

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

Submission Form

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

Your submission can be:

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

Submitter Details

Full Name(s)	Neville Bowler and Maeve Fanning		
or Organisation (if relevant)			
Email Address	nevsrest@yahoo.co.nz		
Postal Address	11 Pongau Rd, 102 Nakan 2697		
Phone no. <small>include area code</small>	09 232 8968	Mobile no.	027 272 1331

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

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

PRIVACY ACT 1993

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Your Submission

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

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 M. J. [Signature] Date 12-3-14

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

Trade Competition

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

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

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

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

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

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Private Bag, 515 Mackay Street, Thames 3540
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11th March 2014

Dear Mayor Leach and TCDC Councilors,

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

Our names are Neville Bowler and Maeve Fleming, we own a holiday home in Pa Road, Hahei.

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

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

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

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

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

As Principal Relief

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

Or, in the alternative, if the principal relief in (1) above is not accepted

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

And, in relation to both (1) and (2) above

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

I look forward to your response.

Yours faithfully,

Neville R Bowler and Maeve Fleming.

Form 5 Submission on publicly notified Proposed District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Thames Coromandel District Council

Name of submitter:

This is a submission on the **THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):**
Notified on 13 December 2013

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

Objectives Policies & Rules relating to Matarangi Settlement, Matarangi Structure Plan, Matarangi Golf Course and the land containing Holes 1 & 2 in particular.

OUR SUBMISSION:

We **SUPPORT** the inclusion of the Matarangi Golf Course land and “greenkeepers hill” within the Open Space Zone.

We **SUPPORT** the extension of the Matarangi Structure Plan to include land containing holes 1 and 2 of the Golf Course.

We seek amendments to ensure the spit end zoned open space zone where land containing the Matarangi Golf Course lies outside the Structure Plan Area is maintained as open space, free of buildings and structures.

REASONS:

The development of Matarangi as a coastal settlement was based on retaining open space around clusters of residential development. The land currently containing the Matarangi Golf Course has been set aside as open space to delineate the residential clusters. It is appropriate that the Golf Course land including Holes 1 and 2 (Lot 36 DPS 72837) is zoned as open space. It is also appropriate that objectives policies and rules are in place to ensure that the open space is not compromised. The Structure Plan overlay with Open Space is an appropriate method for ensuring the golf course land is retained as open space.

DECISION SOUGHT

The Matarangi Structure Plan overlay is retained as the primary method of retaining open space qualities at Matarangi. Open space zone is applied to the entire golf course land and to greenkeeper’s hill.

The open space zone applies to the land currently occupied by golf course and golfing activities whether or not the land is retained as a golf course or for playing golf.

The Open Space Zone is retained as the appropriate zone to ensure golf course land provides the open space relief from buildings or structures between residential clusters to maintain natural values characteristics and attributes of the sand spit.

Objectives Rules and Open Space Zone Purpose and Description are amended to make clear that the open space zone has no development rights because all development rights have been transferred into the development clusters zoned residential commercial and industrial at Matarangi.

OUR SUBMISSION:

We Seek the following amendment to 27.3.1 Objective 1 to recognise that where open space is not currently accessible by the public for example the land containing holes 1 and 2 of the golf course it is to remain as open space because the development rights have been transferred to development cells.

DECISION SOUGHT

Delete Objective 1 and replace with the following:

“Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space.”

OUR SUBMISSION:

We Support the Amenity Landscape Overlay at Matarangi and seek an amendment to their boundaries to more consistently apply over length and depth of ocean beach.

The Amenity Landscape Overlay is inconsistently applied to ocean beach margins and spit end. The overlay needs to be extended to include all the land that meets the qualities the objectives and policies for Amenity Landscapes seek to protect. This includes the contribution to open space and natural values made by the land containing Holes 1 and 2 of the golf course.

DECISION SOUGHT

Extend the Amenity Landscape to cover Holes 1 and 2 (Lot 36 DPS 72837)

OUR SUBMISSION

We Support Part II Overlay Objectives & Policies Section : Section 7 Coastal Environment Objective 1 for subdivision use and development in the coastal environment with amendment to provide a new additional policy to ensure that where open space has been provided in exchange for subdivision and development opportunities, that open space is protected from future subdivision and development regardless of who owns the land.

Within the coastal environment new settlements such as Matarangi are established on the basis of identifying land for development and preserving land to provide open space free of buildings and structures so that the development is contained within cells or neighbourhoods separated by green belts.

This will ensure high level objectives and policies give effect to Policy 6 NZCPS (2010) and provide the framework for the Matarangi Structure Plan provisions that in turn lock in place the trade off for allowing development to occur in exchange for open space. This needs to be made transparent so that future developers do not double dip by expanding development into the green belt that has been set aside from development under the guise of consolidating development on an existing settlement.

