

# Proposed Thames-Coromandel District Plan



## Submission Form

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

**THAMES-COROMANDEL  
DISTRICT COUNCIL**

### 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)

14 MAR 2014

RECEIVED BY: *Mi*  
9:12 AM

### Submitter Details

Full Name(s)	Barbara Rose Karl		
or Organisation (if relevant)			
Email Address			
Postal Address	380 Puketui Valley Road. R.D. 1 Hikuaia 3579		
Phone no. <small>include area code</small>	07 8647845.	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

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)


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 find attached letter.

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 R Karl Date 13 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

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)

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)





380 Puketui Valley Rd  
R.D.1.  
Puketui.

11 March 2014

ph: 8647845.

To whom it may concern,

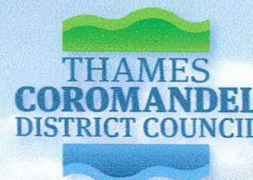
I object to the Amenity Overlay (or any Overlay) on my own or any-body else's property. I object to the Proposed District Plan, I do not need some-one from T.C.D.C. telling me what to do on my own land, I have lived here for 50 years paid my rates and Environment Waikato Fees, I get nothing for either of them (Puketui Valley Road gets graded 3 or 4 times a year) and nothing else.

I would like the Overlay removed from my property Thankyou.

Barbara Karl  
B.R Karl



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THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: *Tui*  
1:27 AM

### Submitter Details

Full Name(s)

*Peter Gary Karl*

or Organisation (if relevant)

Email Address

Postal Address

*386 Puketui Valley Road  
R.D1 Hikua 3579*

Phone no.  
include area code

*07 864 7845*

Mobile no.

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I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

Please find letter attached

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 Sam Hill Date 13 March 2014.

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

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13 March 2014.

To Whom It may Concern.

I object to the new Proposed District Plan 2013.

Part II Section 9 - Landscape & Natural Character.

I strongly object to this overlay which will be imposed on my property, it is hard to understand what the rules are, it is restrictive, and will trespass unduly on my rights as an individual. Land-owners generally don't re-act positively to being told what to do, on their own land. Securing the willing and active participation of land-owners is therefore more productive, in sustaining indigenous biodiversity on private land.

On my block of land: Legal Description Lot 2 DPS 46427 the Outstanding Landscape Overlay has been imposed on it. I object to this overlay it would become too difficult and restrictive to farm it in a practical manner, that it would become financially un-realistic. If this property is of National Importance maybe the T.C.D.C. should buy it from me or I shouldn't have to pay rates on a piece of land I have no control over, and it will be bogged down in Bureaucratic regulations. My farm is a business and you are jeopardizing my financial security by placing overlays on it.

Part VI Section 29: Biodiversity Rules 1-4.

I object to the old permitted activity of 5m<sup>3</sup> of Kanuka firewood being removed from the Plan. Please reinstate it at no-limit, Kanuka is sustainable for firewood and readily grows like a weed. I use Kanuka for heating.

*Peter Karl*

Peter Cary Karl  
386 Puketui Valley Road  
Puketui.  
(07) 8647845.



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THAMES  
COROMANDEL  
DISTRICT COUNCIL

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THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: *mi*  
9:27 AM

### Submitter Details

Full Name(s)	<i>Claire Mary Dall</i>		
or Organisation (if relevant)			
Email Address			
Postal Address	<i>560 Puketui Valley Road</i>		
	<i>RD. 1. Hikurangi 3579</i>		
Phone no. <small>include area code</small>	<i>07 8648636</i>	Mobile no.	

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T C D C P D P 2 0 1 3



## Your Submission

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


### 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 find letter attached.

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 Im Dall Date 13.3.2014.

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

## Trade Competition

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

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To Whom it may Concern,

My name is Claire Dall, my husband Andrew and I farm 221641 sqm of land in the Puketui Valley.

We strongly object to the Proposed District Plan 2013.

Part 11 Section 9- Landscape & Natural Character.

3 We object to the Amenity Landscape and Natural Character Overlay, which will be imposed on our property, it is hard to understand, is restrictive and trespasses unduly on the rights of us as individuals.

Landowners generally don't react positively to being told what to do, on their own land, therefore regulations are likely to be counterproductive. Securing the willing and active participation of landowners is therefore pivotal to sustaining indigenous biodiversity on private land.

Part VI Section 29. Biodiversity Rules 1-4.

We object to the old permitted activity of 5m<sup>3</sup> of Kanuka/Manuka firewood being removed from the Proposed District Plan. Where is the evidence that cutting 5m<sup>3</sup> has an effect on biodiversity and it also breaches S85 of the RMA pertaining to "reasonable use". We use Kanuka to heat our home and hot water and for cooking. 50% of our property is regenerating Kanuka/Manuka and it regrows readily with no help, it is sustainable for firewood. Please re-instate this as a permitted activity within the Proposed District Plan, We request there is no limit, it should be up to the discretion of the land-owner.

