

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)	PHILLIP WILLIAM MASON	
or Organisation (if relevant)		
Email Address	coastalproperties@gmail.com	
Postal Address	11 Petley Parade Tairāwhiti	
Phone no. <small>include area code</small>	Mobile no. 0274 390 989	

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 _____

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
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customer.services@tcdc.govt.nz | www.tcdc.govt.nz



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 'P. M.' followed by a flourish.

Attn District Plan Manager

Proposed Thames-Coromandel

District Plan**THAMES
COROMANDEL
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To CTS
Received
13 MAR 2014
Thames-Coromandel District Council
Coromandel
File No:.....

Submitter Details

Full Name(s)	Bernard Montgomery Davies & Susan Anne Davies	
or Organisation (if relevant)		
Email Address		
Postal Address	208 Chiville Rd. Kikowhakarere Bay, Coromandel 3584	
Phone no. <small>include area code</small>	07 866 8774	Mobile no.

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

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

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Your Submission

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

Natural Cover overlay at 235 and 268 Colville Rd

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:

interferes with present & future land management decisions and land potential. To restrictive & costly to police. Please see Attached Sheet.

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

Retained ☐ Deleted ☒ Amended ☐ as follows:

Proposed District Plan Hearing

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

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

Signature of submitter B. Davies SA Davies Date 12-3-14

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

Trade Competition

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

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

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

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- 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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Submission on the Proposed Thames-Coromandel District Plan

By Bernard and Sue Davies, 268 Colville Road; 235 Colville Road; 175 Flays Road, Coromandel

Postal Address: Bernard and Sue Davies
268 Colville Road
Coromandel 3584
Tel: 07 866 8774

Submission on the Natural Character Overlay.

We oppose the Natural Cover Overlay because:

1. It is too general and unsuited to practical land use decisions.
2. The rules should be contained with zoning objectives and not unnecessary mapping.
3. It breaches the requirements of the Resource Management Act and National Biosecurity Strategy 2000.
4. Denies reasonable use in farm forest management situations may be used to block access to worthwhile projects.
5. Natural Character Overlays have been given preferential treatment at the expense of the productive economic and social values of our rural communities.
6. The property rights of residents are over restricted with a negative flow on effect of land use and reduced land value.
7. Farm owners and their managers are well aware of the location of manuka kanuka regeneration and older bush on their properties. They use this natural regrowth in farm planning for the following reasons:
 - i. To stabilize a slope where future farm roading is required this may have been planned for 40+ years.
 - ii. To reduce runoff where earthwork is required.
 - iii. To stabilize stream sides where a bridge or culvert is required.
 - iv. To provide shade or shelter for stock.
 - v. To create carbon credits.
 - vi. To screen future developments.
 - vii. To coppice for firewood.
 - viii. To provide manuka honey production.
 - ix. To vary the landscape.
 - x. To control erosion on slips and in gullies.
 - xi. To provide a nursery for native podocarp planting.
 - xii. To provide habitat for native species.
 - xiii. To create permanent protection forest.
 - also To clear good pasture.*

These are all decisions that the land owner must make "on the ground" daily and in future planning. There is no point having Council Employees making impractical restrictive designations on land that is already being properly managed with the limited resources available. The desire of local Government to take decisions on vegetation management away from farmers and foresters is not an acceptable course of action.

Our submission is that all Natural Character Overlays be removed from the Proposed District Plan.

Proposed Thames-Coromandel District Plan

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To: OTS
Received
14 MAR 2014
Thames-Coromandel District Council
Coromandel
File No:

Submitter Details

Full Name(s) Bernard Montgomery Davies Susan Anne Davies
or Organisation (if relevant) _____

Email Address _____
Postal Address 208 Cuville Rd Kikowhakarere Bay
Coromandel 3584

Phone no. include area code 07 8668774 Mobile no. _____

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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 Rural Lifestyle Zoning on the
Coromandel Fall of our land at 235
Cobville Rd. Please retain unchanged on
the Final Plan

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:

this zoning provided for the Social Economic
& Residential Needs of locals who may need extra
land area. Please See Attached Subm.