DECISION SOUGHT

Add new to Section 7.3 a new Policy1a as follows:

Avoid buildings in structures in open space areas set aside to preserve natural attributes and contain development to clusters within settlements located in the coastal environment.

OUR SUBMISSION

We seek an amendment to 27.3.5 Matarangi Structure Plan Rules Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone containing the golf course at Matarangi.

DECISION SOUGHT

Add to Rule 1.1 c) the words “and the maximum number of buildings on the site shall not exceed 3.”

Amend the standard for site coverage in Rule 1.1 d) to “1% or 75m2 gross floor area whichever is the more restrictive”

Amend Rule 3 Subdivision in the Open Space Zone by adding a new proviso as follows:

“c) The new lots shall remain part of “site” for the purpose of applying 27.3.5 Rule 1.”

OUR SUBMISIUON

We seek a consequential decision to amend the definition of “site” in Part II Section 3 Definition to be in line with the definition for site in Operative District plan provision for development on the Matarangi Golf Course land.

DECISION SOUGHT

Add to definition of “site” the following: “ the Matarangi Golf Course on Lot 1 DPS 83350, Lot 36 DPS 72837, Part of Lot 19 DP 331131 & Lot 101 DP 365624, including the golf course club rooms which are restricted to Lot 1 DPS 83350.”

OUR SUBMISSION

We seek amendments to Section 50 Open Space Zone Description and Purpose to ensure the primary purpose of the zone is made clear for Matarangi.

DECISION SOUGHT

Add to Open Space Zone purpose at Matarangi the following words:

The primary purpose of the zone is to ensure:

- open space qualities are achieved and natural attributes are preserved,
 - open space zone applied to land in private ownership development rights identifies where development rights have been transferred out into the development cells or clusters
 - open space zone vested in Council is to be managed as open space free of buildings or community facilities. Buildings and structures required for recreation purposes are located within the Recreation Area or land specifically identified for the purpose at time of subdivision (eg tennis courts, skate park, emergency services, boat trailer parking etc)
-

OUR SUBMISSION

We seek consequential amendments or relief or such other relief that would meet the submitters concerns

DECISION SOUGHT

Any other consequential amendments or such other relief required to give effect to the submitters concerns.

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

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

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

Rod Inglis

Signed

Date

12/03/2014

Address for service of submitter:

2 Waitemata St
St Mary's Bay

Telephone:

Auckland

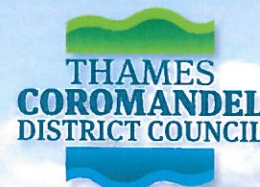
Email:

rod@woosh.com

Contact person:

Rod Inglis

Proposed Thames-Coromandel District Plan



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Submitter Details

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or Organisation (if relevant)		
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Your Submission

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

PART II - OVERLAY ISSUES, OBJECTIVES AND POLICIES - SECTION 7
PART VI - OVERLAY RULES SECTION 34
PLANNING MAPS - MAP 26C

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 ATTACHED SCHEDULE FOR DETAILS

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

PLEASE REFER TO ATTACHED SCHEDULE FOR DETAILS

Proposed District Plan Hearing

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

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

Signature of submitter  Date 12/3/14

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

Trade Competition

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Submission on the Proposed Thames-Coromandel District Plan

Submitters: William & Sophie Black

Date: 12 March 2014

As noted in the standard submission form the details of our submission are set out in this attachment.

We are property owners at 409 Thames Coast Road, Te Puru South. We have studied the Proposed District Plan (PDP) in some detail. We have very specific concerns in relation to Section 7 and Section 34 of the PDP, together with Map 26C, and we expand on these concerns below.

Section 7 of the PDP outlines how the Coastal Environment was determined and refers to the consolidation of "two pieces of work commissioned by the Council". The second of these reports (the Ecological Assessment of Natural Character Report (the EANCNCR) has been used to identify a Coastal Environment line. This line has very significant implications for property owners in Te Puru South, ie the area of Te Puru south of Sarjants Road. We have studied the report in some detail in order to satisfy ourselves as to the methodology of preparation, the merits of its conclusions and the underlying basis for determining the Coastal Environment line.

It appears that a number of very significant conclusions and decisions have been made as a result of the report but in doing so some fundamental matters have either been overlooked or ignored in the process. This has very significant negative implications for property owners in Te Puru South. We expand on these issues below.

Firstly, we note a very significant limitation in the scope and basis of preparation of the report. Page 1 of the report specifically highlights that the assessment was undertaken as a "desk-top" exercise. By its nature a desk-top exercise implies a high level review without going into specific detail. This is confirmed by the comments that follow on in the report which explain that field inspections were undertaken at a "selection of sites" only. Furthermore, the report states that mapping was standardised at a scale of 1:10,000 and that this reflects the "limitations of data and budget relevant to this study". While these limitations in scope may be understandable in the context of the exercise undertaken, the fact that the report has nevertheless been used to form the basis of the Coastal Environment line is very concerning. It appears that conclusions have been drawn and decisions made with clearly insufficient rigour, detail and full analysis of all of the relevant facts.