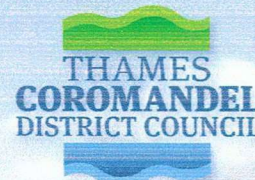
We as landowners eliminate our own weeds and pests. with no funding, why not look after D.O.C land and bring it up to a Pristine state before trying to grab more land from private owners.

Name: Claire Mary Dall. *cmDall.*

Ph: 8648636  
Page 3048



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**THAMES-COROMANDEL  
DISTRICT COUNCIL**

**14 MAR 2014**

**RECEIVED BY: TMI**  
12:27 PM

### Submitter Details

Full Name(s)

Phillip John Karl

or Organisation (if relevant)

Email Address

Postal Address

385 Puketui Valley Road.  
RD. 1 Hikurangi 3579

Phone no.  
include area code

07 8647845

Mobile no.

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


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 find attached notes.

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 \*  Date 13.3.2014.

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

## Trade Competition

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

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13 March 2014.

To whom it may concern.

District Plan 2013.

I object to the Proposed

Part II Section 9 - Landscape & Natural Character

I object to this overlay which will be imposed on my property, it is too restrictive, hard to understand and will trespass on my rights as an individual.

Part VI Section 29 Biodiversity Rules 1-4.

I object to the old permitted activity of 5m<sup>3</sup> of Kanuka/Mānuka firewood being removed from the Proposed District Plan.

Please reinstate this, with no limit. I use firewood for heating and cooking, Kanuka grows like a weed.

\* Phillip John Karl

385 Puketui Valley Road.  
Puketui.

Ph (07) 864 7845.



# PROPOSED THAMES-COROMANDEL DISTRICT PLAN

THAMES-COROMANDEL  
DISTRICT COUNCIL

Submission by Carol Fielding 207 Hill St Thames 3560  
phone 07-8689188

14 MAR 2014

RECEIVED BY:

TMI  
9:37AM

I oppose any part of the Proposed District Plan (PDP) which allows Mining Activities including underground mining.

- Section 14. I want the Plan to protect specifically the coastal environment from mining.
- I support including on the Coastal Environment Overlay a rule prohibiting mining activities.
- I wish the Plan to protect Schedule 4 land from all mining activities by including it in the Conservation Zone AND prohibiting all mining activities.
- I want the language of Section 14.1 to clearly state how future mining activities will have a major adverse impact on the unique Conservation Values and Natural Character of the Coromandel.
- Specifically I would like TCDC to add to the sentence 'The District has a long history of mining for gold and other minerals' (p73) these words: '...and the land and sea are still recovering from its adverse effects.'
- Section 14.2.2 gives mining priority over other forms of development. I oppose this intention, so would like it deleted.  
On the other hand, I support the Council where it values 'sustainable development' and 'increasing biodiversity' or words of similar intention. Community values were assessed and expressed in the Coromandel Peninsula Blueprint so I would like to see greater evidence of this in this Plan.
- Toxicity in our soils and the weedy exotic vegetation on the hills are continuing economic liabilities that mining has left us with. There is, therefore, a long history of opposition to mining in the TCDC area, and a support instead for a wide range of tourist activities based on our natural character and outstanding landscape, and the health-restoring, relaxed life-style that many residents prefer.



P2

## Section 32 Rules

- I support the PDP in upholding the biodiversity values contained in RMA Section 6
- I want the Plan to prohibit all mining activities in Outstanding Natural Landscape, Natural Character and Amenity Landscape Overlays.

Section 37 Rules for Underground Mining Activities  
These do not appear in Section 37.4 Note 1

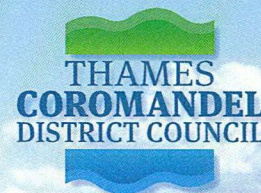
- I support a statement being included in Section 37.4 Table 1 to the effect that all mining activities, including prospecting and exploration, are prohibited in all Zones.
- I support Quarrying being treated separately.

I would like to speak to my submission  
I would consider presenting a joint case  
with those who have made a similar submission.

Carol Fielding 207 Hill St Thames 3500  
ph 07-8689188



# Proposed Thames-Coromandel District Plan



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THAMES-COROMANDEL  
DISTRICT COUNCIL

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14 MAR 2014

RECEIVED BY: *mi*

9:38am

### Submitter Details

Full Name(s) MICHAEL BOLINGFORD.

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

Email Address HOONHOUND@GMAIL.COM.

Postal Address 352 THAMES COAST ROAD THORNTON BAY.

Phone no.  
include area code (07) 8682439

Mobile no. \_\_\_\_\_

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NO ROAD WIDENING NEEDED  
BEST piece OF ROAD along  
THAMES COAST ROAD. (Look else where.)

### 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:

IN my view A WASTE OF RATE payers MONEY  
READ ATTACHED LETTER FROM NZTA.

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

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

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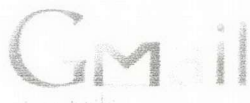
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Michael Bollingford <hoonhound@gmail.com>

---

## State Highway 25 Designation

5 messages

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**Christine Green** <Christine.Green@nzta.govt.nz>

Mon, Jan 27, 2014  
at 2:37 PM

To: "hoonhound@gmail.com" <hoonhound@gmail.com>

Good Morning Michael, in regard to our recent telephone conversations re: State Highway 25 Designation for road widening. I can confirm that we have no plans to widen the state highway (SH25) within our 10 year plan and at this time there are no plans to look into the possibility of any future widening at this location.