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

Retained ☒ Deleted ☐ Amended ☐ as follows:

Proposed District Plan Hearing

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

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

Signature of submitter B Duncies Susan Duncies Date 12-3-14

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

Trade Competition

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

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

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

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

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

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Submission on the Proposed Thames-Coromandel District Plan

By Bernard and Sue Davies, 268 Colville Road; 235 Colville Road; 175 Flays Road, Coromandel

Postal Address: Bernard and Sue Davies
268 Colville Road
Coromandel 3584
Tel: 07 866 8774

We submit that council retain the rural lifestyle zoning at the southeastern side of our property at 235 Colville Road, Coromandel unchanged.

This land is separated from the balance of our land by the high hill in between. It is of medium to easy contour falling towards the Hauraki Rd area and adjoining the lifestyle lots of "Long Bay Rd." and "Coro Town" area.

The land is served by a 20m wide ROW which is easy grade and already ~~farmed~~ ^{used}. Power and phone service are available at the start of the ROW. There is good permanent water in two creeks on the land.

Being close to the outskirts of town but not so close ^{as} to have adverse effects to other ^{use} rural lifestyle is the correct zoning for this land.

This zoning provides for the social and economic need of local residents who require a medium sized land area for a home and land based opportunity.

It is important to us to retain this zoning as we have done years of work on the land and it was part of the value and opportunity at time of purchase. Lots in this zoning are sought after now.

Our submission to Council is to retain this zoning on our property unchanged.

B Davies

Attn District Plan Manager Proposed Thames-Coromandel District Plan

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To CTS

Received

14 MAR 2014

Thames-Coromandel District Council
Coromandel

File No:

Submitter Details

Full Name(s) Bernard Montgomery Davies, Susan Anne Davies
or Organisation (if relevant)

Email Address
Postal Address 248 Colville Rd Kikowhakarere Bay
Coromandel 3584

Phone no.
include area code 078068 774

Mobile no.

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

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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 Coastal Living Zones at Kikowhareve
North & South

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:

this zone is a close & complementary extension of already developed part of Kikowhareve. It will provide for the economic social & residential need of locals. Please see attached sheet. sub.

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

Retained ☒ Deleted ☐ Amended ☐ as follows:

Proposed District Plan Hearing

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

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

Signature of submitter B Dennis S A Dwyer Date 12.3.14

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

Trade Competition

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

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

☐ Y ☒ N

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

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

a) adversely affects the environment; and

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

☐ Y ☐ N

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Submission on the Proposed Thames-Coromandel District Plan

By Bernard and Sue Davies, 268 Colville Road; 235 Colville Road; 175 Flays Road, Coromandel

Postal Address: Bernard and Sue Davies
268 Colville Road
Coromandel 3584
Tel: 07 866 8774

We submit that TCDC retain the coastal living zone at Kikowhakarere because:

1. It is a very important part of our property valuation and opportunity.
2. This zoning provides for the economic, social and residential needs of local residents.
3. It allows us the financial credibility to plan for improvements to the land eg. Riparian planting and native afforestation, and small tourism ventures.
4. The lots created in this zoning would be planted out and screened under normal council guidelines.
5. The coastal zone as mapped is less than 5% of our total land and is well balanced aesthetically by the remainder.

A visit to the two lots on the northern zone will show the environment benefits of this zoning. The wet gully which always slumped out onto the Colville Road at this point has been stabilized by the extensive native planting of the new owners.

The more important southern area faces to Colville Road and the Shelly Bay Camp. It is not in the full view of the Coast.

The few sites are well back from the road and are staggered in height and distance and will not create a ribbon development effect. The building platforms are obvious and would require very little earthworks to access and develop. They are adjacent to the already developed portion of Kikowhakarere.

Given the low productive value of this land and the high cost of farm maintenance we consider that some future development of these sites is inevitable.

To remove this zoning would be a loss of opportunity to our family and a huge loss of amenity improvement to the balance of the land.

As our district grows this zoning will be required. It is required now.

We submit that Council include the Coastal Living Zone at Kikowhakarere in the Proposed District Plan and in the final 10 year plan.