Secondly, the report goes on (at page 10) to specifically highlight that "due to the variable nature of natural and physical influences, determining a district wide coastal environment zone will inevitably involve some degree of subjective judgement". Again while this is understandable, our concern is that conclusions have been drawn and decisions have been made based on judgements that are insufficiently objective, leading to significant negative implications for property owners in Te Puru South.

Thirdly, we note (at page 31) the comment that while "the assessment has sought to use objective criteria, there are limitations imposed by the quality of available information for each ecosystem and

the assessment does involve a level of considered judgement". In addition the report repeats the reference to limitations in both the data and the budget relevant to the study. Furthermore, the report notes that "where inspections were undertaken there were instances where field access and inspection was not practical".

Putting all of the above facts together, which clearly demonstrate significant and material limitations in the basis of preparation of the report, we are very concerned that conclusions have been drawn and decisions made based on insufficient data, which are consequently wrong. This has a very negative impact for the owners of properties in Te Puru South.

Environment Court

Leaving aside the significant limitations and restrictions in the report preparation, we note that the report makes some further very relevant and pertinent observations, all of which appear to have been either overlooked or ignored. For example, at page 9 of the report, there are quotes from the Environment Court which, inter alia, refer to the fact that the coastal environment is not a "zone which might be readily identified by lines on a map". Furthermore the Court noted in that particular case that in defining the environment there will frequently be "grey areas and blurred edges". In another case, the Court highlighted that the coastal environment "will vary from place to place". The report also highlights that the Environment Court has generated a substantial amount of case law regarding the coastal environment and that this should provide guidance as to how it should be defined. Yet, this guidance appears to be subsequently either ignored or overlooked in determining the Coastal Environment line.

We also note that the report seems to focus far more on the East Coast of the Coromandel than it does on the West Coast. Throughout the report there are references to eleven East Coast beaches while we noted only one reference to a West coast beach. This East Coast focus is consistent with another report relied on by the Council and scheduled in the Council's "District Plan Review Project Background" material, being the November 2012 report entitled "Coromandel East Coast Beaches: Potential impact of Projected Project Climate Change on Coastal Erosion over the next Century and Review of associated Coastal Setback", prepared by Focus Resource Management Group. We note that both this report and the EANCRC report are prepared by Focus Resource Management Group. As a general observation there appears to be an over-emphasis on the East Coast to the exclusion of the West Coast, with the result that conclusions about the East Coast are in many respects being applied to the West Coast. This ignores the fact that the coastal environment is significantly different along the respective coasts. The West Coast, and as highlighted in this submission, Te Puru South in particular is being prejudiced as a result.

Experience of Te Puru South property owners

As has been previously noted in earlier submissions, many of the properties along the beach at Te Puru South have been in family ownership for decades, some approaching 100 years, others possibly longer. The actual experience of the property owners should be taken into consideration in determining coastal environment lines since this is by definition actual ground-truthing in practice. What is quite clear from the actual experience of our family and that of families around us is that Te Puru South beach is in fact building up rather than eroding over time. We understand that this may

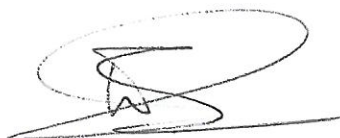
have to do with the fact that it is a delta. Looking at our actual experience of Te Puru South the sea level has only once in our families' collective memory ever flowed significantly onto the property.

Conclusions

Broadly mapping a line across a district is imprecise and gives rise to errors in its application. This is clearly acknowledged in the EANCRC report. Furthermore, as highlighted in this submission there are significant issues with the methodology and basis of preparation of the actual underlying reports on which the Council has relied. In addition, the findings of the Environment Court that the coastal environment "will vary from place to place" and that there are "grey areas and blurred edges" do not appear to have been adequately taken into account in determining the line. The comments in the EANCRC report that "determining a district wide coastal environment zone will inevitably involve some degree of subjective judgement" are concerning since this subjective judgement as applied in the PDP has very negative implications for property owners at Te Puru South.

Of further concern is the comment noted in the TCDC website under Frequently Asked Questions that "Coastal erosion risk information.....has been updated, refined and 'ground-truthed' to the point where we can now include it in the Plan". Put simply, in the case of Te Puru South, the coastal erosion risk information has not been ground- truthed and nor has it been refined to the point where it can be incorporated into the PDP with any degree of confidence.