This designation has been in place for many years and by continuing to keep this designation in place we protect the state highway access corridor and prevent further private development infringing the state highway boundary.

The process of designation and notification is under the Council's jurisdiction and therefore I would request that if there are any further queries regarding this then please follow the Council's legal process and contact them.

Regards

-----



Sent: Friday, 14 March 2014 1:18:28 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

---

### Name

James Gaddum

### Address

6878 kotare station  
Matawai road 4075  
New Zealand

[Map It](#)

### Phone

0274658772

### Email

[jwgaddum@gmail.com](mailto:jwgaddum@gmail.com)

### My submission is:

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

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

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

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

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

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

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

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

I oppose Section 37 - Mining Activities.

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

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

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

I oppose Section 14 - Mining Activities.

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

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

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

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



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

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

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

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

**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,**

James William Gaddum

**Date**

14/03/2014



SUBMISSION BY David Griffiths Jeanette Griffiths &amp; Philip Recordon Trustees

THAMES-COROMANDEL  
DISTRICT COUNCIL  
TCDC Proposed District Plan

14 MAR 2014

RECEIVED BY: Tui  
8:35am

## Form 5

## Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991*

To Thames Coromandel District Council

Name of submitter: David S Griffiths Jeanette R Griffiths &amp; Philip J Recordon Trustees

This is a submission on the THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):

Notified on 13 December 2013

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

**Objectives Policies & Rules relating to Matarangi Settlement, Matarangi Structure Plan, Matarangi Golf Course and the land containing Holes 1 & 2 in particular.****OUR SUBMISSION:**We **SUPPORT** the inclusion of the Matarangi Golf Course land and "greenkeepers hill" within the Open Space Zone.We **SUPPORT** the extension of the Matarangi Structure Plan to include land containing holes 1 and 2 of the Golf Course.

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

**REASONS:**

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

**DECISION SOUGHT**

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



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

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

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

---

#### **OUR SUBMISSION:**

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

#### **DECISION SOUGHT**

Delete Objective 1 and replace with the following:

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

---

#### **OUR SUBMISSION:**

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

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

#### **DECISION SOUGHT**

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

---

#### **OUR SUBMISSION**

**We Support Part II Overlay Objectives & Policies Section : Section 7 Coastal Environment Objective**



**1 for subdivision use and development in the coastal environment with amendment to provide a new additional policy to ensure that where open space has been provided in exchange for subdivision and development opportunities, that open space is protected from future subdivision and development regardless of who owns the land.**

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

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

#### DECISION SOUGHT

Add new to Section 7.3 a new Policy1a as follows:

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

---

#### OUR SUBMISSION

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

#### DECISION SOUGHT

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

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

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

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

---

#### OUR SUBMISIUON

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



**DECISION SOUGHT**

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

---

**OUR SUBMISSION**

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

**DECISION SOUGHT**

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

The primary purpose of the zone is to ensure:

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

**OUR SUBMISSION**

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

**DECISION SOUGHT**

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

---



We wish to be heard in support of my submission.

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

We could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence  
Director

12 March 2014

Address for service of submitter: David & Jeanette Griffiths  
C/o Lawrence Cross Chapman & Co Ltd  
PO Box 533  
THAMES 3450

Telephone: 07 8686 3315

Email: [graeme@lcc-planning.co.nz](mailto:graeme@lcc-planning.co.nz)

Contact person: Graeme Lawrence  
Director



SUBMISSION BY Meagan Schick

14 MAR 2014

RECEIVED BY: Tai

8:35am

## Form 5

## Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991***To** Thames Coromandel District Council**Name of submitter:** Meagan Schick**This is a submission on the** THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):

Notified on 13 December 2013

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

**Objectives Policies & Rules relating to Matarangi Settlement, Matarangi Structure Plan, Matarangi Golf Course and the land containing Holes 1 & 2 in particular.****OUR SUBMISSION:**We **SUPPORT** the inclusion of the Matarangi Golf Course land and "greenkeepers hill" within the Open Space Zone.We **SUPPORT** the extension of the Matarangi Structure Plan to include land containing holes 1 and 2 of the Golf Course.

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

**REASONS:**

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

**DECISION SOUGHT**

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



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

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

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

---

#### **OUR SUBMISSION:**

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

#### **DECISION SOUGHT**

Delete Objective 1 and replace with the following:

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

---

#### **OUR SUBMISSION:**

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

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

#### **DECISION SOUGHT**

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

---

#### **OUR SUBMISSION**

**We Support Part II Overlay Objectives & Policies Section : Section 7 Coastal Environment Objective**



**1 for subdivision use and development in the coastal environment with amendment to provide a new additional policy to ensure that where open space has been provided in exchange for subdivision and development opportunities, that open space is protected from future subdivision and development regardless of who owns the land.**

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

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

#### **DECISION SOUGHT**

Add new to Section 7.3 a new Policy1a as follows:

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

---

#### **OUR SUBMISSION**

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

#### **DECISION SOUGHT**

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

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

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

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

---

#### **OUR SUBMISIUON**

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



**DECISION SOUGHT**

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

---

**OUR SUBMISSION**

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

**DECISION SOUGHT**

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

The primary purpose of the zone is to ensure:

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

**OUR SUBMISSION**

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

**DECISION SOUGHT**

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

---



I wish to be heard in support of my submission.

