

Form 5
Submission on publicly notified Proposed District Plan

Clause 6 of First Schedule, Resource Management Act 1991 **THAMES-COROMANDEL
DISTRICT COUNCIL**

To Thames Coromandel District Council

13 MAR 2014

Name of submitter: Ken and Jaine Were

RECEIVED BY: *Twi*
3:08pm

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.

We do not wish to be heard in support of my submission.

We could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence
Director

12 March 2014

Address for service of submitter: Ken & Jaine Were
C/o Lawrence Cross Chapman & Co Ltd
PO Box 533
THAMES 3450

Telephone: 07 8686 3315

Email: graeme@lcc-planning.co.nz

Contact person: Graeme Lawrence
Director

**SUBMISSION TO THE THAMES COROMANDEL DISTRICT COUNCIL ON THE
PROPOSED DISTRICT PLAN (DECEMBER 2013)**

Submitted by -

Bruce Vickerman

Email – seehigh@slingshot.co.nz

10 Elliot Rd

RD 4

Paeroa

THAMES-COROMANDEL
DISTRICT COUNCIL

13 MAR 2014

RECEIVED BY:

13:40

[Signature]

Ph. 078624919

- I wish to be heard in support of my submission.
- I do not wish to present a joint case with others at a hearing.
- I could not gain an advantage in trade competition through this submission.

General Comments:

I oppose the Plan in its entirety as it has failed to recognise my cultural and spiritual values as a 5th generation European New Zealander, and my connection to the land based upon property ownership and stewardship of the land without interference.

I feel that this whole Plan is a many-pronged attack upon the economic viability of one small group of the community ie. Coastal landowners, using layers of rules, requirements for expensive ecological reports, prevention of firewood collecting, prohibitive fees and permissions, land grabbing by use of so-called boundary buffer zoning and a general move in the direction of making it difficult to run stock on the land further down the track.

We the coastal landowners require proof that there is a biodiversity problem and suggest that there is no justification for the planning dollars spent on all of these complicated layers along the coastline. Also that the inconsistencies show the layers are badly done.

The Coromandel is 70% bush for goodness sake and there is bush at the water's edge on a large amount of the coast. The greatest coastal areas with no coastal bush are in and around the eastern coast urban developments but the plan makes no mention of the effects of these areas on the environment.

This brings me to my next point of objection to the whole plan being that there is so much singling out of that small group of people (coastal landowners) in the name of protecting the environment. But there is no similar attack on private property within urban areas based upon environmental concerns. We all care passionately about the environment and have an emotional link to the land. The stress and emotional stress caused by the production of the layers on private landowners is immense and must be recognised and reversed.

I also oppose the whole plan in its entirety as it denies me fairness and justice in its execution by being (possibly purposefully) too complicated to be able to fully understand the extent of intent, the rules and impacts on the people and its communities.

Since over 30% of the Peninsula is already protected in DOC land, TCDC should focus their efforts on working with DOC to enhance biodiversity in these areas in order to satisfy their obligations under the RMA. TCDC could encourage private landowners in biodiversity by respecting their property rights, and allowing freedom to be good stewards of the land.

Change sought - Remove the overlays from private property.

Particular sections of the Plan that I wish to comment on are:

Section 4: Information Requirements for Resource Consents

I oppose the requirements for professional reports. I oppose these because they will turn into a "clip the ticket" system for –ologists that will be another nail in the landowner coffin to no good effect.

Change sought – If professional reports are required they must be paid for by the party requesting the report – not the landowner.

Section 6: Biodiversity

I oppose the use of the WRC SNA maps for the rules related to biodiversity as they are inaccurate and unverified (eg. An SNA on our place is a stand of pine trees).

Change sought – remove paragraph 3 Section 6.1.

6.2 Issues

Biodiversity is improving (as stated in Section 32 document) so losses cannot be attributed to private landowners.

Change sought – delete 6.2.2

Section 29: Biodiversity

29.1 – I oppose the reference to the use of WRC SNA's. I oppose the requirement for an ecologist. The SNA's are inaccurate and unverified. The landowner should not bear the financial burden of the WRC's flawed process.

Change sought – remove 29.1 paragraph 2 and all other reference to the use of WRC's criteria for determining significance.

Also remove all other references to the requirement for an ecologist (29.1 Table 1 and Table 2).

29.3.3.1 – I support all these being permitted activities, but require additions as below:

Change sought – Add in provision for landowners to cut firewood for their own personal use.

Change sought - 29.3.3.1j) - modify to allow the ability to clear 2m from a fenceline. This allows mechanical access where required.

Section 9.1: Landscape and Natural Character

I disagree with the amount of the Peninsula classified as Outstanding Landscape, Natural Character and Amenity landscape. These labels have been far too liberally applied.

Change sought – Remove these overlays altogether.

For Outstanding Landscapes reduce the overlays to only include places known to be great public assets, like Hot Water Beach hot springs, Cathedral Cove, Shakespears Cliff and New Chums beachfront.

32.7: Natural Character Overlay

32.7 Rule 15 – Landowners like any farming operation on private property, must be permitted to make farm tracks. These are not outstanding areas and normal farming activities must be allowed for sensible reasons.

Change sought – 32.7.15.1b) – Allow the formation of normal farm access tracks and fencing in areas of Natural Character.