Noting all of the above we feel very strongly that the overlay mapping as reflected in Map 26C and the Current Coastal Erosion Area needs to be revised and amended, together with necessary amendments to Sections 7 and 34 of the PDP so that the unique characteristics and environment of the Coromandel West Coast area of Te Puru South is properly taken into account and accurately reflected in the PDP and associated mapping. Not to do this and to simply apply what is proposed in the PDP ignores Section 62 of the New Zealand Biosecurity Act, ignores Principle 5 of the New Zealand National Biosecurity Strategy 2000, ignores the Environment Court rulings and as a consequence severely impacts on the rights of Te Puru South property owners, both now and in the future.



William Guy Black



Sophie Margaret Black

Proposed Thames-Coromandel District Plan



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Submitter Details

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

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

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

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Proposed District Plan Hearing

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

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

Signature of submitter Allen Walter Date 13/3/2014

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

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

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13 March 2014

Dear Mayor Leach and TCDC Councillors,

My name is Ellen Walter. I am a trustee of a family trust which owns a holiday home in Whangamata.

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

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

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

- Will have a negative impact on the potential income available from use of the holiday home – income which is used to offset expenses such as rates and maintenance.
- Could reduce the value of the property as holiday home ownership becomes less desirable in the Coromandel due to the limitations imposed on holiday rental.
- Will mean less choice for tourists wishing to stay in the Coromandel, resulting in fewer visitors to the region, impacting on Coromandel businesses.
- Will not change the amenity effects arising from holiday home usage on the Coromandel.

I urge you to reconsider these rules in your Draft Annual Plan for 2013/2014 and look to implement a system more like that used by Queenstown Lakes District Council that provides allowance for holiday homes to better distinguish them from true commercial accommodation.

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

As Principal Relief

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

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

(ii) Amend all references to the permitted activity conditions for Visitor Accommodation in the various zones throughout the Proposed Plan relating to "6 tariff-paid customers on-site at any one time" by changing these to "12 tariff-paid customers on-site at any one time".

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

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

I look forward to your response.

Ellen Walter

Thames – Coromandel Proposed District Plan
 Submission by:
 Graeme Harrison
 101 Tararu Road, Thames
 gsharrison@xtra.co.nz
 869 0609
 13 March 2014

THAMES-COROMANDEL
 DISTRICT COUNCIL

13 MAR 2014

RECEIVED BY:

4.30pm Tani

My submission is informed by my long residence in Thames (over 30 years) and my work with bees since the early 1980s on the west coast of the peninsula. Visiting my bee sites from Colville to Puriri, and years of tramping, has given me a solid knowledge of the west coast terrain. My work with Sea Scouts and the Coastguard, and my love of boating, has taught me about our amazing marine environment. Prior to becoming a beekeeper I worked for the Electricity Department and in the latter part of that career was an operator of the sub-station in Thames.

Firstly, I ask the Council to retain these sections.

- **Section 3: Definitions** Dwelling has been modified to include activities accessory to a dwelling, including beekeeping and having chickens and/or livestock, with management through Council Bylaws. There are no more healthy wild hives. Towns must encourage small-scale beekeeping (both honeybees and bumblebees) to pollinate vital fruit crops. Bees are also essential for clover, a necessary part of pastoral farming.
- **Section 54: Residential Zone Rule 5** A solar panel meeting the specified standards is permitted. I think any encouragement we can give to the use of alternative energy benefits our community.

Secondly, I ask that quarrying not be included as a part of mining in the plan.

Finally, I ask the Council to amend the Proposed District Plan to stop any further mining (mineral extraction) on the Peninsula.

I don't want to bore you with all the different sections that need to be changed. Just please add my voice to the call for an end to mining. I don't see any convincing evidence that recent mining on the peninsula has produced prosperity for the communities where it is happening. I frankly find the legacy of the tailings that we are leaving our children and grandchildren frightening and reckless.

This is not "our land" to exploit any way we see fit. Those attitudes went the way of kauri dams and cattle grazing on river banks. Guardianship or stewardship of this land requires us to find viable alternatives to mining to sustain ourselves.

- I don't want to speak to my submission.

Yours sincerely,


 Graeme Harrison

13-03-2014
 Date

Thames-Coromandel
District Council
Whangamata Service Centre

11 MAR 2014

RECEIVED BY:

P.O. BOX 20
WHANGAMATA

BRUCE SCOTT - ARCHITECTS (2007) LTD

PROPERTY DEVELOPMENT CONSULTANTS

Principal: Bruce Scott - Registered Architect

Phone / Fax 07/8657361

Mobile 021715419

email: bruce.scott1@vodafone.co.nz

PROPOSED THAMES-COROMANDEL DISTRICT PLAN SUBMISSION

SECTION REFERENCE:

Sections 44 & 54

We wish to present a submission objecting to the changes proposed to the above Sections 44 & 54

We refer more specifically to Sections 44.9 and 54.8 (Assessment Standards, Matters & Criteria) General standards (f).