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

I could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence  
Director

12 March 2014

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

Telephone: 07 8686 3315

Email: [graeme@lcc-planning.co.nz](mailto:graeme@lcc-planning.co.nz)

Contact person: Graeme Lawrence  
Director



14 MAR 2014

RECEIVED BY: Tui

8.35am.

## Form 5

## Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991***To** Thames Coromandel District Council

Name of submitter: Ann Morcom

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

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

**PLANNING MAPS 18 18G & 18H****MY SUBMISSION:**I **OPPOSE** the Rural Zone on Lot 9 DPS 91987 at 1025 Purangi Road Flaxmill Bay: andI **SEEK** changes to the Planning Maps 18, 18G and 18H to rezone of the lower flats that are zoned Coastal Residential Policy Area in the Operative Plan and the land to the rear of the camping ground to Coastal Living Zone and to rezone the balance of Lot 9 DPS 91987 as Rural Lifestyle Zone.**REASONS:**

Lot 9 DPS 91987 is 39.189 ha in area.

The front lower portion forms natural extension to the Flaxmill Bay settlement and can be developed as an integral part of the Flaxmill Bay settlement without appearing to join physically with Cooks Beach Settlement.

The stream and riparian margins would be set aside as reserve.

The rear of the property contains pasture and areas identified in the Natural Character overlay.

The Rural Lifestyle Zone would enable the more productive areas to be intensively farmed or become lifestyle lots while the natural character areas would be set aside in protective covenants. With linkages created to provide ecological corridors.

The land is not contained in either of the landscape overlays.



The proximity of the land to the Cooks Bay settlements and Whitianga makes the land attractive for further housing taking advantage of the natural attributes of the land and providing a mixture of residential styles with the smaller coastal living lot sizes and the larger countryside or lifestyle lots.

#### DECISION SOUGHT

On Planning Maps 18 18H and 18 G rezone the Rural Zone on part Lot 9 DPS 91987 over the flats between the existing residential lot developments to the east and west as Coastal Living Zone.

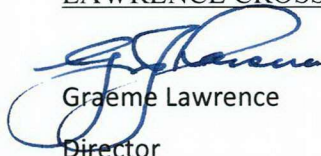
On Planning Maps 18 18H and 18G rezone the balance 30 ha approximately of Lot 9 DPS 91987 as Rural Lifestyle Zone.

I wish to be heard in support of my submission.

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

I could not gain a trade advantage through this submission.

#### LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence  
Director

13 March 2014

For Ann Morcom

Ann Morcom  
C/o Lawrence Cross Chapman & Co Ltd  
PO Box 533  
THAMES 3450

Telephone: 07 868 3315

Email: [graeme@lcc-planning.co.nz](mailto:graeme@lcc-planning.co.nz)





New Zealand Motor Caravan Association Inc.

"Because you'll  
never be alone  
on the road again..."

14 March 2014

Thames-Coromandel District Council  
Private Bag  
Thames 3540

Attn: Manager - District Plan Review

## SUBMISSION ON THE PROPOSED THAMES-COROMANDEL DISTRICT PLAN

### INTRODUCTION

1. This submission is made by the New Zealand Motor Caravan Association Inc. ("NZMCA") on the proposed Thames-Coromandel District Plan ("the Plan"). The NZMCA has submitted on numerous Council proposals over the past five years encouraging permissive rules that would enable certified self-contained motor caravan owners to enjoy exploring the district without undue restrictions. The NZMCA is currently seeking a judicial review of the Council's freedom camping-related bylaws, which it argues are illegal. The NZMCA makes this submission **without prejudice** to that litigation.
2. The NZMCA represents the interests of over 53,000 New Zealanders (1,400 of whom reside in the Coromandel region) who share a passion for exploring our country at leisure in their purpose-built motorhomes and caravans ("motor caravans"). The NZMCA was established in 1956 to foster and advance the motor caravan movement by providing relevant services and information, promoting fellowship, vehicle safety, road courtesy and protection of the environment.
3. Motor caravanning is a traditional recreational activity in New Zealand that enables people and communities to provide for their social and economic wellbeing. Travelling in a certified self-contained vehicle<sup>1</sup> also enables people and communities to provide for their health and safety, while minimising adverse effects on the environment. The Coromandel is a popular tourist destination for many NZMCA members<sup>2</sup>. They want to explore the peninsula during their short-term holidays and attend the many great local annual events.

<sup>1</sup> Certified to the *New Zealand Standard – Self containment of motor caravans and caravans (NZS 5465:2001)*.

<sup>2</sup> A 2012 membership survey indicates the Coromandel is one of the Top 5 areas members want to visit.