Section 14: Mining

I totally support responsible mining activities. We need more income opportunities brought to the people of the District. Where there is the possibility of an economically beneficial responsible mining operation, even in areas of Landscape, Natural Character, historic heritage etc., it should be considered.

14.3 – I support this section.

Signed:



Date: 13 3 2014

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

Submission Form

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

Your submission can be:

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

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

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

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

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

Submitter Details

Full Name(s)	RAYMOND MORLEY	
or Organisation (if relevant)	(Retired)	
Email Address	raymorley-celadon@hotmail.com	
Postal Address	8 Oxford Terrace, Coromandel Town 3506	
Phone no. <small>include area code</small>	07 866 8058	Mobile no. 027 741 8770

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)

Sections 9.14.32, OUR LONG-TERM and SUSTAINABLE PROSPERITY
DEPENDS ON THE NATURAL ENVIRONMENT, WHICH MUST BE
PROTECTED FROM SHORT-TERM CONTAMINATING INDUSTRIES
SUCH AS MINING. SECTION 14 IS OUT OF TOUCH WITH THE

My submission is: RMA + HGMPA and the WAKATO RPS.

(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 CHANGE 37.4 TO MAKE IT CLEAR THAT

SECTION 37.4
ALL MINING ACTIVITIES ARE PROHIBITED IN ALL AREAS
SECTION 14. I WANT THE COUNCIL TO ACKNOWLEDGE THE
NEVER-ENDING PROTESTS AGAINST MINING WHICH HAVE

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

HELPED TO MAKE THE
PENINSULA SO ATTRACTIVE
TO TOURISTS FROM ALL
OVER THE WORLD

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 Ray Warden Date 11/03/14

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

Trade Competition

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

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

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

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

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

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

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



My further comments: THE COUNCIL HAS HUGEY CONTRIBUTED TO THE RECOVERY OF THIS UNIQUE PENINSULA AND I CONGRATULATE THEM FOR THEIR PROTECTION OF THE WEST COAST AND THE UPLAND FOREST, THEREBY REDUCING THE RISK OF FLOODS AND SLIPS, SO COMMON IN THE PAST. THE PROVISION OF WATER SUPPLIES IS ALSO COMMENDABLE. TO RISK ALL BY PERMITTING OVERSEAS MINING COMPANIES IN WOULD BE UNEANE

13 MAR 2014

RECEIVED BY: Tani 3:05pm

IN THE MATTER

of the Resource
Management Act
1991

AND

IN THE MATTER

of submissions under
Clause 6 of
Schedule 1 of the Act

SUBMISSION OF PETER PRATT

ON THE PROPOSED THAMES COROMANDEL DISTRICT PLAN

Lawrence Cross Chapman & Co Ltd
Environmental Planners

Graeme Lawrence

Director

PO Box 533 Thames/ Tel 64 7 868 3315/ graeme@lcc-planning.co.nz

1. BACKGROUND

The Ngaure and Mangiao Block (the Block) is Maori Freehold Land. The Maori Land Court (MLC) at the request of the 5 owners ordered a petition of the Block in 1997.

Coincidentally TCDC was at this time carrying out its District Plan Review and the owners (McCaskill and Others) in the Block applied for rights to develop using the MLC partition plan as a basis for a structure plan to be included in the Proposed District Plan.

After several years and a number of trips to the Environment Court, Judge Bollard ordered on the 21st of March 2003 the amendment to the TCDC Proposed District Plan to include the current Structure Plan (341.2).

The structure plan technique was used for the following reasons:

- the land was Maori land in the ownership of several families
- would involve hapu partitions under the Te Ture Whenua Act 1993 (TTWA) and/or subdivision under the Resource Management Act 1991 (RMA)
- subdivision, creation of general title and development of the land was likely to be intergenerational

When the Structure Plan was developed there were no geotech or landscape reports. The boundaries had not been surveyed. More detailed information became available when a first stage subdivision was being prepared for two lots. Application was lodged April 2007, consent granted in June 2007, tortuous RMA and TTWA processes delayed issue of a transferable title until 2011 for the 2 new lots 61H and 61G. There are still further stages to complete.

The restrictions in the Operative Plan did not make it easy to find a good outcome for these 2 new sections. It also became clear that the Plan was in conflict with providing a good outcome for further development and in particular the best location of house sites.

The Structure Plan (341.2) has not been included in the current Proposed District Plan and has zoned the Block as Rural Zone.

These submissions provide the opportunity to rectify the omission and to provide District Plan provisions for the development of this Maori land; to round off the eastern end of Little Bay coastal enclave; and provide coastal living to meet the aspirations of its Maori owners.

This would achieve the purpose the RMA and the Objectives and Policies of the New Zealand Coastal Policy Statement (NZCPS 2010) in particular:

- encouraging the consolidation of existing coastal settlements (NZCPS Policy 6(c))
- recognising tangata whenua needs for *papakāinga* (NZPS Policy 6(d))

SUBMISSIONS

1.0 Oppose the zoning of Ngaure and Mangaio Blocks shown on Planning Maps 7 and 7A as Rural Zone and seeks the zoning of the land as Coastal Living Zone

Reasons: The land is last remaining land owned by the Maori owners in their Kennedy Bay Tuatēawa Waikawau rohe. For Peter Pratt and his whānau this is their coastal papakāinga.