SUBMISSION:

We oppose the proposal to reduce the allowed boundary wall height for garage / non-habitable room from the current District Plan allowed 3.0M x 6.6M long (Section 513.3) to a rule requiring the maximum height of 2.0M x 6.6M long

The current plan allows a property owner to build a garage / non-habitable building to 3.0M x 6.6M long which complies with the daylight recession plane rule of 3M & 45 deg. The provision over-rides the yard rule of 1.5M allowing the building to be built into the side yard (and 3.0M rear yard) without neighbour approval. It allows compliance with the over-riding daylighting rule and allows the side yard between a garage side wall and a fence that often becomes a "rubbish" storage area to be removed with the garage wall on the boundary.

We believe that this negates the opportunity to allow a property owner to build to the boundary to achieve a usable garage space with little or no effects on an adjoining neighbour while, of course, complying with the daylight recession rule of 3.0M & 45 deg. The provision only allows for the wall to be 6.6M long which in most cases is only a short length of a total boundary.

We do not require to be heard or to be included in a joint case of similar submissions.

REQUESTED OUTCOME

We request that the current District Plan rule Section 513.3 is incorporated into the proposed plan.

Bruce Scott Architects (2007) Ltd

per



10 March 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)	Robert Keith Baird		
or Organisation (if relevant)			
Email Address	bairdork@extra.co.nz		
Postal Address	16 Morley Rd, Waiuku		
Phone no. include area code	09 235 8884 (E)	Mobile no.	027 577 3429

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.



14th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Keith Baird and I own a holiday home in Oamaru Bay, Coromandel.

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

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

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

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

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

As Principal Relief

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

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

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

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

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

I look forward to your response.

Yours faithfully,



10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Daryl & Julie Osborne and I own a holiday home in Coromandel.

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

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

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

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

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

As Principal Relief

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

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

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

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

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

I look forward to your response.

Yours faithfully,




Sent: Thursday, 13 March 2014 9:45:39 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Anne Duncan

Address

126 Oratia Plc , Onemana
Whangamata 3691
New Zealand

[Map It](#)

Phone

07 8656456

Email

dunochs@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,

Anne Duncan

Date

13/03/2014

Submission on the Thames-Coromandel District Council

Proposed Thames-Coromandel District Plan 2014

By: Name/Organisation

Yvonne Thompson

Postal Address

16 GRAY AVE

KUAOTUNU R.D.2 WHITIANGA 3592

Email

drift_in @ dear.net.nz

Telephone

07-8664321



I am concerned that the Thames Coromandel District Council Proposed District Plan (PDP) **does not** adequately protect the Districts intrinsic values; these values, environmental, social and economic, are appreciated and enjoyed by residents and visitors alike.

As this plan is likely to have duration of in excess of 10 years, I think that it is **vital** that it provide appropriate protection of these values for future generations, and the Council is charged with this responsibility under the Resource Management Act 1991.

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

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

Section 37: I support the prohibited status for mining in parts of this section.

Exploration should not be a permitted activity. Council should extend the prohibited status to include all conservation, rural, residential and coastal areas for both surface and underground mining.

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

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

Additional comments:

What was fought for and gained 30 years ago should not now be up for grabs!

The environment has benefited from the no-mining decision made then so should not be squandered now.

Please complete:

- ☐ Y ☒ N I could gain an advantage in trade competition through this submission.
- ☐ Y ☒ N If you could gain an advantage in trade competition through this submission please complete the following:
- I am directly affected by an effect of the subject matter of the submission that –
- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition
- ☐ Y ☒ N If others make a similar submission, I will consider presenting a joint case with them at a hearing.
- ☐ Y ☒ N I wish to be heard in support of my submission
- ☒ Y ☐ N I am a resident or ratepayer in the Thames Coromandel District

SIGNED:

Yvonne Thompson

DATE:

11-03-14

Please post to: Thames-Coromandel District Council Proposed Thames-Coromandel District Plan Private Bag, Thames 3540 Attention: District Plan Manager **Don't forget - Submissions close 5pm March 14, 2014**

Sent: Thursday, 13 March 2014 9:46:07 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Suzanne Clegg

Address

11 Aileen Pl
Whangamata 3691
New Zealand

[Map It](#)

Phone

07 865 9100

Email

thephysio@midwinter.co.nz

My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

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

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

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

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

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

My further comments:

I am unhappy that some people are willing to risk everything that is special about our area so that we can sell 90% of the mined gold to India, most of which is used in dowries (figures quoted from Kit Wilson, Newmont Gold). It is clearly a ridiculous situation. No mining activities are safe. There are always tailings and they always need to be put somewhere. Nowhere is safe from potential earthquakes in New Zealand and, once our rivers are contaminated, we are in trouble.