4. Unfortunately the interrelationship between the Thames-Coromandel District Council ("the Council") camping bylaws<sup>3</sup>, Reserve Management Plans and District Plan provisions is complicated, which has created a very confusing management regime for both the Council and public to comply with.
5. Furthermore, we note from past experience that it is generally a cost-prohibitive exercise to establish a 'Park Over Property'<sup>4</sup> ("POP") in the district if resource consent is required. The NZMCA supports the establishment of more POP sites in order to improve the availability of camping options in the Coromandel, as well as alleviate overcrowding at existing freedom camping sites and recreational visitors competing for use of space, but with reduced establishment and compliance costs for operators of POPs.
6. The rules in the plan that apply to freedom camping and POPs should be clear and easy to adhere to. The NZMCA strongly recommends the plan recognises
  - a. Freedom camping<sup>5</sup> as a permitted activity; and
  - b. Park Over Properties as permitted activities subject to appropriate conditions.

<b>FREEDOM CAMPING – A PERMITTED ACTIVITY</b>
---

7. The plan does not define freedom camping, however it does define 'temporary living place' ("TLP") as follows
 

*"means where people stay for one or more nights in:*

  - *A tent without a foundation, and/or;*
  - *A vehicle that can be legally driven or towed to a different location on request;*

*used for sleeping, without a tariff paid. No building is included in this activity. The term 'temporary' in this definition refers to the form of accommodation, not necessarily the duration of time on the site."*
8. We note freedom camping, as defined under section 5 of the Freedom Camping Act 2011 ("FCA") falls within this definition.
9. Of the twenty zones in the plan, nine allow TLP's as unrestricted, permitted activities. These are
  - a) Airfield Zone;
  - b) Commercial Zone;
  - c) Conservation Zone;
  - d) Gateway Zone;
  - e) Pedestrian Cove Zone;

<sup>3</sup> The Freedom Camping Bylaw 2011, Public Places Bylaw 2004 clause 203.5, and Parking Control Bylaw 2004 clause 2003.5.

<sup>4</sup> **Park Over Properties** are established on private land and provide overnight parking for motor caravans only. Property owners usually restrict access to members of the NZMCA travelling in certified self-contained vehicles.

<sup>5</sup> As defined under section 5 of the Freedom Camping Act 2011.



- f) Recreation Active Zone;
- g) Recreation Passive Zone;
- h) Rural Zone; and
- i) Rural Lifestyle Zone.

10. Six zones permit TLP's with conditions. These are

- a) Coastal Living Zone;
- b) The Residential, Low Density Residential and Extra Density Residential Zones;
- c) Village Zone; and
- d) Waterfront Zone.

11. We note that while freedom camping is permitted under the plan provisions within these zones, the activity may nevertheless be prohibited under the Council's various camping-related bylaws.

12. The conditions that must be complied with for TLP's to achieve permitted activity status in the six zones listed above are

- *"Accessory to an existing dwelling on-site; or*
- *It is;*
  - *Not used as a permanent residence; and*
  - *From 7 February to 1 December in the same year but excluding all public holidays, no more than 2 vehicles used for sleeping are on site."*

13. The second part of these conditions for TLP's applies to the vast majority of responsible freedom campers and is overly restrictive. While it does not limit the number of vehicles in the summer holidays (1 December to 7 February) it does restrict the number of vehicles throughout the rest of the year. This is a concern given that freedom camping sites across the district will most likely accommodate more than two vehicles throughout the year, in which case resource consent would be required.

14. The Council provides some guidance for these restrictions in the section 32 report (Part IV C, pages 52 and 54). For example, in reference to the Coastal Living Zone the report states

*"the Temporary Living Place provides a framework for current usage particularly during the holiday period".*

15. In reference to the Residential Zone the report states

*"The restriction on the number of vehicles does not apply during the Christmas Holiday period. This allows for people and communities to provide for their social and economic wellbeing, supports family bonds, socializing and extended family activities".*

16. However, the report also states

*"Allowing for temporary living as a permitted activity can create adverse effects in terms of loss of amenity, increased noise levels particularly during the Christmas*



*Holiday period. Within the context of the District's tradition of family get-togethers and **having an uncomplicated good time during summer, these drawbacks do not outweigh the community values created by the provision.***

[Our emphasis]

17. Clearly the Council anticipates an influx of visitors over the Christmas break and is seeking to balance the loss of amenity and increase in noise levels by restricting visitors during other periods of the year. However, noise limits are proposed for each site and if those limits are breached then resource consent is required. Consequently it is only the loss of amenity that needs to be protected.
18. We submit the above conditions should be amended as the need to allow for people and communities to provide for their social and economic wellbeing while touring in a motor caravan is greater than the limited loss of amenity that may occur at some sites. For example
  - "Accessory to an existing dwelling on-site; or
  - It is;
    - ⊖ *Not used as a permanent residence; and*
    - ⊖ *~~From 7 February to 1 December in the same year but excluding all public holidays, no more than 2 vehicles used for sleeping are on site.~~*
19. Five zones state a TLP is a non-complying activity and will require resource consent. These are
  - e) Industrial Zone;
  - f) Light Industrial Zone;
  - g) Marine Service Zone;
  - h) Open Space Zone; and
  - i) Road Zone
20. The NZMCA is not sure why TLP's must be non-complying activities, however it is concerned that resource consent would be required to enable freedom camping to occur throughout these zones in specific areas where it would be appropriate.
21. Freedom camping often occurs on formed roads throughout the district. As stated in section 55.1 of the plan a Road Zone
 