The attributes and features of the land have been investigated and a first stage development completed in anticipation that further development opportunities would follow.

The investigations (as borne out in Stage 1 subdivision SUB 2008/77) show that the land is suitable for subdivision and development of additional houses with accessory buildings and communal facilities.

The Block has similar attributes as the balance Little Bay settlement:

- The Block is in Little Bay. It does not extend the settlement into Teeny Bay or to Waikawau Bay.
- The area in the Block for development is within 200 metres of the beach with setbacks built into the Maori Land Court hapu partition.
- The ridge that forms part of the Block is no higher than the built on ridges within the built environment of Little Bay.
- The Block has a substantial cover of native bush and scrub within which houses can be nestled as they have been in the rest of the settlement.

The special attributes of the Block are:

- the land is Maori ancestral land
- the land has been retained and used by its owners for coastal living
- the Ngamoko Stream runs along the western boundary of the Block

- a rocky outcrop to the sea on the front of the eastern ridge of the Block does not form the headland to the Bay. The owner has riparian rights over this.

Decision Sought

The land contained in Ngaure and Mangaio Blocks be zoned Coastal Living Zone.

- 2.0 Oppose the overlays (Amenity and Outstanding Natural Landscape and Natural Character) shown on Map 7A Little Bay Overlays and oppose the provisions of Section 32 which constrain the form, location and style of subdivision on the Block.

Reason

The overlays constrain the form, location and style of subdivision on the land in a manner that is not consistent with the rounding out of the Little Bay settlement to include the adjacent Maori land.

The overlays would prevent buildings being placed on the stable elevated sites recommended by the owner's geotech advisers.

The land has similar attributes as the balance of Little Bay settlement where the indigenous vegetation provides a setting for the housing development. The Block does not contain the ridgelines or headlands that envelope and enclose Little Bay settlement.

Management of the vegetation clearance and building design by way of coastal living zone rules similar to the current rules for Coastal Residential policy area would more efficiently and effectively achieve the purpose of the RMA and the Objectives and policies of the NZCPS (2010) as well as the Objectives and Policies of the Proposed Plan.

Decision Sought

Delete the overlays from the Coastal Living Zone

and

Amend the Rules for the overlays so far as they apply to land within settlements (Coastal Living Zones in particular) so that houses; minor dwelling units; their accessory buildings and community facilities such as whare kai , meeting rooms and temporary sleeping accommodation can be erected on the Block as a Controlled Activity with matters of control the same or similar to those in the Operative District plan for Coastal Residential Policy Area.

- 3.0 Support the Section 42 Coastal Living Zone provisions being applied to the Block with amendments to reinstate controlled activity status for houses accessory buildings and to provide for communal buildings.

Reason

Section 41.2 sets out the primary purpose of the Coastal Living Zone to be a place where people can live or holiday in a natural coastal environment. The overlay rules together either prevent the appropriate utilisation of the Block for coastal living or alternatively create an unacceptable cost with little or no compensating environmental benefit.

Decision Sought

Amend appropriate sections to provide an Activity status for houses, accessory buildings, minor units and communal buildings as Controlled Activities with matters of control as set out in Section 853.2 Coastal Residential Policy Area at 853.2.1.3 & 1.4 Little Bay (see attached).

- 4.0 Support the Section 38 Subdivision provisions for Coastal Living being applied to the Block with amendments to reinstate Controlled Activity status for subdivision that meets the standards for the zone.

Reason

The appropriate subdivision classification, standards and matters of control are those contained within the Operative District Plan or Section 38 Tables 2 and 4. They have worked well to create the high standard of development that has resulted at Little Bay.

Decision Sought

Amend Rule 38.4 Controlled Activities to add under Rule 6.1 Subdivision creating one or more additional lots, the words “in the Coastal Living Zone at Little Bay” so that the rule reads as follows:

- “1. Subdivision creating one or more additional lots in the Recreation, Road or Coastal Living Zone at Little Bay is a Controlled Activity.”

Decision Sought

Add a new Rule under Rule 6 that requires subdivision in the Coastal Living Zone at Little bay to meet the standards for Coastal Living Zone in 38.7 Table 2.

5.0 Consequential amendments or other relief

Decision Sought

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

We wish to be heard in support of our submission.

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

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

Lawrence Cross Chapman & Co Ltd

A handwritten signature in blue ink, appearing to read 'Graeme Lawrence', is written over a horizontal line.

Graeme Lawrence
Director

On behalf of Peter Pratt

Dated 13 March 2014

853.2

1.3 Little Bay (Map 10/09):

Setting:

The settlement is mostly on steep to moderately steep sloping ground. Much of the natural vegetation has been removed, but there are some remaining stands and areas of regenerating species particularly manuka. On this terrain, most buildings will be visible from the sea. Most of the settlement is not visible from the main road, being separated from it by a low ridge, as most of the settlement slopes down to the sea from just above the road.

1.4 Key Design Factors: Port Charles Map 10/04, Waitete Bay, and Little Bay:

(i) Council may exercise control over those of the following matters that are relevant to the proposal:

- colour,
- reflectivity,
- bulk (especially height), and
- extent of vegetation clearance (especially manuka)

- Location of buildings in relation to cultural or heritage resources (tree sites or areas), and in relation to indigenous vegetation.