Worried about jobs? There are other industries our town could sustain, which would encourage a more permanent resident population with negligible adverse effects on the environment. But to risk all we value for a few hundred transient jobs? I don't think so!

I would like to speak to my submission.

- No

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

- Yes

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

Yours sincerely,

Suzanne Clegg

Date

13/03/2014

Proposed Thames Coromandel District Plan

Submission by

Name: *Peter H. Wood.*
 Address: *690 Thames Coast Rd., Thames*
 Phone: *868 2262.* Email: *_____*



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.

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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.

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- I want the TCDC to remove the sentence: "The District has a long history of mining for gold and other minerals." (p73), and instead acknowledge that the Gold Mining boom lasted only 70 years, between 1860 and 1930, and was a small scale industry compared to the Mining Activities of today. *forest fires*
- I want the Plan to acknowledge the long term economic, social and environmental legacy and the detrimental effects of historical mining in the District.
- Of particular concern to me is the statement "The Plan includes provisions to enable the Council to take the presence of mineral resources into account when assessing proposals for the subdivision, use and development of land." (p73) Along with Section 14.2.2 this gives mining priority over other forms of development. I oppose Mining Activities having such a priority. I completely disagree with the intention of Section 14.2.2 and require this to be removed as it is unrepresentative of community values.
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In summary: I require the plan to be amended so that all mining activities are prohibited in all zones and overlays, or other such relief that has the same effect, and the language amended in Section 14 to accurately represent the history of mining and the opposition to it.

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My further comments:

*Mining produces toxic waste that is a long-term contaminant in the valued environment.
Gold mining is based on greed and finite resources and does not value schedule 4 land. The community must exclude mining clearly from schedule 4 land.*

☒ I would like to speak to my submission.

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

Yours sincerely,

Signature:

P. H. Wood

Date: *9-3-14*

Proposed Thames Coromandel District Plan

Submission by

Name: Ben Cleland

Address: 23 Dawson Street, Hamilton 3216

Phone: 07 8380748

Email: bencleland@gmail.com



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

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

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

My further comments:

I have read and understood and entirely agree with all the wording on this submission. Our family owns property on the peninsula. I have previously lived on the peninsula for 17 years. I have submitted to the Coromandel Peninsula Blueprint. I DO NOT BELIEVE THE Proposed District Plan FAIRLY REFLECTS THE MAJORITY OF THE PENINSULA'S RESIDENTS NOR VISITORS IN ITS LACK OF VALUE OF THE OUTSTANDING NATURE OF THE COROMANDEL PENINSULA.

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

Yours sincerely,

Signature: *B. Cleland*

Date: *12 March 2014*

THAMES-COROMANDEL
DISTRICT COUNCIL

13 MAR 2014

RECEIVED BY: *mi.*
3:19pm**Proposed Thames Coromandel District Plan****Submission by**

Name: *Tessa de la Rive Box*
 Address: *111 Hauraki Terrace, Thames*
 Phone: *8688296* Email: *tessiebox@hotmail.com*

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

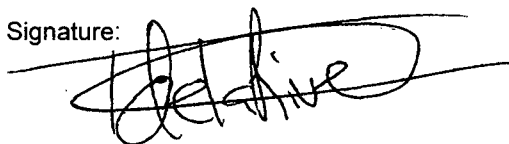
My further comments:

The council should work harder to attract tourism ~~has~~ as this is a long term, much more environmentally friendly and more profitable business

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

Yours sincerely,

Signature:



Date:

13/03/14

Proposed Thames Coromandel District Plan

THAMES-COROMANDEL
DISTRICT COUNCIL

Submission by

Name: PAULINE HAROLD

Address: 306 B KARAKA RD, THAMES 3500

Phone: 021 251 0369

Email: prharold@live.com

13 MAR 2014

RECEIVED BY: Tani.

2:21 pm

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

I oppose Section 37 - Mining Activities.

- Section 37.4 Note 1 fails to provide any rules for Underground Mining Activities in affected Zones outside the access zone.
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- I support Quarrying activities to be separated from Mining Activities to avoid confusion.

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

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

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

My further comments: I HAVE IN-DEPTH EXPERIENCE, FROM LIVING IN WAHITI, AS TO THE UNBALANCED REPRESENTATION^{AT}, BETWEEN THE MINING COMPANY (NEWMONT AT PRESENT), AND THE COMMUNITY. THE DISTRICT COUNCIL (HAURAKI), HAS BEEN A WEAK REPRESENTATION FOR THE INTERESTS OF AFFECTED RESIDENTS. STRONG SAFEGUARDS NEED TO BE IN PLACE, BECAUSE THE POWER OF THE MINING INDUSTRY, (CROWN MINERALS ACT), CREATES A 'DAVID & GOLIATH' SYNDROME.