*"covers formed roads that are vested in the Council for the purpose of road. Formation of a road includes gravelling, metaling, sealing or permanently surfacing. Unformed legal roads (paper roads) and State Highways are not included in this Zone. Unformed roads and state highways take on the adjoining zone to the centreline of the State Highway/unformed road or the entire width of the state highway/unformed road if it adjoins the coastal marine area. The rules in Section 39 Transport apply to the formation of unformed roads. Where the construction of a new road is completed and the road is vested in the Council, a rezoning to Road Zone will follow the subdivision and construction process."*
22. Section 55.2 of the plan states the purpose of the Road Zone
 

***"The Road Zone is an enabling zone, to enable transportation and access activities, but also to provide for a wide range of other activities that***

***customarily take place on roads.*** As all land in the Road Zone is Council-owned, many activities are controlled through the Council Bylaw, are subject to permission from the Council's Roading Manager, and/or are managed by other legislation."

[Our emphasis]

23. One of the clear purposes of the Road Zone is to provide for a wide range of activities, and freedom camping is one activity that customarily takes place on roads. If a vehicle is permitted to temporarily park on a road then we see no reason why a person cannot temporarily freedom camp in a vehicle on the same road when the effects are the same. NZMCA recommends amending section 55.4 to permit TLP's so that freedom camping may occur on roads. For example

#### **55.4 PERMITTED ACTIVITIES**

##### **RULE 1      *Emergency service training, military training***

***Public amenity***

***Refuse transfer station, recycling operation***

***Restaurant***

***Temporary Living Place***

***Other water, wastewater, stormwater infrastructure***

1. *An activity listed in Rule 1 is a permitted activity provided it meets the standards in Table 3 at the end of Section 55.*

#### **Permissive plan provisions**

*RMA section 31– integrated management*

24. In accordance with section 31(1)(a) of the Resource Management Act 1991 ("RMA"), one of the functions of any territorial authority is the

*"establishment, implementation, and review of objectives, policies and methods **to achieve integrated management of the effects of the use,** development, or protection of land and associated natural and physical resources of the district."*

[Our emphasis]

25. To achieve integrated management across all planning documents, the Council should adopt a uniform and legally compliant regime to control freedom camping. An integrated regime would remove the uncertainty and confusion that surrounds Council's current approach to freedom camping. It would provide greater flexibility and ease for the Council to decide where freedom camping can and cannot occur, without the hassle of applying for resource consents where freedom camping is permitted under other statutes. We strongly recommend the plan's approach to freedom camping is consistent with Council's bylaw-making powers under the FCA in order to achieve integrated management.
26. We believe that in order to achieve simplicity across the planning framework, whilst maintaining adequate control over the activity, the Council should permit freedom camping and, only if necessary, regulate the activity through a legally compliant bylaw.



*RMA section 32 – evaluation (alternatives, benefits, and costs)*

27. We suggest the Council further evaluates the provisions in the plan where they may apply to freedom camping. The Environment Court has stated that in carrying out an evaluation, the Council must consider whether a policy, rule or other method in a District Plan:
  - a. is the most appropriate way to achieve the objectives of the plan (s 32(3)(b));
  - b. assists the territorial authority to carry out its functions in order to achieve the purpose of the Act (s 72);
  - c. is in accordance with the provisions of Part 2 (s 74(1)); and
  - d. (if a rule) achieves the objectives and policies of the plan (s 76(1)(b)).<sup>6</sup>
28. For the purposes of examining whether the provisions are the most appropriate way to achieve the objectives, the Council must consider:
  - a. any other reasonably practicable options;
  - b. the efficiency and effectiveness of the provisions;
  - c. the costs and benefits of the anticipated environmental, economic, social and cultural effects, including opportunities for economic growth and employment that are anticipated to be provided or reduced.
29. Using these criteria as a guide, the NZMCA is opposed to rules in the plan where they unduly restrict freedom camping as:
  - a. there is an economic, social and cultural cost to prohibiting or restricting freedom camping;
  - b. there are other reasonably practicable options available to address any perceived problems (for example legally compliant bylaws and updated Reserve Management Plans); and
  - c. the rules must be consistent with the overarching purpose of "sustainable management", which involves a balancing of enabling "people and communities to provide for their social, economic, and cultural well-being", while protecting the environment.<sup>7</sup>
30. In terms of achieving a balance, we refer to the balance that Parliament struck in the FCA between the need to protect the environment; the desire to allow both domestic and foreign tourists the freedom to enjoy it; and the potential economic benefit to New Zealand of a permissive approach to freedom camping. When considering the FCA, Parliament specifically considered the costs and benefits,

<sup>6</sup> *Eldamos Investments Ltd v Gisborne District Council* NZEnvC Wellington W047/05, 22 May 2005 at [128].