(ii) Designs should display the following characteristics:

- Use exterior colours which harmonise with the manuka tonings of the remaining vegetation where the house or building is visually intrusive and certain colours would mitigate the effects. The standard Coastal Zone design colours are appropriate.
- Use exterior materials that are not highly reflective, use the minimum amount of shiny metals, do not have large areas of glass relative to the bulk of the building.
- Have limited bulk, and where the house begins to approach the maximum site coverage permitted in the policy area (and especially if it is two storey), be comprised of a broken form rather than comprised of a few large masses.
- Involve the minimum amount of vegetation clearance, especially manuka. Because much of the former manuka has been cleared, that remaining assumes greater importance in the overall visual impact of the settlement.

Form 5

Submission on publicly notified proposal for policy statement or plan

Clause 6 of First Schedule, Resource Management Act 1991

To

CTS

Received

13 MAR 2014

Thames-Coromandel District Council
Coromandel

File No:

To: THAMES-COROMANDEL DISTRICT COUNCILName of submitter: **Kaye Rabarts**This is a submission on the **PROPOSED THAMES-COROMANDEL DISTRICT PLAN 2013**The specific provisions of the proposal that my submission relates to are:**Planning Maps**My submission is:

1. That the overlay maps have been misleading and confusing. Because there are multiple overlays on one map the combination of the overlay colours have created new colours which are not on the Overlay key. For example :- when the orange colour for Outstanding Landscape is combined with the green for Natural Character they produce brown. This brown is very close to the brown for the Rural Zone. This is the colour which has particularly created confusion.

I have become aware that a number of people have seen the brown created by Outstanding Landscape /Natural Character and assumed they were looking at a Rural Zoning. They have thus thought there land was "ok" under the Rural Zone rules without realising they actually have an Outstanding Landscape overlay as well.

I am aware that the Zone maps and the Overlay maps are separate maps and that on the Council website the overlay layers can be turned on and off and therefore seen separately. However I believe that many people have not been aware of this and have been misled by the new colours created on the Overlay maps.

I understand that the Council Planning Department have received many complaints about this issue.

2. That the methodology of declaring what is and what isn't Outstanding Landscapes is unclear. There appears to be anomalies on the overlay maps. For example Slipper Island which is in pasture and is farmed has an Outstanding Landscape overlay. However Great Mercury Island which is in pasture, pine forest and pohutukawa forest does not have an Outstanding Landscape Overlay (it has Amenity and Natural Character). This seems to be an anomaly. Both islands are significant to the Coromandel and I would have thought, if anything, that at least the southern coast of Great Mercury Island with its pohutukawa forest would have been considered Outstanding Landscape.

I seek the following decision from the local authority:

- 1 I would consider that misleading information during a consultation process is a serious issue and I am making this submission so that the Council and Commissioners are aware that this confusion has taken place.**
- 2 We seek to know the reasons for this apparent anomaly. We also seek the removal of all Outstanding Landscape overlays until the methodology can be proven to be fair, accurate and equal and in accordance with the RMA. If this is not done then we seek that Great Mercury Island be identified as an Outstanding Landscape, as Slipper Island has been.**

I wish to be heard in support of my submission.

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

Address for service of
submitter:

Kaye Rabarts
70 Driving Creek Road
Coromandel

Telephone:

021 382773

Email:

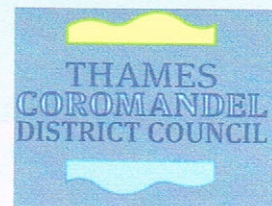
k.rabarts@xtra.co.nz

Contact person:

Kaye Rabarts



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) Bridget Culbert

or Organisation (if relevant) _____

Email Address bridget.g @ xtra.co.nz

Postal Address PO Box 128429

Remuera Auckland 1050

Phone no. 09 525 2728
include area code

Mobile no. 021 661 6500

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

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

PRIVACY ACT 1993

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



Your Submission

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

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

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

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

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

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

Proposed District Plan Hearing

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

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

Signature of submitter Bridget Collett Date 14-03-14.

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

Trade Competition

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

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

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

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

a) adversely affects the environment; and

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@tcde.govt.nz | www.tcde.govt.nz



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 Bridget Gilbert and I own a holiday home with my husband (Paul Edington) in Matarangi.

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,



To

CTS

Received

13 MAR 2014

Thames-Coromandel District Council
Coromandel

Submission TCDC Proposed Plan March 2014.

Prepared and submitted by chris lux, james lux and kimberlea lux 30 Rabarts Road Tuatewa Coromandel.

Address for mail. C/- Charles Verry, Peters Verry and Associates PO Box 528, Thames.

DECISIONS SOUGHT: Remove all Outstanding Landscape and Natural Character Overlays off Residential Land Zones. These are areas all zoned for residential living and residential subdivision within both urban and rural and coastal areas. Rules for building and subdivision should be standardized according to each zone. Rules should not be differentiated within a Residential Land Zone on the basis of an overlay. It is important for the Plan to recognize these are areas zoned where development, building and human activity can take place. Rules should be based on the particular zoning and not pre determined by Outstanding Landscape and Natural Character Overlays.