B Davies

Proposed Thames-Coromandel District Plan

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

Submitter Details

Full Name(s)	Bernard Montgomery Davies Susan Anne Davies	
or Organisation (if relevant)	BM & SA Davies	
Email Address		
Postal Address	208 Colvile Rd Kikowhakarere Bay Coromandel 3584	
Phone no. include area code	07 8468774	Mobile no.

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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 Amenity Landscape Designation at 235
Colville Rd Coromandel

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

un necessary, unsuited, to restrictive
especially as Council already own the large
Coastal Reserves

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

Retain the Amenity landscape only over the
Coastal Reserves. Remove entirely from our property

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 B Davis Date 12 - 3 - 14

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

Trade Competition

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☐ Y ☐ N

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By Bernard and Sue Davies, 268 Colville Road; 235 Colville Road; 175 Flays Road, Coromandel

Postal Address: Bernard and Sue Davies
268 Colville Road
Coromandel 3584
Tel: 07 866 8774

We oppose the Proposed District Plan provision related to the amenity landscape designation on our property at 235 Colville Road, Coromandel.

1. It is an unnecessary invasion of our property rights.
2. It breaches the requirements of the Resource Management Act and the National Biosecurity Strategy 2000.
3. It has a restricted or non-complying designation on almost all economic and normal land development:
 - i. Improved and extended roading for easier farm management and general small scale tourist development.
 - ii. Planting at poplar poles as directed by WRC and planting of exotic trees for honey production and carbon storage.
 - iii. Provision of a farm house at a site of our choice and provision of farm buildings.
 - iv. Possible extra house sites.

We also submit that most of this designation is within a deep horseshoe shaped valley which cannot be seen into from the surrounding land.

The northern edge of this designation is already heavily degraded by the adjoining pine plantation belonging to the motor camp for effluent disposal. This site approved by council planners is in stark contrast with what is now being proposed. It is also in stark contrast with the "Coromandel Blueprint" which proposed Papainga development of this location.

The coastal edge of this designation adjoins the Kikowhakarere Bay and Long Bay Reserves. The high forested headlands of Kikowhakarere, Hukanui Point, and Tucks Bay point largely screen the public view of our property. These reserves coupled with the tidal zone do have a high landscape appeal. The steep broken grassed hills that are our land have much less appeal.

We submit that the Council retain the Amenity Landscape Designation on the Coastal Reserves.

We submit that Council remove the Amenity Landscape Designation from our private property.

We do not wish to have our property's potential value and contribution to Coromandel's economic, social and amenity development "stolen" by one consultant for the Environmental Defense Society on the occasion of one 10 year plan change.

B Davies



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Contact customer.services@tcdc.govt.nz

235 Colville Road

Friday, 31 January 2014

1:12660



Proposed Thames-Coromandel District Plan

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Your Submission

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

The Coastal Environment Line at 235
248 Colville Rd

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:

unnecessary Restrictive costly

see Attached Sheet

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

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Proposed District Plan Hearing

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

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Signature of submitter B Dowie SA DOWIE Date 12.3.14

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

Trade Competition

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☐ Y ☐ N

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THAMES-COROMANDEL DISTRICT COUNCIL
Private Bag, 515 Mackay Street, Thames 3540
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Submission on the Proposed Thames-Coromandel District Plan

By Bernard and Sue Davies, 268 Colville Road; 235 Colville Road; 175 Flays Road, Coromandel

Postal Address: Bernard and Sue Davies
268 Colville Road
Coromandel 3584
Tel: 07 866 8774

Submission on the Coastal Environment Line.

We oppose the plan provision related to the Coastal Environment Line because:

1. The line meanders in an undirected manner taking in farm land, valuable building sites and the valley floor over 1km inland.
2. The Council has removed and restricted the development rights of land owners without any proper reason or mandate.
3. Another set of rules overlaying the zoning is an unnecessary confusing waste of time.
4. It is contrary to the Resource Management Act and the National Biosecurity Strategy 2000.
5. Limits land managers choice on normal farm forest and land management decisions and steals land value.