<sup>7</sup> Section 5 of the RMA.

and the most appropriate way to regulate freedom camping, and settled on a permissive regime. The NZMCA advocates for a similarly open approach to freedom camping in the plan.

#### **RMA section 74 – having regard to other Acts**

31. We note section 74(2)(b)(i) of the RMA requires the Council to have regard to management plans and strategies prepared under other Acts to the extent that their content has a bearing on resource management issues of the district when amending the plan. We believe the Council should have regard to freedom camping-related management plans and strategies prepared under the Reserves Act 1977 and Conservation Act 1987 when adopting the plan.

#### *Reserve Management Plans*

32. When having regard to camping-related provisions within reserve management plans, the Council should remain mindful that an RMP may require a review to give effect to the permissive intent of the FCA, i.e. provisions specifically permitting responsible freedom camping may need to be added and/or prohibitions removed. It would be inappropriate for Council to adopt a restrictive or prohibitive approach in the plan to be consistent with an outdated RMP which needs reviewing.

#### *Draft Waikato Conservation Management Strategy 2012*

33. The Council and NZMCA submitted on the Department of Conservation's ("DOC") draft Waikato Conservation Management Strategy ("the CMS") with specific reference to the recognition and management of responsible freedom camping. Following submissions the department issued a supplementary report on freedom camping. DOC clarified that it is committed to increasing participation in recreational activities on conservation land and will enable freedom camping to occur where it is consistent with the FCA. DOC recognises, nationally, the value of freedom camping to New Zealanders and has adopted clear policies to permit freedom camping unless it is necessary to restrict or prohibit the activity in accordance with the FCA. The Council should have regard to the Departments permissive approach within the plan.
34. NZMCA suggests the Council ensures consistency between local and central government approaches to minimise confusion for visitors who are unlikely to make a distinction between the two agencies (Council and DOC).

<b>PARK OVER PROPERTIES</b>
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35. A 'Park Over Property' ("POP") is private land where NZMCA members are permitted to park overnight in their motor caravans. Generally, visiting motor caravans must be certified self-contained. In some instances people are requested to pay a donation or a nominal fee. A POP is much smaller in scale to a commercial camping ground and permits vehicles designed for camping purposes only. The NZMCA wants to promote the establishment of POPs in the Coromandel, however interested private land owners have resisted participating



in the scheme given the costly regulatory requirements. An example demonstrating these issues is the ordeal the Whangamata RSA went through between 2009 and 2011 to obtain resource consent for a POP within their car park. We agree with the Council that this cannot happen again [**see attached email** from Ben Day, 12 March 2012] and therefore the plan must include permissive provisions to avoid reoccurrence.

36. We acknowledge the Council wants to remove unnecessary red tape in the plan, including rules that may needlessly constrain the establishment and operation of POP sites. Historical statements made by the Council suggests this to be the case, for example during Rugby World Cup 2011 Mayor Glenn Leach was quoted as saying

*After stating what he described as a "scungy, shocking mess" left by a freedom camper near Tapu recently, Mayor Glenn Leach urged private landowners with areas suitable for freedom camping to get involved in the decision-making.*

*"I'd like to see areas of privately owned land made accessible to self-contained cars and vans that are managed by the private landowner. I do not want to be managing freedom camping on our public reserves," Mr. Leach said.<sup>8</sup>*

37. In many cases a private land owner interested in establishing a POP must apply for resource consent, which under the Council's current fee structure may cost anywhere between \$1,100.00 - \$7,100.00 in regulatory fees alone, on top of any time and additional funds required to obtain professional advice and affected party approvals. As POPs are generally non-commercial activities there is little incentive to partake in the scheme as, overall, the consent process is burdensome and cost-prohibitive.
38. We recommend the plan enables the establishment of POPs provided they meet conditions in order to promote sustainable management and uphold the overriding purpose of the RMA. We submit that the establishment and operation of POP sites should be less controlled than the establishment and operation of Campgrounds as the environmental effects of a POP site that, for example, restricts access to certified self-contained vehicles only, is much less than commercial camping grounds that accommodate a much wider variety and volume of campers. We also believe the presence of POP sites in popular areas for freedom camping could help to reduce pressure on Council facilities and infrastructure where many people may freedom camp.
39. The plan does not contemplate POP activities. We submit that POP sites should be permitted activities (with or without controls) in all appropriate zones and exempt from the plans definition of 'Campgrounds'. A POP site would only need to comply with the Camping-grounds Regulations 1985 and meet the definition of Campground if a donation or fee is paid for camping. We can see no relevant effect on the environment arising from the exchange of money.<sup>9</sup>
40. Any POP site that receives money in exchange for camping would likely fall under the definition of a 'Campground' in the plan, as follows

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<sup>8</sup> See <http://www.stuff.co.nz/waikato-times/news/5704206/Rugby-World-Cup-freedom-campers-run-into-coastal-ban>