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

Yours sincerely,

Signature:

P. Marshall

Date:

12/03/14

Proposed Thames Coromandel District Plan**Submission by**Name: **PAULINE HAROLD**Address: **306 B KARAKA RD**Phone: **021 251 0369**Email: **prharold@live.com****14 MAR 2014****RECEIVED BY:**
.....

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

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.

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I oppose Section 37 - Mining Activities.

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

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:

THE LAWYERS WORKING FOR THE MINING COMPANIES, WILL THREATEN THE TCDC WITH STERILISING THE RESOURCE, AS IT IS IN 'SITU', BUT SO ARE THE RESIDENTS PROPERTIES AND THEIR QUALITY OF LIFE/AMENITY VALUES SERIOUSLY UNDERMINED. THE EFFECTS OF UNCERTAINTY, THWARTED INVESTMENT PLANS, LOSS OF ENJOYMENT, EMOTIONAL, MENTAL & PHYSICAL STRESS, HAVE AN IMMENSE NEGATIVE IMPACT.

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

Yours sincerely,

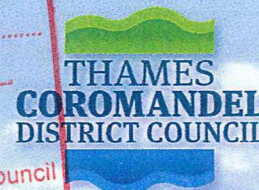
Signature:

P. Harold

Date:

15/02/14

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)	Roland Michael Doyle	
or Organisation (if relevant)		
Email Address	rollydoyle@xtra.co.nz	
Postal Address	21 THE ESPLANADE WHITIANGA	
Phone no. <small>include area code</small>		Mobile no. 021 226 3909

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)

Section 59 - Waterfront Zone Rule 4 Visitor Accommodation
specifically 1.b. restricting a permitted activity to
6 tariff paid visitors staying on site at any one time
Restrictions not previously incorporated in District Plans

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:

My property has been ^{used} as visitor accommodation since 1946 limiting visitors to only 6 is repressive and unwarranted especially in the Waterfront Zone and seems to be counter productive to the intent of the Zone.

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

Retained ☐ Deleted ☒ Amended ☐ as follows:

This property has been used for visitor accommodation since 1945 limiting any number of visitors has never been an issue or should be in this zone.

Proposed District Plan Hearing

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

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

Signature of submitter [Signature] Date 13th MARCH 2014

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

Trade Competition

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

I could gain an ~~advantage~~ 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



Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

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

Submitter Details

Full Name(s) JOHN MCGREGOR

or Organisation (if relevant) _____

Email Address _____

Postal Address 68 WOODS RD SOUTH R. P 4
COROMANDEL

Phone no.
include area code

07 8666776

Mobile no.

0272341013

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

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

PRIVACY ACT 1993

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Your Submission

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

PART II SECTION 6 - REMOVAL OF INDIGENOUS VEGETATION
PART VI " 29 - OVERLAY ISSUES ON PRIVATE LAND.

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:

I PURCHASE THIS PROPERTY TO FARM - CUT FIREWOOD
FOR MYSELF & FAMILY AND WILL NOT PAY FEES
TO DO SO.

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

Retained ☐ Deleted ☒ Amended ☐ as follows:

Proposed District Plan Hearing

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

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

Signature of submitter

J. C. McInerney

Date

22-2-14

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

Trade Competition

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

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

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

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

a) adversely affects the environment; and

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

☐ Y

☐ N

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

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

THAMES
COROMANDEL
DISTRICT COUNCIL

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

To CTS

Received

13 MAR 2014

Thames-Coromandel District Council
Coromandel

File No:

Submitter Details

Full Name(s) _____

Jane Lyon Bartrom

or Organisation (if relevant) _____

Email Address _____

bartrom.mussels@xha.co.nz

Postal Address _____

321 Tiki Quarry Rd R01
Coromandel

Phone no.
include area code

07 8668296

Mobile no.

027 2866166

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

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Your Submission

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

1. I oppose the use of "Settlement" for Coromandel town
2. Support Marine Service Zone at Sugarloaf to support & encourage Aquaculture

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 ☒ ^{No 2} oppose ☒ ^{No 1} the above plan provision.

Reasons for my views:

- No 1 Coromandels growth must not be unreasonably restricted as it has the potential to become the gateway from Auckland by sea.
- No 2 The Sugarloaf must be expanded for aquaculture activity so as all users can partake of a larger area.