We submit that:

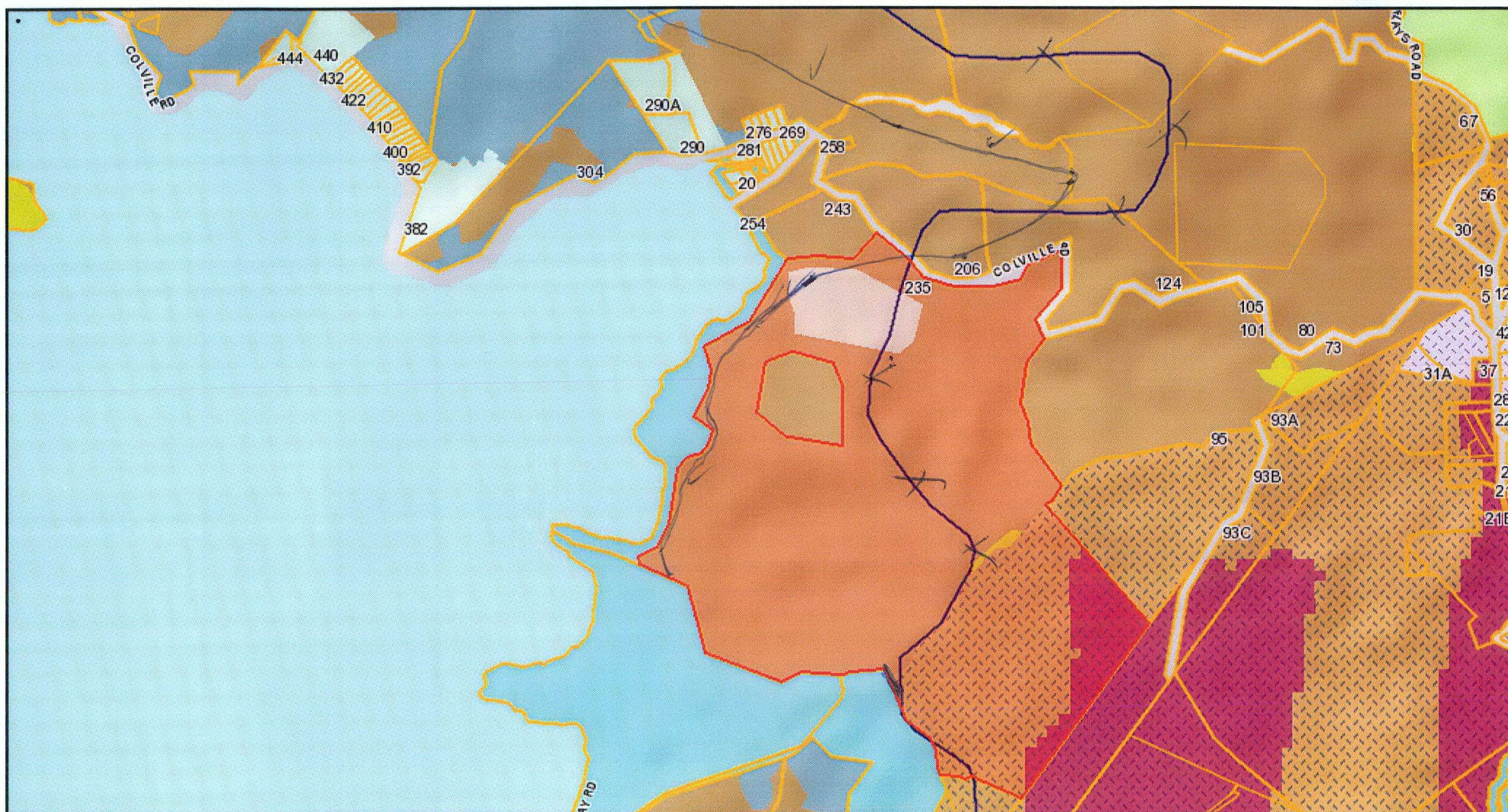
1. Remove this designation from the Proposed District Plan, OR,
2. Remove this designation back to the Coastal Reserves boundary with 235 Colville Road and then north, OR,
3. Redraw the line at Kikowhakarere as we have amended on the map.

