native bush on the Coromandel Peninsula. Many landowners, myself included, have been (up until now) actively involved in planting native trees and setting aside areas for regeneration. I note a speech by the Hon Dr Nick Smith on 29/01/2014 stating there has been a slight increase in the area of indigenous forest in NZ since 2000 (www.doc.govt.nz). Section 32 Part IV A p.5 notes "Indigenous biodiversity in the District is improving, (but) largely because of the goodwill of landowners and community groups...".
- 3) There is no account of one third of the land already being protected in DOC estate, including large chunks of coastal land.
- 4) Council's obligations to the RPS may be more than met.

- 5) Council should recognise in the plan the cultural tradition and rights of property ownership and the stewardship of the land by owners, which is recognised by Government in the Biodiversity Strategy as the best starting point for the protection of biodiversity. Planning constraints undermines that and is counterproductive. Refer S62 Biosecurity Act, S85 RMA, National Biosecurity Strategy 2000.

6.2.1- I oppose the judgmental nature of this clause. It is a sweeping statement which is not universally true.

- Delete clause, or add the word “may” before “contribute”.

6.2.2 - I strongly oppose this clause. “Poor land management practices” is a subjective value judgement being applied with no context. Farmland must be preserved for farming, including allowing stock to access bush for shelter. In fact the indigenous vegetation has been encroaching into farmland in many situations and it is possible that actually what is needed is more clearance of bush not less.

- Delete this clause

6.3 - Appropriateness of the policies depend on the definitions of “use” and “development”.

6.3.1a and 6.3.1e – too directive for “use” as applied to existing farmland.

- “Shall” and “will” should be replaced with “should” - 1a) and 1e).

Policy 1a d) – “Buffers” render even more land unusable for private property owners and should not be included in the PDP. This violates “reasonable use” rights and amounts to confiscation of land.

- delete this clause.

6.3.1d – unnecessary – covered by 1b

- delete policy

6.4 – I support non-regulatory methods. Eg. Education, encouraging voluntary measures. This is known to be the most effective way of engaging land-owners in biodiversity enhancement. There needs to be much more work done in this area in order to gain ongoing landowner support.

- retain and strengthen this Methodology.

Section 7 – Coastal Environment

Part II-Section 7.3-Objectives and Policies

7.1.1 & 7.1.3 – The Coastal Environment boundary line appears inconsistent and arbitrary. The process of identifying where this line should be needs more transparency. It must be reworked in order to do justice to the issues it is trying to address eg. Why are residential areas omitted when these place particular pressures on the coastal environment, much more so than rural areas? Why are some residential areas omitted when others are not? Refer Section 32 document, Part IIIA, Section 9.

7.1.3 – these assessment criteria do not consistently reflect the line on the maps. Some components are subjective, eg. a “practical and reasonable approach”. In whose opinion?

- Review the process and the outcome of identifying the Coastal Environment Line to ensure it is consistent throughout the District, and one group (eg. Farmers) is not singled out to bear the full responsibility for caring for the Coastal environment.

7.1.2 - I support the acknowledgment of the social, economic and cultural well-being of people in the coastal environment, as well as the importance of industries such as farming and aquaculture. These industries are sensitive to financial and planning constraints and must not be unduly hampered.

- Retain this clause, and strengthen to ensure these values are carried over into issues (7.2), objectives and policies (7.3).

7.3 Objective 1 – I support in part with the following revisions -

- Add a clause providing for ongoing economic development.
- 3rd point – reword to be consistent with Section 6e RMA. It is not helpful or accurate to use this Coastal Environment line to identify which areas Maori have a special relationship with.
- Delete last point – historic heritage values. Different issue from the coastal environment.

Section 8-Historic Heritage

The term “Maori Cultural Sites” in the PDP is not consistent with Section 6(e) of the RMA. The term “Sites of significance to Maori” would be more appropriate, and is consistent also with the Regional Policy Statement.

- Delete the term “Maori Cultural Sites” from the PDP and replace with the term “sites of significance to Maori” throughout.

