

RECEIVED

14 MAR 2014

Thames-Coromandel District Council

ECM No:

This is a submission to: Proposed Thames-Coromandel District Plan

Name of Submitter: Mr Stephen Hubert ROBERTS

Address for Service of the Submitter:

41B Ocean View Rd, Hillcrest, Auckland, 0627

Email: stephen.roberts@xtra.co.nz

Telephone: (09) 480-7855 Home 027 602-6474 Mobile

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

The specific provisions of the proposal that my submission relates to are: The proposed zoning on the property I own at 167 Wharf Road, Colville (Lot 2 DP 310508, CT 41167, 3.1025 ha).

My submission is: I want the Council to 'amend' the zoning from 'Rural' to 'Rural Lifestyle'.

My Reasons: The 'Rural' Zone appears to be a "fall-back blanket" zone applying to most properties in the Colville area. The subject property is a small parcel of land unsuited to a economic working farm environment. It is a lifestyle block containing a cleared building house site with the balance in bush. The subject site is better suited to the 'Rural Lifestyle Zone' because


- ~~It~~ It is on the periphery/close to the Colville Village.
- It is a small stand alone lot (3 ha).
- The proposed land use activity is Residential.
- When this lot was subdivided-off from the larger Inland 'Parent' block in 2002, the stated intention then was to use this site as a lifestyle/back site.
- We note other more recently subdivided lots fronting Woods Rd (see Map 6B-Colville-Inset Map) are zoned 'Rural Lifestyle'. The subject lot is very comparable to these sites in terms of location, contour, size and land use.

PTO



I seek the following decision from the local authority:-  
To Change the zoning on 167 Wharf Rd, Colville  
(Lot 2 DP 310508) from 'Rural' to 'Rural Lifestyle'.

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

Signature of Submitter: 

Date: 12/3/14



# 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](http://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](mailto: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) NICK LOVEGROVE

or Organisation (if relevant) \_\_\_\_\_

Email Address nick\_lovegrove@hotmail.com

Postal Address 5a Te Marama Road, Ellerslie, Auckland 1051

Phone no.  
include area code

Mobile no.

021 711 997

**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  Date 14/3/2014

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
- 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](http://www.tcdc.govt.nz/dpr)



Nick Lovegrove  
5a Te Marama Road  
Ellerslie

14 March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Nick Lovegrove and my family own a holiday home in Kuaotunu.

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.

There is very little motel accommodation in Kuaotunu, holiday homes are the best way for people to enjoy this spectacular beach. Most family holidays involve more than 6 people.

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,

Nick Lovegrove



Sent: Friday, 14 March 2014 11:24:31 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

Anna Kingsbury

### Address

17 Malcolm St  
Hamilton 3216  
New Zealand

[Map It](#)

### Email

[annak@waikato.ac.nz](mailto:annak@waikato.ac.nz)

### My submission is:

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

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

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

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

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

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

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

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

I oppose Section 37 - Mining Activities.

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

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

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

I oppose Section 14 - Mining Activities.

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

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

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

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

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



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

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

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

**I would like to speak to my submission.**

- No

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

- Yes

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

---

**Yours sincerely,**

Anna Kingsbury

**Date**

14/03/2014



Sent: Friday, 14 March 2014 10:45:59 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

Heidemarie Moretto

### Address

567 Hauraki road  
Coromandel 3506  
New Zealand

[Map It](#)

### Phone

07 866 8339

### Email

[Hei.mic@xtra.co.nz](mailto:Hei.mic@xtra.co.nz)

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**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,**

Heidemarie Moretto

**Date**

14/03/2014



# Proposed Thames-Coromandel District Plan



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

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

### Submitter Details

Full Name(s) \_\_\_\_\_  
or Organisation (if relevant) Preserve New Chum for Everyone Inc

Email Address newchumforeveryone@orcon.net.nz

Postal Address PO Box 117, Whitianga 3542

Phone no. ( 07 ) 866 5516  
include area code

Mobile no. 0274 541 274

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## Your Submission

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

Section 7 - Coastal Environment and any other areas of the proposed district plan that relate to Environmental areas. We support all changes to the plan that require stringent development requirements of any areas such as New Chum Beach including classifying them as notified activities.

*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 see attached.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

Please see attached.

## 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*  Grahame Christian, Chair PNC4E *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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## New Chum Beach

New Chum Beach (Wainuiototo) is located on the East Coast of Thames Coromandel District. It sits slightly north of Whangapoua Harbour and Whangapoua Beach. The name New Chum was derived during the Kauri Timber harvesting period (pre-1900), when the “New Chums” would be landed at the beach and inducted into the local native timber felling and processing industry.