Retain Amenity Overlays for Residential Land Zones. But remove all reference to Outstanding Landscape and Natural Character Overlays. In terms of rules Amenity Values can be supported and enhanced through controlled activity assessment criteria already operating in the Operative Plan.

Reword amenity objectives and policies to better suit land zoned for residential development and reflect these changes in the Amenity Landscape Design Principles in Appendix 4

NOTE: There appears to be a "looseness" to putting Outstanding Landscape Overlays over much Rural Coastal land. To designate all this land as Outstanding is not supported. This would mean that ALL similar Coastal Land in NZ would also be outstanding. For instance you cannot compare Cathedral Cove. The Coromandel Mountain Range, Waikawau Beach to coastal land that is farmed, developed etc. The former is Outstanding. The latter is not. Mary Buckland's original Landscape Report confirmed that most of the Coromandel Coastline was Regionally Significant but not Outstanding. This however was reversed by Stephen Brown. (Mr. Brown was recorded in 2003 as being a Director of The Environment Defence Society. It is not acceptable or professional for a Director of EDS to be both shaping and influencing policy for the Proposed Plan, and at the same time for EDS to be making submissions on the Proposed Plan. Landowners whose land's have been designated Outstanding need to have every confidence that the Council in implementing its statutory obligations is fairly and judiciously working free of influence from vested interest groups).

DECISION SOUGHT: TO CONSULT WITH AFFECTED LANDOWNERS TO EXPLAIN HOW AND WHY THEIR PROPERTIES HAVE BEEN DESIGNATED OUTSTANDING LANDSCAPES. REVIEW THE STEPHEN BROWN LANDSCAPE REPORT TO EXPLAIN WHY IT DIFFERS TO THE MARY BUCKLAND REPORT IN TERMS OF OUTSTANDING LANDSCAPES

Section 29. Biodiversity 29.3 Permitted Activities

DECISION SOUGHT. Change the below rules j) and l) to Rule 3 Clearing Indigenous Vegetation in the Rural Area: Change sort is in Capital Letters.

j) It is for survey work, tracks, fences or existing SURVEYED or formed roads including TWO METRES to either side. FOR ROADS TWO METRES CAN BE EXTENDED WHEN CLEARING IS REQUIRED FOR VEGETATION THAT OVERHANGS OR SHADES THE ROAD. FOR FENCES IT IS ACCEPTED PRACTICALITIES MAY REQUIRE UP TO 3.5 METRES CLEARANCE ON ONE SIDE OF THE FENCE TO TRANSPORT FENCING MATERIALS

l) It is not within FIVE METRES of a permanent water body wider than ONE AND A HALF metres unless the work is approved by the Regional Council.

ADD the following rules to Rule 3 Clearing Indigenous vegetation in the Rural Area.

o) CLEARING INDIGENOUS VEGETATION THAT IS DOMINATED BY MANUKA AND KANUKA AND IS NOT LOCATED OVER PASTURE FOR FIREWOOD PURPOSES ONLY AND UP TO 50 CUBIC METRES PER 12 MONTH PERIOD (NOTE: THIS RULE IS A DIRECT COPY FROM TCDC PROPOSED DISTRICT PLAN – DECISIONS VERSION 29 SEPT 1999 RULE: 422.1). (Note: There is no supportive information that cutting tea tree for firewood is having any adverse effect on biodiversity or natural character. To limit the quantity to 5 cu m unfairly penalises landowners with larger tracts of land.

p) CLEARING INDIGENOUS VEGETATION TO FORM OR MAINTAIN A TRACK NO MORE THAN 3.5 METRES WIDE, WHICH DOES NOT REMOVE ANY TREE OVER 400MM IN GIRTH.

Section 15 – Settlement Development and Growth.

Objective 10.

Include Kennedy Bay and Tuatēawa in this section as a New Policy

TO READ: SHOULD RETAIN EXISTING RURAL AND NATURAL CHARACTER BACKDROPS. A DIVERSITY OF SUSTAINABLE COMMUNITY, COMMERCIAL, INDUSTRIAL AND RESIDENTIAL ACTIVITIES SHOULD BE ALLOWED.

Note: Both Kennedy Bay and Tuatēawa have existing farms. Fishing, horticulture, beekeeping, tourism businesses and a quarry are currently operating. Tradespeople, carpenters, and small business operations are established. It is important that economic activities which provide opportunity for families to stay on the land are encouraged. With the sealing of the Kennedy Bay – Tuatēawa Road it can be expected there will be more tourism traffic and opportunities for economic opportunities eg. Backpackers, homestay, motels, cafes etc. More economic opportunities mean more opportunities for families and young people to stay rather than go elsewhere for work. More young people staying mean more children for our local schools.

Settlement Development and Growth

Objective 10.

REMOVE in all the Policies the words SMALL SCALE and replace with SUSTAINABLE. Reason small scale is a value judgment whereas sustainable more accurately reflects the wording and meaning within the Purposes and Principles of the RMA.

Section 16 – Subdivision 16.3 Objectives and Policies.

Policy 2 a. Change the wording to: Subdivision SHOULD take into account the location of existing quarries and be designed to ensure that REVERSE SENSITIVITY CLAUSES ARE REQUIRED IN CONDITIONS OF CONSENT.

Note: Residential development situated close to the Auckland Harbour Board Operations (where their business is operated 24/7) are required to have reverse sensitivity clauses.