8.1.1 I support the inclusion of a Schedule in the PDP in order to identify the “sites of significance to Maori”.

I oppose the allowance for some sites to be kept “secret”. All landowners and affected parties must have transparency - there cannot be any circumstance where owners have identifiably significant sites withheld or hidden from them.

- Sites must be identifiably significant in order to be included in the schedule.
- If the “25 archaeological sites” referred to from the RPS are intended to be covered by Rules in this Plan then include them in the Schedule in Appendix 1B, to ensure clarity and transparency for all.
- Policies and Rules in this Plan must only be applied to the sites identified in the PDP Appendix 1B. Other sites are covered by the “accidental discovery protocol”.

8.2 – Issues. The cost of assessment as well as protecting and preserving archaeological sites can be huge. The PDP assumes that owners of the land these sites are on will pay all costs, and yet these are “matters of national significance”. Is that fair?

- Add an issue acknowledging the economic impact of requirements related to historic heritage.
- Add a clause stating no charge will be applied to a resource consent applicant or land-owner for archaeological and/or cultural assessments.

8.3 - Objective 2, 2a and 2b – This should only apply to the most significant identified sites. It is unclear what is expected here, and it should not impinge on private property rights.

- Delete or clarify.

8.4.2 – Non-Regulatory methods – Sites for acknowledgement and protection in the Plan should be those of “significance”. I contend that these sites would be known by all concerned if they are significant and worthy of protection (all others are covered by the accidental discovery protocol).

- delete this clause.

Section 9 - Landscape and Natural Character

9.1 and 9.1.1 - I disagree with the extent of identification of areas of outstanding landscapes, amenity landscapes and high natural character, as shown on the Maps. Where is the evidence that these areas need more protection than they have had in the past? The process is flawed and subject to personal

opinion and bias (9.1.1 & 9.1.2 – “people’s perceptions” of landscapes). It is concerning to see large areas of private land labelled “outstanding landscape”, with the tight constraints being applied to these areas in the Rules sections. There are also many inaccuracies – eg. A stand of pine trees on our property that has been mapped as Natural Character. The PDP relies heavily on these overlays and yet the areas have not been assessed on the ground, creating a “guilty until proved innocent” situation for landowners. There are also serious inconsistencies on the maps – some identical areas are labelled outstanding or amenity and others not.

- Review and revise the overlays.
- Reserve the label “outstanding landscape” for truly significant (iconic) and unique areas eg. Cathedral Cove, New Chums Beach, Moehau mountain.

9.1.3 – Amenity landscapes – essentially means the area is “nice” or “beautiful”.

Again this is very subjective and must be treated with a low level of seriousness. It should not in any way impact the use of the land or costs on landowners. Amenity can be applied to all aspects of our landscape, including residential/urban areas, not just rural. It begs the question whether it is appropriate to have an overlay for amenity at all, given there are plenty of other protections for natural character, biodiversity etc.

- delete 2nd paragraph – very wordy and unnecessary, covered by other paragraphs.
- Consider removing the Amenity Landscape overlay altogether.

9.1.4 – Natural Character

9.1.4, para 2 – I support in part. Areas of low or modified natural character should not being included on overlay maps. Otherwise the restriction on land use that is already modified is too costly. However there are large areas of land captured in the Natural Character overlay on the maps, which has been modified to a greater or lesser degree.

- Review and revise the interpretation of “high” vs “modified” Natural Character. Section 32 Part IV A does not appear to address this.

9.2 – Issues

9.2.1g – “Inappropriate” is based on opinion, subjective.

- delete this clause, it is well covered by the others.

9.2 – there is no consideration of the burden on landowners who face severe restrictions on the use of their land, and the costs related to resource consents and associated requirements.

- there is no consideration of the effect on property values and resale opportunities for landowners with overlays on their property.
- there is no account taken of the economic benefits of land use (products and employment) and loss of production due to land being “locked up”.

- Add an Issue no.3 to address these matters.

9.3.1d – this is covered by other policies.

- delete

9.3.2a – I oppose the assumption that presence of human activity (ie. buildings) detracts from the amenity of an area. In many cases amenity is enhanced by contrasts, colour and creativity. Human activity should not be “invisible”.