Prior to the felling of these trees the beach was surrounded by massive Kauri trees that stretched the length of the beach and covered most of the Coromandel. The trees were generally hauled to a mill in the Whangapoua Harbour or “rushed” into the sea; the “rushes” were created by building dams in the small streams and rivers that are abundant in the area. The rushes caused huge damage to the banks and levees, and washed away native fisheries including eel weirs and fish populations.

Whilst Whangapoua is subdivided and contains a number of dwellings and a burgeoning non-resident population, by contrast New Chum has escaped development. The beach is no stranger to controversy and approximately 10 years ago it and the surrounding farmland was sold to a trust that proceeded to develop it. The development was dogged by opposition and some “underhand” dealings, resulting in the property owners on selling the property to trusts owned and controlled by three different individuals. The three parties are George Kerr who is very wealthy and resides in Europe, John Darby a well known Queenstown developer and who has been bogged down in many legal battles over sensitive developments such as New Chum throughout New Zealand, and Ross Kerr a private individual

The Current Ownership of the Property (very broad estimates) – See Google Map below

A = is an area owned by a Trust controlled by George Kerr. It constitutes approximately 35 acres. Previously George had indicated that if approval was received to build on the beach front of New Chum, he would commit to preserving this area of land in perpetuity.

B = is owned jointly by George Kerr and Ross Mear and is approximately 70 acres. It is approximately the grassed area at point B and runs down to the beach front. It is intended to divide this property into up to 5 lots running diagonally to the beach and eventually site 5 houses. George Kerr’s desire is for his very large holiday house to be located approximately 50 metres back from the beach where the stream (centre of picture) meets the sand. Ross Mear wishes to site his initial house at the back

of the beach (approximately where the “B” pin is). Ross has already cut out a walkway from that location down onto the back of the beach. The walkway is approximately 300 metres long and where it meets the pohutukawa trees and sand, he has constructed a small wooden platform. Whilst it cannot initially be seen from the beach, anyone who ventures up to the back of the beach can see it. Sadly, the platform is already attracting campers and litter. For clarification the platform is on Ross’ property.

Both A and B are the most sensitive areas in terms of opposition to development.

C = is owned jointly by George Kerr and John Darby and is the remaining original farm of up to 1000 hectares (tbc). This area is not as sensitive.



Preserve New Chum For Everyone, Ltd

Was formed some 5 years ago to oppose the development of New Chum Beach. It is formed from hundreds of New Zealanders, ex-patriots, visitors, locals and Iwi who are united in the cause to prevent development. One of the lead people in the team is Linda Cholmondeley Smith whose family gifted the land that is known as the “saddle” between Whangapoua and New Chum Beach to ensure that there was always access to and from the beach. Chair Grahame Christian, is an Iwi leader from Whangapoua and local business owner.



The group is supported by MPs from National, Labour and the Greens.

Meetings and support have also been received from Thames Coromandel District Council, Waikato Regional Council and the Environmental Defence Society.

Attempts have been made by the Crown to purchase the land, however the asking price was very much inflated from the original purchase price.

### **Discussions with the Owners**

Ross Mear has been very honest and open about his intentions and has willingly engaged in dialogue to develop/construct his home on the site. Every indication has been a desire to build, plant and develop to enhance the natural beauty of New Chum and to ensure that the buildings etc cannot be seen from the beach.

John Darby has made no approaches to Preserve New Chum.

Ultimately however, if development is permitted, the beach is changed forever. The walkways, growing population as the sites are occupied, animals and invariably cars, boats and jet skis will ensure that the beach's profile will never be the same.

Visitors to the Coromandel will bypass New Chum as it will no longer have the attraction that it has now.

### **What would we like Council to do?**

As a minimum we would like Council to make any applications for development of any areas such as New Chum Beach be classified as a notified activity.

In the case of New Chum Beach our preferred position would be to have the District Plan changed so that development would not be permitted.

# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

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### Submitter Details

Full Name(s)	DAVID JAMES & JUDITH ANNE MILLS		
or Organisation (if relevant)			
Email Address	davidjmills@clear.net.nz	DAVID & JUDITH MILLS	
Postal Address	25 SUMNER ST	25 SUMNER STREET,	
	ROTORUA 3010	ROTORUA, N.Z.	
		PHONE (07) 348-8781	
Phone no. <small>include area code</small>	07 3488781	Mobile no.	0274 770 769

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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:*

Retained ☐ Deleted ☐ Amended ☒ as follows:

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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 *[Signature]* Date 10-3-14

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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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](http://www.tcdc.govt.nz)





10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is DAVID MILLS and I own a holiday home in WHITIANCA.