Map Print

Original Sheet Size A4

Print Date: Tuesday, 11 March 2014

Print Time: 10:09:22 a.m.



Scale: 1:12380

Projection: NZGD2000 / New Zealand Transverse Mercator 2000

Photography sourced from NZ Aerial Mapping Ltd. Cadastral information from LINZ Core Record System (CRS). Crown Copyright reserved. Geographic Information shown on this map comes from Thames-Coromandel District Council's records. It is published in good faith but its accuracy and completeness cannot be guaranteed and should not be relied upon without independent verification. For further information please contact the Council's GIS Department (phone (07) 868 0200, E-Mail customer.services@tcdc.govt.nz).

Proposed Thames-Coromandel District Plan

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

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DISTRICT COUNCIL

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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) <u>Tairua-Pauanui Community Board</u>	
Email Address	<u>bobcarol@xtra.co.nz</u>
Postal Address	<u>Private Bag</u> <u>Thames</u>
Phone no. <small>include area code</small>	<u>(07) 864 9916</u>
Mobile no.	

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

See attached sheets

My submission is:

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

I support ☐ oppose ☐ the above plan provision.

Reasons for my views:

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

Retained ☐ Deleted ☐ Amended ☐ as follows:

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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 [Signature] Date 6/3/2014

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

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Tairua-Pauanui Community Board
C/- Thames-Coromandel District Council
Private Bag
Thames

Submission to:

Proposed Thames-Coromandel District Plan

We wish to be heard in support of our submission: Yes

Specific Provisions of the Proposed District Plan my submission relates to are:	Our submission is:	Reasons for our views	Decision sought from Council is that the provision be:
Part V Special Purpose Provisions Section 27.4 Pauanui Orchard Estate Structure Plan	We support this provision	Consistent with the adopted District Plan	Retained
Part VI - Overlay Rules Section 28.1.2 Pauanui Airfield amenity setbacks Map: Pauanui airfield 29M	We support this provision	To retain the setback that existing houses have generally been built back from the airfield. If buildings were allowed to be built closer to the airfield this would adversely affect the amenity of the existing houses to the north and south of the airfield.	Retained
Part VI - Overlay Rules Section 28.3 Rule 1.1 Airfield Height Table 1 Pauanui	We support this provision		Retained
Part VI - Overlay Rules Section 28.4 Rule 2.1 and 2.2 Pauanui Airfield Amenity Yard	We support this provision		Retained
Part VI - Overlay Rules Section 31 Heritage Areas Appendix 1 A1.3 Table 8 Item Numbers 251, 252, 253, 255 Planning Maps 29B, 29C, 29D and 28	We support this provision		Retained
Part VII - District Wide Rules Section 38 Subdivision 38.7 Assessment of standards Table 2 Subdivision standards 13 Residential Zone (a), (c) and (d)	We support this provision		Retained

Specific Provisions of the Proposed District Plan my submission relates to are:	Our submission is:	Reasons for our views	Decision sought from Council is that the provision be:
Part VIII - Zone Rules Section 54.8 Table 5 1 - Standards (f) Canal frontage yard 2 - Pauanui standards (a) to (d)	We support this provision		Retained
Planning Maps Map 29B Rezone unformed road between 14 and 18 Hornsea Road to Residential Zone (still needs a walkway)	We support this provision	Unformed road is designated road to be stopped.	Retained
Map 29C Tairua Marine Service Zone	We support this provision.	This is consistent with the Tairua marina development	Retained
Map 29D Rezoning of unformed road between Tui Terrace and Bay View Terrace	We support this provision	This proposed zoning is consistent with the policy in the Reserve Management Plan	Retained
Map 29E 58 Vista Paku Glade campground	We support this provision		Retained
Map 29N Flood hazards Grahams Creek (Stream)	We support this provision	Important that flood zones are incorporated in the Plan	Retained

Tairua-Pauanui Community Board
C/- Thames-Coromandel District Council
Private Bag
Thames

Submission to:

Proposed Thames-Coromandel District Plan

We wish to be heard in support of our submission: Yes

SPECIFIC PROVISION	OUR SUBMISSION IS	REASONS FOR OUR VIEWS	DECISION SOUGHT
PART VIII Zone Rules Visitor Accommodation (Various Zones) No more than 6 tariff paying visitors	We oppose this provision	This will be detrimental to the local economy by (a) homeowners will be reluctant to rent their houses out inhibiting their ability to recover annual financial costs (b) reduction in visitor numbers. The ability to enforce this rule will be cost prohibitive. It will create ill feeling between ratepayers and TCDC.	Remove the rule for all zones
PART VI Overlay Rules Section 29.3 Rule 3 Clearing Indigenous Vegetation in a Rural Area	Supports in part	The exclusion of this provision is impractical and an intrusion of property owners rights. It may place financial hardship on property owners who are dependent on heating their homes with timber collected from their own properties (at no cost).	Provision amended to allow harvesting of firewood as a permitted activity , as per the operative district plan Section 4 – 422.5 “ <i>Clearing up to 5m³ of manuka or kanuka per 12 month period for firewood purposes that is not located over pasture only.</i> ” There should also be the provision to harvest a greater amount of indigenous timber for firewood as a restricted discretionary activity

SPECIFIC PROVISION	OUR SUBMISSION IS	REASONS FOR OUR VIEWS	DECISION SOUGHT
PART V Special Purpose Provision Section 25.3 112 Sailors Grave Road Site Development Plan Planning Map 24C	Support	The Board wishes to ensure that the character of the Coastal environment and its associated landscapes and ecological values are protected.	Retained
PART V Special Purpose Provision Site Specific Activities 26.4 Table 1	Supports in part	Tairua Hall missing from table 1	Amend table 1 to include Tairua Hall
PART V Special Purpose Provision Site Specific Activities 26.4 Table 3	Oppose	The board opposes the specific rule relating to noise standards for Community Halls. Council owned community facilities need to have noise standards appropriate for public use.	That permitted noise levels for all Council owner community facilities/halls be increased to zone standard + 20dB L _{Aeq} (15 min)
PART VIII Zone Rules Section 56.4 Rural zone Permitted Activities Rule 5 A festival/event is a permitted activity provided: it lasts no longer than 24 hours	Oppose	The Board disagrees with the time limitation placed on festivals or events in a rural area. This may inhibit economic development	Amend the permitted activity to a duration of up to 72 hours for a festival or event in a rural area.
PART VIII Zone Rules Section 53 Recreation Passive Rule 9 Table 4	Supports in part	The Board notes that the noise limitation for Monday – Saturday 7am to 10pm, Sunday 7am to 6 pm of 50 db L _{Aeq} (15 min) does not allow for realistic noise levels produced by play equipment. This specifically affects the flying fox at Gallagher Park Pauanui that has been located in this park for over 35 years.	Amend the permitted noise level in recreation passive zones of Monday – Saturday 7am to 10pm, Sunday 7am to 6 pm of 50 db L _{Aeq} (15 min) to 60 db L _{Aeq} (15 min)
PART VI Overlay Rules Airfield Height and Noise Section 28.1.1 Table 1 Night/Instrument Flying	Supports	The Board agrees that Pauanui Airfield will not ever be utilised for night or instrument flying.	Retained

Proposed Thames-Coromandel District Plan



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Submitter Details

Full Name(s)	Heather & Allan Bruce	
or Organisation (if relevant)		
Email Address	adhdbuce@gmail.com	
Postal Address	2977 SH25 Tairua-Whitianga	
	RD1 Whitianga	
Phone no. <small>include area code</small>	(07) 8665873	Mobile no.

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

Part VI	Section 29.3 Rule 3: Clearing Indigenous Vegetation in the Rural Area
Part VII	Section 38.5 Rule 8: Subdivision creating one or more conservation lots
Appendices	Appendix 2 A2.11 Powerco Ltd

My submission is:

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

I support ☐ oppose ☐ the above plan provision.