- delete points g), h) and i) from this section.

9.3 – Natural Character Overlay. Where is there a directive to Council to “enhance” natural character? Section 6 RMA states it should be “preserved” but doesn’t require enhancement. By nature most landowners will do this anyway.

- Delete references to enhancement.

9.3.3a – I oppose this policy. Some of these activities are necessary and should not be restricted. They are covered by 9.3.3b. For example stock access to bush areas is imperative in some situations eg. farmland that is exposed to coastal storms/wind.

- delete

9.3.3c – Sentence does not make sense.

- delete last part of sentence – “with adverse effects on Natural Character”.

9.3.3d – I strongly oppose this policy. It is too directive for working environments especially livestock farming. Measures listed must only ever be via a voluntary non-statutory process, otherwise it is an imposed “covenant” by Council on land that they do not own, and contravenes reasonable use of private land.

- Replace “shall be promoted” with “should be encouraged”.
- 9.3.3d c) – delete. This does not need any encouragement, and detracts from the open space features.

9.3.4 - Objective 4 – Natural Character outside Natural Character overlay.

Natural character areas are covered in the overlay. Areas not in the overlay are covered in their underlying zone. All land has some element of natural character. This section is unnecessary.

9.3.4a – What are significant adverse effects and how is it different from areas within the Natural character overlay?

9.3.4b – as above for Policy 3d. Stock access must be catered for in farmland where desired for animal wellbeing. Same goes for access to water ways for drystock in remote areas.

- delete Objective 4 and its policies.

Section 10 – Natural Hazards

10.3.1c and 1d – A dwelling in an already built up area should not be treated differently from pre-existing buildings. Building a dwelling on a pre-existing section should be as of right – as a permitted activity. Otherwise it renders the property unusable, and violates reasonable use rights.

- Reword or add a caveat to provide for building on existing sections.

10.3.1e – Agree.

10.3.1h – I oppose this clause. Each risk should be evaluated separately.

- Delete.

10.3.4d – I oppose this clause. These areas may be left alone if the landowner chooses to.

- Delete.

10.4 – I support these methods.

Section 11 – Significant Trees

11.2.2 – I agree with the acknowledgement of private property rights. I support restricting this section to those of particular significance. Other trees not on the Significant Tree Schedule should be managed by landowners as permitted activities.

11.3.1c and 2b – I support these policies. If financial incentives are considered for protection of a single tree, then the same principle must apply to all PDP

policies that place a financial burden on landowners eg. Biodiversity, Natural Character.

- Extend the same consideration for private property rights including financial incentives to all PDP policies (especially those of national importance) that place a financial burden on landowners eg. Biodiversity, Natural Character.

Section 14 – Mining Activities

14.2 Issues – There is enormous economic potential of allowing and supporting responsible mining activities, which has not been acknowledged in the PDP.

- Add an issue to this effect.

14.3 Objective 1b – I fully support this objective.

14.3 Policy 1a – Allowance should be made to consider mining in any overlay area, including Outstanding Landscape (especially if the current maps are retained), if it is justified and managed appropriately.

- add “remedy or mitigate” after “avoid”.

14.3 Policy 4a – I support in part, however where economic gain is significant it may be justified to manage the impact on a historic site.

- Change “shall” to “should”.

Section 15- Settlement Development and Growth

I support policies that encourage economic growth and employment.

I oppose policies that attempt to prescribe where people should live and be “clumped” together.

15.3.3a – I oppose the policy of discouraging development in the Coastal Environment. If development in any area meets other requirements already covered in overlays or zones, then they should be allowed. This is more than covered by Policy 3c.

- delete

15.3.5e – this is repetition, the issue of historic heritage is well covered in that section.

- delete

15.3.7d – I oppose this policy. Whether land is 5m above sea level or 10 or 15m does not make a lot of difference in the face of a tsunami

- Delete.