Policy 5 b. The language in this policy needs tightening up. It is too open to interpretation. What in practical terms does a phrase like "break the natural skyline mean"? Or buildings located away from headlands and ridgelines that are visually prominent from public places. It is accepted in the rural zone such phrasing could be useful when there is plenty of room to position a building. But in residential zones when land to place buildings is limited common sense has to prevail. There are many examples of well designed houses sitting on ridges or in prominent places on residential land. Rather than focus on the negative, owners should be encouraged to build in ways that integrate into existing land forms. It is accepted however for new "greenfields" residential subdivisions there are good opportunities to ensure sensitive land like headlands etc can be protected.

DECISION SOUGHT. IN RESIDENTIAL AREAS ALLOW BUILDINGS TO BE BUILT TO INTEGRATE INTO EXISTING LAND FORMS. AND NOT TO BE EXCLUDED FROM BUILDING EITHER ON RIDGES OR WHERE BUILDINGS CAN BE VIEWED FROM PUBLIC PLACES.

DECISION SOUGHT Policy 6b. WITHIN RESIDENTIAL ZONES BIODIVERSITY OBJECTIVES SHOULD BE ENCOURAGED TO FIT WITHIN THE DEVELOPMENT OBJECTIVES PERMITTED WITHIN THE RESPECTIVE RESIDENTIAL ZONES. Within residential zones biodiversity must not be used as a planning tool to prevent landowners owners from subdividing. There is no reason why biodiversity objectives cannot be successfully integrated within the consent process. It is better to work together with owners within existing residential areas to design subdivision to accommodate the best biodiversity outcomes. To not do this and use biodiversity to take away legal development rights will send a signal that exotic vegetation is better to cultivate at the expense of indigenous vegetation.

38.4 Rule 2. Boundary Adjustment.

1.DECISION SOUGHT: THE SUBDIVISION OF ANY LAND FOR THE PURPOSES OF BOUNDARY ADJUSTMENTS SHALL BE A PERMITTED ACTIVITY PROVIDING IT MEETS THE STANDARDS IN TABLE 3. ANY BOUNDARY ADJUSTMENT THAT DOES NOT MEET THE STANDARDS IN TABLE 3 IS A DISCRETIONARY ACTIVITY.

Part II – Overlay Issues, Objectives and Policies.

6.2 Issues. There is an inherent bias in this section that subdivision, use and development contribute to the continued loss and reduction in the value of the District's indigenous biodiversity resulting in negative effects. No recognition is given in the Objectives and Policies that in effect the opposite can be equally true. Example:

In the early 1970's Tuatēawa was a pasture farm with weed infestation with a history of cattle and dairy farming. The late AJ Rabarts began a residential subdivision which today is covered in regenerating indigenous vegetation. Today the subdivision is a success of rehabilitating indigenous vegetation merged with residential properties. Combined with this is a Kiwi Care Group established and operated by the people who own residential property in Tuatēawa. Possums rats and mice are controlled to such an extent that native birds now flourish. These are facts that with the use of aerial photos can clearly demonstrate over time how subdivision has made a positive impact in Tuatēawa.

6.3 Objectives and Policies. RECOGNISE THAT COMMUNITIES AND PEOPLE CAN CONTRIBUTE TO POSITIVE OUTCOMES AND THAT RATHER THAN SEEKING TO IMPOSE BIODIVERSITY RULES OVER PEOPLE AND THEIR PROPERTIES CONSIDER OTHER OPTIONS TO ENCOURAGE PEOPLE RATHER THAN SEEK TO PENALISE THEM. IF EXCESSIVE RULES ARE PLACED OVER PEOPLE'S PROPERTIES WHO IN TURN START TO FEEL THEY ARE BEING PENALISED IN HAVING INDIGENOUS VEGETATION ON THEIR PROPERTY THEN THERE IS A RISK INDIGENOUS VEGETATION WILL BE SEEN AS A POTENTIAL LIABILITY.

DECISIONS SOUGHT: THAT THE ISSUES, OBJECTIVES AND POLICIES BETTER REFLECT THAT ECONOMIC AND SOCIAL/CULTURAL VALUES ALSO HAVE RIGHTS ALONGSIDE BIODIVERSITY OBJECTIVES.

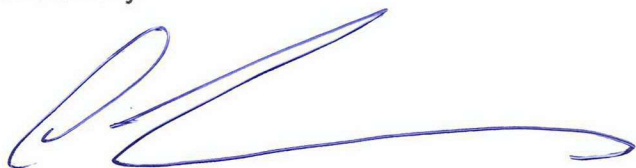
REMOVE BLANKET CONTROLS OVER ALL INDIGENOUS VEGETATION

SECTION 32: SEEK THAT ADEQUATE ANALYSIS HAS BEEN DONE TO ENPLAIN THE MOVE FROM CONTROLLED ACTIVITY TO RESTRICTED DISCRETIONARY WILL NOT UNECESSARILY INCREASE COSTS TO THE PRICE OF LAND AND BUILDING - OR IMPACT ON REDUCING THE AVAILABLE SUPPLY OF ZONED RESIDENTIAL LAND.