Reasons for my views:

as per attached information

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

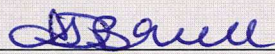
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as per attached information

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 13/3/14

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

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Submitter s	Heather & Allan Bruce
Contact Details	2977 SH25 Tairua-Whitianga, RD1, Whitianga 078665873 adhdbruce@gmail.com
Owner/Occupiers	2977 SH25 Tairua-Whitianga, Kaimarama 3023D SH25 Tairua-Whitianga, Kaimarama

Specific Provisions of the Proposed District Plan that our submission relates to are:

Part VI	Section 29.3 Rule 3: Clearing Indigenous vegetation in the Rural Area
Part VII	Section 38.4 Rule 2: Boundary Adjustment
Part VII	Section 38.5 Rule 8: Subdivision creating one or more conservation lots
Appendices	Appendix 2 A2.11 Powerco Ltd

Part VI Section 29.3	Rule 3: Clearing indigenous vegetation in the Rural Area
-----------------------------	-----------------------------------------------------------------

We believe the Clearing of Indigenous vegetation section of the proposed plan should include the ability to cut firewood as per the existing Operative Plan. This should be included in Section 29 of the plan.

We own and manage 3023D SH25 Tairua-Whitianga which is 24.83 hectares of an original owned family property, which has been farmed since 1883. It is not a conservation lot. For good management of the property we are working toward maintenance of existing pasture whilst fencing off stream access to stock, fencing/protection of significant areas of regenerating indigenous vegetation and weed control. We have discussed some options with Waikato Regional Council around protection of what we consider significant areas.

Our land, as is much of the farmland remaining on the Coromandel Peninsula, is marginal at best and does not generate enough income to maintain the property. We as landowners need to look at alternative options. We currently work outside of the property and also spend many hours working to improve the property. This includes the removal of manuka and kanuka.

Given the growth rate of manuka and kanuka in this environment, the by-product of keeping the land clear for stock is firewood. Primarily for ourselves, but in the interests of making a block such as this a viable farm and to enable the property to be as self-supporting as possible we should if required have the option to on sell this product. Manuka and kanuka is not endangered in any way on the Coromandel Peninsula. We believe many people on the Coromandel Peninsula would be in a similar position.

We are in support of Rule 3 (e) The area to be cleared is dominated by exotic vegetation (e.g. forestry, domestic garden, pasture, horticulture), but ask the Council to include into Rule 3 the right to cut and use manuka and kanuka as firewood as outlined in the existing Operative Plan.

Part VII Section 38.4	Rule 2 Boundary Adjustment
------------------------------	-----------------------------------

We request that the Boundary Relocation provision from the current Operative Plan be included in the new Plan. This should only apply to contiguous land and should include appropriate assessment criteria.

With respect to Rural Zones the change to 5% of existing lot is extremely limiting from a farming point of view, where there is often a need to change lot sizes to rationalise access and existing paddock use.

The Operative Plan currently has this provision as controlled and it is unclear to us why the proposed plan would upgrade this from Controlled to Discretionary (Rule 2.3) given that the matters in Table 4: 1 to 7 are not specific to the rural environment.

We submit that a new rule be added to Section 38.4 to provide for Rural Boundary Locations.

Part VII Section 38.5	Rule 8 Subdivision creating one or more Conservation Lots
------------------------------	------------------------------------------------------------------

We request that the maps outlining Conservation Lot areas should be included in the Planning Maps. This is clearly of significance to our two properties 2977 SH25 Tairua-Whitianga and 3023D SH25 Tairua-Whitianga and adjoining properties.

We would suggest that not many people are aware of this overlay on their properties due to its exclusion from the planning maps. The only way to view this overlay is on Council's website. Given the lack of efficient rural broadband across the Coromandel and also the required expertise to know where to look for this overlay, it is misleading of Council not to have these areas more clearly mapped and available to the public.

We would also request that Council "ground truth" these areas as the overlays which appear to be exactly that of the previous SNA overlays, have been done from aerial maps and are not a true reflection of actual priority/significant areas for protection.