15.3.10 - I oppose this section in its entirety. It is overly prescriptive. The content appears to be originating from the Coromandel Peninsula Blueprint and/or Local Area Blueprint documents. These documents have not been subjected to a statutory consultative process nor formally adopted. Until such a process has been completed, it does not have any validity. Section 32 (Part IIIA Section4) discussion on this does not give satisfactory justification and appears to be including the Blueprint content without calling it that. Furthermore, local communities have not been consulted or involved in nominating how their locality should or should not develop.

There is no such place as “Moehau Peninsula” - this term does not belong in a statutory document.

- Delete this Objective and all its policies.

Section 17 Tangata Whenua

17.1- I support the importance of promoting the historical and cultural relationship of tangata whenua with their ancestral lands. I also support the resolution of Treaty of Waitangi settlement issues. However Treaty of Waitangi settlement issues should be dealt with outside of the management of private property.

- Kaitiakitanga should be integrated into Council (Regional and District) processes. I oppose policy that creates a system of “dual governance”, requiring two sets of rules and two sets of consents.

– Land use and development should not be required to express the values of one particular ethnic group over another. Rather it should reflect the values and qualities inherent in the local environment and community. Depending on the scale and location of the use or development, this could include values of Maori, European settlers, or others as appropriate. We should celebrate diverse cultures, as well as the special relationship of Maori and Pakeha due to the Treaty of Waitangi.

- Objectives and policies will avoid duplication of consent processes, and will protect the rights of private property owners.
- delete 17.1.3. It is covered in other sections including 17.1.5.

17.2.1 – This reads more like a policy than an issue and is covered in other policies.

- Delete 17.2.1

17.3 Objective 1 – it is unclear in this objective and its policies, what is “appropriate” or expected in relation to use and development on private land. Landowners have a cultural and traditional right to non-interference with land management.

- Reword, or add an Issue under 17.2 to acknowledge the rights of owners of private property.

17.3 Objective 2, Policy 2a – I support the historical and cultural relationship of tangata whenua with their ancestral lands. However I oppose this objective and its policy. It is covered in other sections. The Coastal Environment overlay is not the same as Maori ancestral lands and should not be used as such. Council must take care not to develop a “dual governance” system (as opposed to “co-governance”).

17.3 Objective 3 – I support cultural and social benefits for Maori on Maori land.

Section 24 – Rural Area Issues

24.3.1e – I support, Council must provide for industry and harbour development.

24.3.5b – I oppose. Clearance of indigenous vegetation is addressed under Biodiversity, and should be neither encouraged or discouraged in the Coastal Environment. Property owners must be able to cut their own trees for their own personal firewood as a permitted activity.

- Delete

24.3.7a – I oppose this as being too restrictive. There may well be locations within the Coastal Environment overlay where new residential development can occur without any impact on the open, unspoilt character.

- Delete Objective 7 and Policies 7a and 7b. They are unnecessary and well covered by other policies and rules.

Section 29 Biodiversity

29.1 - I oppose paragraph 2. The WRC SNA maps are inaccurate and flawed. An ecologist is not required under the RMA, and only adds unnecessary cost to the consent applicant. This factor alone could violate reasonable use rights on the basis of cost.

- Delete this paragraph.
- Delete references to the use of an ecologist, including 29.5 Tables 1 and 2.

29.3.3.1 – I support in part. These provisions must remain permitted activities for the reasonable use of private property.

- Retain these provisions (3.1 a) - l)) as Permitted Activities in both the Rural Zone and the Coastal Environment overlay.
- 29.3.3.1j) – Add the provision for clearing up to 2m from a fenceline for maintenance (as per current District Plan). Access with a tractor or bulldozer may be necessary.

29.3.3.1- I object to the lack of provision for landowners to cut indigenous vegetation for firewood for their own personal use as a Permitted Activity. This is a basic component of reasonable use of private property, to provide for cooking, heating water, and heating homes. No evidence has been given to justify the need to take away this basic right.

- Reinstate cutting of indigenous vegetation for firewood for personal use as a permitted activity.

29.5 Table 1 No. 1 & Table 2 no. 1b) – I oppose the requirement for an ecologist, as above.

- Delete these sections.