Finally: ALLOW PEOPLE WITH A PROVEN TRACK RECORD THE OPPORTUNITY TO REGISTER AS COUNCIL APPROVED CONTRACTORS IN THE AREAS OF BIODIVERSITY AND LANDSCAPE. THIS WILL ALLOW THE OPPORTUNITY TO REDUCE RESOURCE CONSENT REQUIREMENTS TO MANDATE ONLY "PROFESSIONAL CONSULTANTS" IN THIS AREA.

We wish to be heard in support of our submission.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'Chris Lux', with a stylized, flowing script.

chris lux

pp james lux, kimberlea lux

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)	JOHN WAYNE ANDERSON	
or Organisation (if relevant)	HARCOURTS WHITIANGA	
Email Address	Wayne.anderson@harcourts.co.nz	
Postal Address	PO Box 141 Whitianga	
Phone no. <small>include area code</small>	Mobile no. 021 963354	

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

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

PRIVACY ACT 1993

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



Your Submission

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

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

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

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

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

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

Proposed District Plan Hearing

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

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

Signature of submitter  Date 13-03-2014

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

Trade Competition

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

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

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

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

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

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

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



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 Wayne Anderson and I own a holiday home in Whitianga.

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

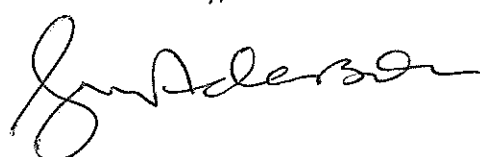
(ii) Amend all references to the permitted activity conditions for *Visitor Accommodation* in the various zones throughout the Proposed Plan relating to "6 tariff-paid customers on-site at any one time" instead amending this to "12 tariff-paid customers on-site at any one time", and delete any condition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



Thames – Coromandel Proposed District Plan
 Submission by:
 Liz Butterfield MNZM
 101 Tararu Road, Thames
 lizbutterfield101@xtra.co.nz
 869 0609

THAMES-COROMANDEL
 DISTRICT COUNCIL

13 MAR 2014

RECEIVED BY: Tai

4.31pm

13 March 2014

A. Introduction

The Proposed District Plan (PDP) represents a crossroads for the Coromandel community. The Council has set the stage - celebrating our beautiful environment, preserving our rich heritage while looking for innovative ways to sustain our community. This new District Plan must reflect the societal change ahead, an era of high-speed broadband, more flexible workplaces and local businesses being better able to compete globally. At the same time, the challenge of protecting the unique bio-diversity of the peninsula has never been more critical. The peninsula has a long, fascinating history of reliance on primary industries – dairy, forestry, mining and fishing to support our communities, but often at the expense of our environment. This is no longer a sustainable economic model, nor appropriate for responsible guardianship of this land.

This submission is regarding:

Section 3:	Definitions
Section 7	Coastal Environment
Section 9	Landscape and Natural Character
Section 14	Mining Activities
Section 32	Landscape and Natural Character Overlay
Section 36	Contaminated Land and Hazardous Substances
Section 37	Mining Activities
Section 43	Conservation Zone
Section 54:	Residential Zone Rule 5, 6 and 10

B. I applaud sections of this plan that recognise some of the lifestyle changes ahead for the Coromandel, including: more flexible workplace and home environments; greater interest in small-scale gardens and livestock; and a need in every community for more of our vital pollinators – bees. Also, more families will need independent living space for elder family members, and many will be going solar in the next 10 years, some even returning energy to the grid. 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 a clear referral of management to the existing Council Bylaws, which are very sensible. Home business allows for activities accessory to a dwelling (such as a service business) and Minor Unit allows for the addition of a “granny flat”.

- **Section 54: Residential Zone Rule 5** A solar panel meeting the specified standards is permitted.
- **Section 54: Residential Zone Rule 6** An accessory building or minor unit that meets the specified standards is permitted, with a note clarifying these are not dwellings.
- **Section 54: Residential Zone Rule 10** A home business with the resident and up to two employees that meets the specified standards is permitted.

C. I ask that quarrying not be included in Section 3: Definitions – Mining, Section 14 – Mining Activities or in Section 37 – Mining Activities.

Mining should be clearly defined as the extraction of minerals or chemical substances from minerals. Quarrying creates a material that is necessary for the creation and maintenance of transport infrastructure, and for general construction in our community. Well-managed quarries are important assets for communities.

D. I strongly object to any part of the Proposed District Plan that allows either new mining to occur in the District, or any expansion of existing mining, including underground mining. A Council with true economic and community vision would see that the era of mining (mineral extraction) on the peninsula is over. In fact, mining imperils the single most important asset for our future prosperity – the Coromandel environment. Let's relegate mining on the peninsula to the history books and move forward. Specifically -

- **Section 7 Coastal Environment** The Coastal Environment Overlay needs to include a rule that prohibits mining.
- **Sections 9 Landscape and Natural Character, and Section 32 Landscape and Natural Character Overlay** It is important to uphold the environmental values expressed in Resource Management Act 1991 Section 6. I would like the Council to prohibit all mining activities in Outstanding Landscape, Amenity Landscape and Natural Character Overlays.
- **Section 14 Mining Activities** The Objectives and Policies in this section 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). There needs to be a clear statement about the impact future mining activities will have on the unique conservation values and natural character of the Coromandel. There are several problems with the sub-sections:
 - **Section 14.1 Background** The sentence - "The District has a long history of mining for gold and other minerals"- is true but only part of the story. The other side of this coin are the known adverse effects of historic and current mining: the impact on stream health from water-flow through old mines; networks of tunnels and shafts riddling certain areas (such as Bella Street in Thames or the hole that opened up on Queen Street in Thames); and the tailings found on the east side of the Moanataiari. I would like Council to include mention of the environmental damage as part of that background, as well as the long history of protest