We would further request that the location for Conservation Lot Overlay over our property at 2977 SH25 Tairua-Whitianga be removed with immediate effect. This property is 4115m² and notwithstanding that the overlay is primarily over the properties "non-indigenous" garden, it cannot meet any of the Rural Subdivision rules. There is no advantage or reasoning behind having this overlay associated with this property.

Appendices	Appendix 2 A2.11 Power Co Ltd
------------	-------------------------------

We request the removal of Designation PC09 (Kaimarama Substation).

This designation was in place for an existing sub-station which was removed from the site in the early 1980s, over 30 years ago. The land the sub-station was on was originally “purchased” under the Public Works Act. On removal of the sub-station the land was offered back to the surrounding land owner and purchased by the landowner as per the Public Works Act of the time. This purchase went ahead and a boundary change was subsequently done to create 2977 SH25 Tairua-Whitianga.

During the past five years we have been involved in negotiations with Powerco to put the 66kva Coroglen to Whitianga power transmission line across our 3023D SH25 property. During negotiation Powerco indicated that they may, at a future date utilise the existing designation and planned their 66kva line to this end. At this time they also approached the Minister of Energy to have the Designation changed from the defunct Thames Valley Power Company to themselves as the Peninsula power provider.

We remain opposed to the use of the existing designation for this purpose given the size of the designation and its impact on our two properties, both to amenity value and use of the properties. Discussion with Powerco has indicated that if they were to go ahead, further negotiation would be required with the proposed sub-station to be housed in a large shed slightly further north of the existing designation.

We believe the existing designation, which has not been given effect to over the last 30 years be removed and that in the event that Powerco proceed with a sub-station in this area that they apply for a new designation, sited as negotiated with us as the landowner and which would also give the wider community the option to submit for or against the designation given it's close proximity to other landowners and siting adjacent to a main state highway.

Proposed Thames-Coromandel District Plan



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Submitter Details

Full Name(s)	ARTHUR RAYMOND ATTFIELD	
or Organisation (if relevant)	FARMER	
Email Address		
Postal Address	136 BOAT HARBOUR ROAD RD1 WHITIANGA	
Phone no. <small>include area code</small>	078663764	Mobile no.

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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:

IMPLEMENTATION OF THE R.M. ACT
PUTTING THE PUBLIC ON ONE SIDE
INSTEAD OF A PARTNERSHIP.

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

Retained ☐ Deleted ☐ Amended ☒ as follows: PRIVATE PROPERTY

RIGHTS ARE PARAMOUNT IN A PROPERTY
OWNING DEMOCRACY

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 AR. Dyfield Date 13/3/2014

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Submission to: Proposed Thames Coromandel District Plan

The main reason for making this submission is my over-all concern with policy implementation all going back to the Resource Consent Management Act, which weighs heavily against the general public.

Two years ago we were landed with a Christmas present of the S.N.A's. This went down like a lead balloon. We now have Council pursuing another avenue under the guise of bio-security, to go down the same track, to further control private property rights.

There should be no reason why Council and Regional Council cannot have a genuine partnership, instead of this continuous, contentious attitude that prevails.

The reason why I mention the Regional Council is because in many ways there is an overlay of Regional and Government policy.

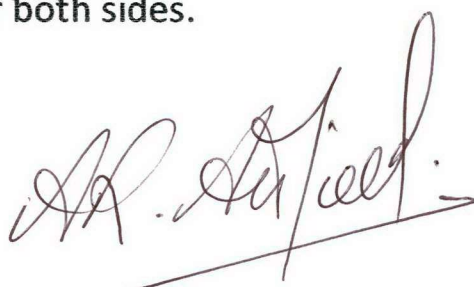
We all know conservation coupled with economic development has to be balanced. To me and others, this does not appear to be the case.

Over the last few years, large areas of New Zealand have retreated into native vegetation and scrub, due in part to economics, and in part to stringent conservation measures.

We have to be very careful that we do not incarcerate communities of reasonable living standards, by pushing productive land back into bush.

In conclusion, I come back to the main point of my submission, which is that Council must engage in a transparent and honest way to get the best result for both sides.

A R Attfield

A handwritten signature in dark ink, appearing to read 'A R Attfield', with a long horizontal line extending from the bottom of the signature.