Section 31 Historic Heritage

31.4.2 - In the event of accidental discovery, the owner, Iwi representative and the Police can decide what has been found, what is its significance and what needs to be done. An archaeologist is not required.

The PDP cannot require the presence of an archaeologist as it may contravene Section 18 (3) of the Historic Places Act, which states that “No archaeological investigation shall be carried out under this section except with the consent of the owner and occupier of the land on which the site is situated.....”.

There is a significant cost of overly onerous requirements. Costs of any such visits/assessments should be self-funded, not at the cost of the land-owner. There would be much greater cooperation if this was the case.

- Amend 31.4.2.c) – delete “Notify the NZHPT Area Archaeologist”
- Delete 4.2 d)
- Delete or modify 4.2 e) and g).
- Add a clause stating that the costs related to any assessments required must be paid for by the party requiring them, and not charged to the land-owner or consent applicant.

Sub-section 31.4.4

31.4.4a) and b) - Use of the word “values” is too loose.

- replace with concrete factual terms.

31.4.4d) – A “specialist” is unnecessary. This point is too vague – when is it applicable? What specialist?

- Delete.

31.4.4e) – delete rest of sentence after the words “NZHPT or tangata whenua”. Council should not prescribe what should, if anything, come out of such consultations.

Section 32-Landscape and Natural Character Overlay

32.3 – Outstanding Landscape

32.3.5 – I oppose this rule. One dwelling per lot should be permitted (or no more than controlled). This is a violation of private property rights and reasonable use, and undermines property values. Property owners must have an absolute right to build a dwelling on a title of land.

- Amend to ensure one dwelling per lot is a permitted activity (or no more than controlled).

32.3.5.1a) – this is too restrictive and interfering in people’s private lives. No need to prescribe size of house.

- delete

32.3.7 – The activities listed may be appropriate in some situations. Some land may be required for electricity, phone lines, masts etc. Mining may be justified. 2+ dwellings should be considered. They may be restricted according to the extent of the environmental impact.

- change “non-complying” to Restricted Discretionary.

32.5 Amenity Landscape

32.5.10 – One Dwelling per lot – should be a Permitted Activity – in line with the underlying Zone. Beauty is subjective – nice to look at. There should not be any constraints on building based on “amenity”. Buildings actually often add to the amenity value.

- Change from Controlled to Permitted Activity.

- If it does remain Controlled – delete No. 4 in Table 3 – landscaping should be optional.

32.5.11 – Afforestation – this should be the owner's right.

Change from Restricted Discretionary to Controlled.

32.7 Natural Character Overlay

32.7.15.1– There needs to be provision for earthworks for forming farm tracks, and preparing fencelines as a Permitted activity. These are not “outstanding landscapes”, and provision for normal farming activity must be allowed for as “reasonable use”. In some cases there may be no other option but to form a farm track through an area of bush that has a Natural Character overlay placed on it. 10m³ is too low. Suggest up to 100m³.

- Add clause to allow formation of farm tracks and fencelines in areas of Natural Character in the Rural Zone as a Permitted Activity.
- Increase the volume allowance to 100m³.

32.7.15.2b) – Max. face height – 1.5m too low.

- Change to 3m as a more realistic maximum face height.

32.7.15.4 – there must be allowance for earthworks where it is required, especially in relation to access to property and normal farming operations.

- Change to restricted discretionary, not non-complying.

32.7.19 – it is unclear whether this rule covers building a dwelling. It is imperative that any title of land can have a dwelling built on it as of right.

- Add a separate rule allowing one dwelling per lot as a permitted (or controlled) activity.

32.8 Table 5 No. 5 – It is the owner's right to build a dwelling on their land.

- delete No. 5 from Table 5.

Section 37 – Mining activities

I support Council providing for mining activities, even in conservation land or Outstanding Landscapes, if this is economically valuable. Tailings storage could be discretionary or restricted discretionary, provided rehabilitation of the land is catered for. Modern mining practices can leave the land as good as or better than previously.

Prospecting should be a permitted activity.