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,

  
\_\_\_\_\_



# 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:

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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)

CARL PRESCOTT

or Organisation (if relevant)

Email Address

carlp@tyreline.co.nz

Postal Address

253 a River Road  
HAMILTON

Phone no.  
include area code

07 8432145

Mobile no.

027 4965346

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

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

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

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

I support ☐ oppose ☒ the above plan provision.

**Reasons for my views:**

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

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Retained ☐ Deleted ☐ Amended ☒ as follows:

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

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

Signature of submitter \_\_\_\_\_ Date \_\_\_\_\_

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

## Trade Competition

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

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

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253a River Road  
HAMILTON, 3214

10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Carl Prescott and my family trust owns two holiday homes 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 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:

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

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

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I look forward to your response.

Yours faithfully,

C D Prescott



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### Submitter Details

Full Name(s) \_\_\_\_\_

Sally Bradley

or Organisation (if relevant) \_\_\_\_\_

Email Address \_\_\_\_\_

steveandsallybradley@xtra.co.nz

Postal Address \_\_\_\_\_

14 Stafford Rise  
ROTARUA

Phone no.  
include area code

(7) 3454772

Mobile no.

0272859387

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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 KE Bodley Date 11/3/14

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

## Trade Competition

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10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Sally Bradley and I own a holiday home in Kusotunu.

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:

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

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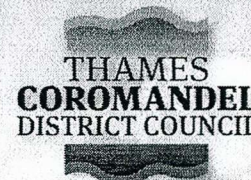
I look forward to your response.

Yours faithfully,

Sally Bradley



# Proposed Thames-Coromandel District Plan



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### Submitter Details

Full Name(s)

ROBERT MCHARDY

or Organisation (if relevant)

Email Address

mchardy-online@hotmail.co.uk

Postal Address

41 Petley Parade  
Tairāwhiti

Phone no.  
include area code

07-8496485

Mobile no.

0220432015

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

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**Reasons for my views:**

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:

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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 \_\_\_\_\_ Date \_\_\_\_\_

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11 Petley Parade

Tairua

10 March 2014

Thames Coromandel District Council

Thames,

Re Proposed District Plan

Dear Sir / Madam,

I object to the proposed plan change relative to the number of persons being able to occupy a property on a short term rental basis before a consent is required.

The current number of occupants at 12 is satisfactory as it stands.

The proposed number of 6 is not sufficient for normal letting as sometimes two families may get together and that could easily take the number over 6 , an extended family group would certainly be this number plus more.

There are many properties that can accommodate 10 – 12 persons and these have been built this way and for this reason ie they have 4 – 5 bedrooms. Some people have more than one home on a property and it has been set up like this for years. With this proposed plan change then they would need to obtain a consent and if it wasn't forthcoming then their property value and it's already consented use would be devalued and useless.

Most times properties that have the larger person numbers are at peak periods –Christmas time and unless consent was gained earlier then if they were late with their application or booking then they would be in an illegal situation.

#### TIME

There is the application process, we all know how inefficient council are in processing consents, Council say they will do it in a certain time but it always takes longer. Certainly if the proposal was to proceed there would be 100's of applications at the peak time when council staff historically go on holiday, what happens with delays from council with these applications and what will happen with late applications.

#### COST

What would the fee be ??? \$100, \$200 who knows

#### POLICING

How would it be policed - bed counts in the middle of the night ?  
Seriously how could you determine otherwise if anyone stayed over night and what does staying overnight mean.

Then there is the legal aspect regarding who is responsible legally the owner or the tenant? If it's the owner what does he have to do to keep things within the law - have a roll call every night?

What if some get inebriated and fall asleep , making the guest numbers too large , should they be kicked out and put on the road ?

The council is putting itself in a silly and unreasonable position by putting up this proposal that ultimately , if there are any issues will cost the ratepayers NOT the Council.

Is there any problem if 10 or 12 people stay on a property overnight or for a week what difference and benefit would limiting the numbers to 6 do ? Remember we are really only talking about a couple of weeks of every year.

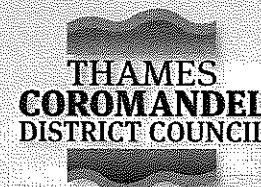
This is a crazy proposal that should already be in the bin and not going through this costly process.

Thank- you

A handwritten signature in dark ink, appearing to be 'B. Allan' or similar, written in a cursive style.