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

Retained ☐ Deleted ☒ Amended ☐ as follows:

^{No 2} ^{No 2}

Proposed District Plan Hearing

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

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

Signature of submitter *[Signature]* Date 13/3/2014

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

Trade Competition

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THAMES-COROMANDEL DISTRICT COUNCIL
Private Bag, 515 Mackay Street, Thames 3540
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customer.services@tcdc.govt.nz | www.tcdc.govt.nz





Proposed Thames Coromandel District Plan

Submission by G.D. & D.L. LEE

Name: GRAHAM LEE

Address: 446 KAUAKANGA VALLEY R.D. 2 THAMES

Phone: 07 868 6895 Email: KAUAKANGA.COUNTRY@X7G.CO.NZ

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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


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

My further comments:

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

Yours sincerely,

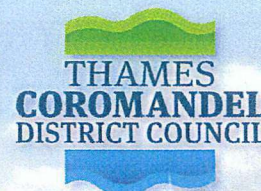
Signature:



Date:

11/03/2015

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)	Joseph Tauterangi Roberts	
or Organisation (if relevant)		
Email Address	vickiandjoe@xtra.co.nz	
Postal Address	61 Chaucer St Cambridge	
Phone no. <small>include area code</small>	07 827 4612	Mobile no. 021 110 4912

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)

Natural Character overlay rules Section 32.7
Part VI overlay rules

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:

As the overlay has no definite effect on my property and its only a sliver, there is no practical benefit to keep the overlay on the property.

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

Retained ☐ Deleted ☒ Amended ☐ as follows:

Proposed District Plan Hearing

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

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

Signature of submitter J. Roberts Date 11.3.2014

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

Trade Competition

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

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

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

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

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

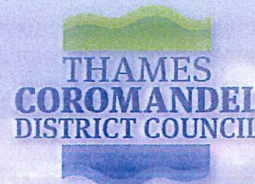
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THAMES-COROMANDEL DISTRICT COUNCIL
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phone: 07 868 0200 | fax: 07 868 0234
customer.services@tcdc.govt.nz | www.tcdc.govt.nz



Proposed Thames-Coromandel District Plan

Thames-Coromandel
District Council
Whangamata Service Centre
12 MAR 2014
RECEIVED BY:



Submission Form

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Using our online submissions form

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

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

Submitter Details

Full Name(s)

David Paul Sosich

or Organisation (if relevant)

Email Address

h.d.sosich@xtra.co.nz

Postal Address

8 Aileen Place RD1

Whangamata 3691

Phone no.
include area code

07 865 6434

Mobile no.

027 29 39 201

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PRIVACY ACT 1993

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Your Submission

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

Opposing Sec 26 of the Proposed District Plan
as it doesn't include Lot 2 DP56527 - 101 Achilles
Ave Whangamata.

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

the removal of the identified Commercial site
notification from Lot 2 DP56527 being 101 Achilles
ave Whangamata

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


Retained ☐ Deleted ☐ Amended ☒ as follows:

amend the plan to include Lot 2 DP56527 - 101
Achilles Ave Whangamata as a site permitted Activity

Proposed District Plan Hearing

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

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

Signature of submitter  Date 11-3-2014

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

Trade Competition

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

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

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

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

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

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

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Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

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

Submitter Details

Full Name(s)	GEORGE ORMOND (DIRECTOR - TE MOHANGA LTD)		
or Organisation (if relevant)	TE MOHANGA LTD		
Email Address	info@georgeormond.com		
Postal Address	PO Box 52, WHANGAMATA		
Phone no. <small>include area code</small>	02 8656625	Mobile no.	0272757873

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Your Submission

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

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

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

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

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

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

Proposed District Plan Hearing

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

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

Signature of submitter  Date 14 March 2014

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

Trade Competition

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

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

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

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

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

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

Dear Mayor Leach and TCDC Councilors,

My name is George Ormond and I am a director of a company, Te Mohanga Ltd, which owns a holiday house in the Wentworth Valley, Whangamata.

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

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

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

Will decrease the income I receive from my holiday home – income I use to offset expenses such as rates and maintenance.

Could reduce the value of my property as holiday home ownership becomes less desirable in the Coromandel due to the limitations imposed on holiday rental.

Will mean less choice for tourists wishing to stay in the Coromandel, resulting in fewer visitors to the region, impacting on Coromandel businesses as result.

Will not change the amenity effects arising from holiday home usage on the Coromandel.

I urge you to reconsider these rules in your Draft Annual Plan for 2013/2014 and look to implement a system more like that used by Queenstown Lakes District Council that provides allowance for holiday houses to better distinguish them from true commercial accommodation.

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

As Principal Relief

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

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

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

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

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

On its own website, Thames Coromandel District Council (TCDC) has indicated the District Plan needs "to be simpler, more user-friendly and cut through unnecessary red tape to help economic development, while still protecting the qualities that make the Coromandel such a special place."

The proposed rules related to visitor accommodation are not consistent with these stated objectives.

I look forward to your response.

Name: George Ormond, Director – Te Mohanga Ltd.

Address: 350 Wentworth Valley Road, Whangamata. (PO Box 52, Whangamata 3620)