Section 38 - Subdivision

38.6 – 1+ additional lots in Open Space or Rural Zones

- Rules 9 & 10 – should be restricted discretionary.

38.7 – Table 2

Table 2, 15b) – There is no justification for creating a 40m separation from DOC land and could be totally impractical in many cases.

- Delete.

38.7 - Table 3 No. 4a) – Buffer adjacent to DOC land of 25m is unjustified in the Rural zone. It should not be any different in the rural zone as residential zones.

- Change to a “buffer” of 5m for all zones.

38.7 - Table 4 No. 2 - some areas do not have access to these power and telecommunication services. Some people may choose to be off the grid.

- allow for off-the-grid options in the Rural zone

Section 41 Coastal Living Zone

41.2 – 4th bullet point – this is not a characteristic but a planning constraint.

- delete

41.2 - Last paragraph. There should not be any controls on colour, especially as existing properties do not have colour constraints. Colour is part of the charm of coastal settlements. The PDP should allow for variety and creativity.

- Delete this paragraph

41.9 Table 5 –

- No. 2 – Beachfront yard – allow for <7.5m as this may be too restrictive in some cases (suggest 5m).
- No. 9 – 30% site coverage too small if the section is <1000m².

Section 56 – Rural Zone

56.4.6.1 – Earthworks. I support the list of permitted activities listed, provided that 1h) allows for farming activities such as the forming of farm tracks and races, and earthworks related to fencing.

I support 1h) being a general allowance within the standards set out in Table 2 and thresholds in Table 3. The thresholds are fair. There is no need to control these thresholds any further since the WRC constraints are more limiting.

- Retain these provisions, including the provision for forming farm tracks and fencelines, in both the Rural Zone and Coastal Environment.
- Retain the use of the word “or” after each provision, including 1g).

56.4.12.1c – where is Table 9?

56.8 Table 6 – Conservation zone yard of 25m is unnecessary and unjustified.

- Change to 5m in line with residential areas (Same for 57.8 Table 6).

56.8 Table 7 and Table 8 no. 11– Council should not be dictating colours for buildings.

- Delete Table 7
- Delete Table 8 no. 11

Section 57 – Rural Lifestyle Zone

57.8 Table 6 no. 7– 10% maximum site coverage is too restrictive where lots are eg. 2000m². There is no functional need for such a severe restriction.

- Change to 30% maximum site coverage.

57.8 Table 7 - Council should not be dictating colours for buildings.

- Delete Table 7

Appendices

Appendix 1 Historic Heritage Schedule

Table 5 – The following buildings should **not** be included in the schedule for the following reasons:

- 170 - Old Kopu bridge – too expensive to maintain, is a liability (economic and health and safety) and should be demolished. I oppose any costs falling on Ratepayers for assessment, maintenance and repairs if it was retained.
- 172 – Station Hotel – nothing particularly special, it has been highly modified over the years. Places an unnecessary burden on the owner. This should not be in the schedule unless it is the wish of the current owner.

- 175,176 – there is nothing special or historic about these buildings, they are not well built and will also be a liability and should not be preserved for their own sake.
- 177 – former shop – no special historic features. Places an unnecessary burden on the owner. This should not be in the schedule unless it is the wish of the current owner.
- 178, 180, 181 – Various churches. Up to the respective churches/owners to decide what to do with these buildings. They need to be free to alter, demolish, rebuild if they so wish in order to meet the needs of their communities.
- 182 – Devcich Farm – this is not a building. This should not be in the schedule unless it is the wish of the current owner and the various building(s) are identified.

General Comment – No building in private ownership should be placed in the Historic Heritage Schedule without the agreement of the property owner.

Appendix 5 - Colour Palette

Council should not be prescribing what colours are allowed for buildings. Colour adds interest and variety and can add value to the “amenity” of the landscape. Generally property owners are careful in their choice of colour in order to maximise the value of their asset, and there is no justification for Council inflicting other’s opinions on what is desirable in terms of colour.

- Delete Appendix 5 and all references to prescribed colours for buildings throughout the PDP.

Signature of Submitter:

Date: 13/13/2014