- against mining from a significant portion of the community, including iwi.
- **Section 14.1 Background** This section – “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” - sounds too much like a fast track for mining. During the Moanataiari investigation, the community was told there was a high correlation in historic and current mining exploration results between the presence of gold and the presence of arsenic. If the Council wants to take into account minerals in a particular site, then a point must be made of also taking into account toxic minerals, particularly arsenic and lead.
 - **Section 14.1 Background** This text needs to be put elsewhere in the Plan. “Industrial rock and aggregate is currently extracted from small local quarries. It is used primarily within the local area for access tracks and other infrastructure as part of farming and forestry operations. There are options for the resource to be exported outside the District, especially by barging to Auckland.” I would like Council to move quarrying out of the sections on mining.
 - **Section 14.2 Issues** Sub-section 2 states: “Access to mineral and aggregate resources can be compromised by land uses or developments above or near mineral deposits, thereby inhibiting the community's ability to provide for its social and economic wellbeing.” This statement is based on some assumptions as big as the Martha Pit. I interpret this as equating mining with social and economic well-being. Where's the evidence? Why isn't Waihi a prosperous town? In fact, a strong case has been made for the exact opposite interpretation. Gold mining makes a relatively modest contribution to GDP when compared to other industries, but has a quantifiable cost in reputational damage to our GDP behemoth – tourism. And it is not only tourism that is affected, but exported food products, clothing etc., which use the clean, green association in their marketing. I would ask the Council to amend this section to present a more accurate context for any future decisions about mining.
 - **Section 37 Mining Activities** Quarrying needs to be removed from this section, including the tables, and segregated from mineral extraction.
 - **Section 37.4, Table 1** In the column for waste rock/tailings storage, that activity is prohibited in all but three zones (Industrial, Rural and Rural Lifestyle) where it is deemed non-complying. This status is defined in Section 1 of the plan as meaning: “The Council may only approve an application for a non-complying activity if the adverse effects on the environment are no more than minor or the activity will not be contrary to the objectives and policies of the Plan.” I honestly don't think industry, lifestyle block owners or dairy farmers will want a tailings dam next door. Where should the tailings be sent – trucked to Waihi over the peninsula's current road infrastructure? This table says it's okay to mine in some zones, but in 17 out of 20 zones it is prohibited to store tailings. I would ask the Council to take a good, hard look at this. If we can mine but we can't deal with the toxic by-product, then we have no business

generating tailings. Mining, including storage of tailings, should be prohibited in all zones.

- **Section 43 Conservation Zone** It is important that all 'High Value Conservation Areas' on the Coromandel Peninsula identified in Schedule 4 are included within the Conservation Zone, and mining activities are classified as prohibited activities in that zone.

E. Conclusion

While gratefully acknowledging what enabled us to grow in the past, the TCDC Council must embrace the change needed for the future. This new District Plan must chart this new direction and reflect:

- Our strategic advantage: close to New Zealand's business-hub Super City, as well as the busiest international airport, and the two largest container ports. We will soon be connected by high-speed broadband to a global marketplace.
- Our dynamic and creative community, with its solid skill base.
- Our most remarkable asset – our unique, bio-diverse environment.

Fonterra CEO Theo Spierings said, "If you expect sustainability anywhere in the world, it's here. It's Brand New Zealand." Last year Associate Professor Ian Yeoman of Victoria University said at an EcoTourism conference, "In the next 20 years, if you're not clean and green you'll be out of business – the consumer will go somewhere else."

I would also caution that marketing our pristine Coromandel environment at the same time as we allow mining invites the scorn of social media. A single headline in Britain - "100% Pure Manure" recently threatened to undermine a 10-year, multi-million dollar New Zealand tourism campaign. Social media can globally lampoon hypocrisy with blinding speed, but can also generate a lot of positive approbation for a District that draws a line in the sand and says no to mining.

For the next ten years, our environment must be our unifying focus. This guardianship responsibility must be clearly evident in every section of the PDP.

I would like to speak to my submission and would consider presenting a joint case with others.

Thank you very much for giving this your consideration.


Liz Butterfield

13 March 2014
Date

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: Tahi
8:18am

Proposed Thames Coromandel District Plan

Submission by

Name: Margie Wood

Address: 206 Mill Street

Phone: 078687399

Email: rewarewa1@xtra.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 Industrial 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.
- 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 effects of the legacy 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 & the language amended in Section 14 to accurately represent the history of mining and the opposition to it.

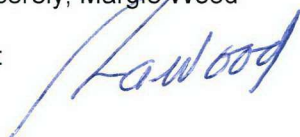
The special nature of the Coromandel warrants robust protection especially as there is so much economic revenue and employment dependent on our reputation as a clean green holiday destination. It is vital we do not allow Industrial Mining into the Peninsula, as this is contrary to the existing Natural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

Signature:



Date: 12th March 2014