# Proposed Thames-Coromandel District Plan



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

### Submitter Details

Full Name(s) David Jonathan Heaney  
or Organisation (if relevant) \_\_\_\_\_

Email Address david.heaney@heaneypartners.com

Postal Address P.O. Box 105391 Auckland

Phone no. (09) 367 7076  
include area code

Mobile no. 021432639

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

*Draft annual Plan 2013/2014 - Holiday homes*

**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.

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Retained ☐ Deleted ☐ Amended ☒ as follows:

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Signature of submitter  Date *14/3/14*

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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 David Heaney and I own a holiday house 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 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.

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

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I look forward to your response.



David Jonathan Heaney

104 Seaview Road, Whangamata

My contacts details

D Heaney  
P.O.Box 105391  
Auckland

David.heaney@heaneypartners.com



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

### Submitter Details

Full Name(s) KERRY HAROLD BINGHAM & ROSALIND MARGARET BINGHAM

or Organisation (if relevant) \_\_\_\_\_

Email Address bingo@nettel.net.nz

Postal Address 25 B PARKER LANE RD 2 PUKEKOHE 2677

Phone no. 09 2387226  
include area code

Mobile no. 0211576792

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

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Signature of submitter  Date 13.3.14

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

Dear Mayor Leach and TCDC Councilors,

Our names are Kerry and Lindy (Rosalind) Bingham and we own a holiday house in Tairua.

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

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

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

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- Will mean less choice for tourists wishing to stay in the Coromandel, resulting in fewer visitors to the region, impacting on Coromandel businesses as result.
- Will not change the amenity effects arising from holiday home usage on the Coromandel.

We urge you to reconsider these rules in your Draft Annual Plan for 2013/2014.

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

**As Principal Relief**

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

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

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

**Personal message**

Our family has owned a property in Tairua for nine years. In that time, and as a result of owning this home, our family and friends have visited and been loyal patrons and contributors to the township and wider Peninsula. We have brought people over to attend events such as the Pohutukawa Festival; Food and Wine Festival; fishing competitions and Brits at the Beach in Tairua and fairs and events outside the town. We have rented our homes to families and groups attending weddings, sporting activities, professional conferences and leisure events that have used our house as a base while bringing resources to the area. This has been made possible because our Tairua house can accommodate more than six people. We have had a stream of overseas visitors whom we advise to visit the Coromandel. We support the St Andrews Opportunity Shop and are regular customers to the pub and restaurants, summer and winter (as are our friends and family BECAUSE of our house).

The current economy forces us to rent our property to help cover the costs of having an additional home especially for middle income families. The amount we generate from the rentals only just covers the cost of the extortionate rates we pay to the TCDC. Bearing in mind that for the majority of the year our house is unoccupied and services unused but paid for.

Should this proposal go ahead, it will encourage the sale of many homes thus affecting retail and local businesses and the value of properties. It will encourage people to go elsewhere in NZ where holidays and events are more financially viable. This would be a crying shame for the Coromandel.

We strongly believe this proposal is a mistake. Ours is but one home. If this proposal is passed the amount of people coming to the area will be greatly reduced and more so in the off season.

Visitors to our type of house are normally required to take their own bed linen, towels, tea towels etc and are responsible for cleaning the house after use. This excludes those visitors who want the services of a motel/guesthouse/B&B. Therefore, we do not believe motels/guesthouses/B&Bs will be compromised.

The reduction of campgrounds and restrictions imposed on freedom camping have discouraged visitors to the area and we strongly believe houses like ours help to fill the gap these restrictions have caused.



We believe the TCDC has been misguided in considering such a proposal. Instead of discouraging homes such as ours the Council would benefit in encouraging them.

We look forward to your response.

Name Kerry and Lindy (Rosalind) Bingham

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## Waikato Biodiversity Forum

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Thames Coromandel District Council  
Private Bag 3540  
Thames

### **Waikato Biodiversity Forum Submission to the proposed Thames Coromandel District Council District Plan**

The Waikato Biodiversity Forum is an organisation comprised of research and management agencies, iwi groups, private landowners, community groups and individuals who work to improve native biodiversity in the Waikato region. It is a voluntary organisation which operates independently of these management agencies through funding grants. The Forum believes that no one agency, sector or element of society has all the answers to the biodiversity issues we face nationally and in the region. The Forum speaks on behalf of biodiversity. However it does not necessarily reflect the views of all Forum members on every biodiversity issue.

The Forum would like to make the following submission points:

1. The Forum offers its support and assistance to the Council with the review and development of the Biodiversity Strategy
2. The Forum offers its 0800BIODIV advice service to landowners who live in the Coromandel District who may like to explore options for protecting biodiversity on their property.

Thank you

Moir Cursey  
Waikato Biodiversity Forum Coordinator



Sent: Friday, 14 March 2014 10:11:41 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

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### 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.**

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**Yours sincerely,**

Samuel Robin Thorne Clarke

**Date**

14/03/2014