*"means where people stay for one or more nights in:*

- *A tent without a foundation; and/or*
- *A vehicle that can be legally driven/towed to a different location on request;*

*used for sleeping, with a tariff paid. A campground may include buildings for communal purposes (e.g. kitchen, bathrooms, utility blocks, BBQ area) on the site for visitors to use, but does not include any buildings used for sleeping (refer to visitor accommodation).*

[our emphasis]

41. The key difference between the definition of Campground and TLP is that a tariff is paid. It is illogical to consider that under the plan a POP site must go through the same process to obtain resource consent as a large commercial campground. The establishment and operation of a campground under the plan is only permitted in four (4) zones (Airfield, Commercial, Gateway and Village Zones subject to certain conditions. In all other zones a campground will require resource consent to operate as either a Discretionary (Restricted), Discretionary or Non-Complying Activity.
42. We propose the definition of campground be amended to specifically exclude Park Over Properties, AND new definitions for 'Park Over Properties' and 'Certified Self Contained Vehicles' should be included in the plan. For example,

**"Campground** *means where people stay for one or more nights in:*

- *A tent without a foundation; and/or*
- *A vehicle that can be legally driven/towed to a different location on request;*

*used for sleeping, with a tariff paid. A campground may include buildings for communal purposes (e.g. kitchen, bathrooms, utility blocks, BBQ area) on the site for visitors to use, but does not include any buildings used for sleeping (refer to visitor accommodation) and excludes any Park Over Property.*

**"Park Over Property** *means a temporary living place:*

- *On private land, and*
- *A tariff may be charged for the site, and*
- *Is available for occupation only within a certified self-contained vehicle, and*
- *The site is registered with the New Zealand Motor Caravan Association."*

**"Certified Self Contained Vehicle** *means a vehicle that complies with the New Zealand Standard for self containment of motor caravans and caravans (NZS 5465:2001) and displays the required documentation at all times."*

43. We acknowledge the fourth bullet point under the proposed definition of 'Park Over Property' that *"the site is registered as a Park Over Property with the New Zealand Motor Caravan Association."* may be contentious, however the

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<sup>9</sup> *Wakatipu Cleanfill Ltd v Queenstown-Lakes District Council EnvC Queenstown C130/08, 03 September 2008 [40].*



availability of external management support by the NZMCA should be a relevant factor.

44. Section 76 of the RMA covers the creation of rules with subsection (4) specifying what rules may do. In *Maclean v Thames-Coromandel*<sup>10</sup> the Environment Court found that rules must be clearly specified and capable of objective attainment. The Court noted that whether the qualifying criteria for the rule are satisfied should not depend on the identification of affected persons or the subjective response of such persons (being approval of the activity). Strictly speaking, whether a site meets the permitted activity requirements must be objective. The issue is whether the definition of POP is met and a site will fall within the definition or not. Any permitted rule will then be capable of objective attainment.
45. We consider that the requirement for a site to be registered as a POP with the NZMCA is clearly specified and capable of objective attainment. Furthermore, registration enables the NZMCA to address the behaviour of its members through the NZMCA's code of conduct and ensuing sanctions.

## SUMMARY AND KEY RECOMMENDATIONS

46. The plan should recognise the social and economic benefits of permitting freedom camping and the establishment of Park Over Properties. By adopting appropriate conditions that enable people to provide for their social and economic well-being, the Council will also be protecting the environment and upholding the overriding purpose of the RMA.
47. Permitting freedom camping in the plan and only seeking to regulate the activity through lawful bylaws will resolve the current administratively complex regime, making it easier for campers to understand the local rules and Council to apply them.
48. Permitting the establishment of POPs (with appropriate conditions) will improve the availability of camping in the Coromandel, provide for the economic and social wellbeing of the community, and help to alleviate some of the congestion problems the Council is facing at popular freedom camping spots.
49. To help achieve this outcome, we submit the following amendments should be made to the plan

Part 1, Section 3 – Definitions			
#	Reference	Recommendation	Reason
1	Campground	<p><b>Campground</b> means where people stay for one or more nights in:</p> <ul style="list-style-type: none"> <li>• A tent without a foundation; and/or</li> <li>• A vehicle that can be legally driven/towed to a different location on</li> </ul>	Discussed above.

<sup>10</sup> A046/2003, 28 March 2003 [19-21].

		request;  used for sleeping, with a tariff paid. A campground may include buildings for communal purposes (e.g. kitchen, bathrooms, utility blocks, BBQ area) on the site for visitors to use, but does not include any buildings used for sleeping (refer to visitor accommodation) <u>and excludes any Park Over Property.</u>	
2	<b>New definition</b> Park Over Property	<b>Park Over Property</b> means a temporary living place: <ul style="list-style-type: none"> <li>• On private land, and</li> <li>• A tariff may be charged for the site, and</li> <li>• Is available for occupation only within a certified self-contained vehicle, and</li> <li>• The site is registered with the New Zealand Motor Caravan Association.</li> </ul>	Discussed above.
3	<b>New definition</b> Certified Self Contained Vehicle	<b>Certified Self Contained Vehicle</b> means a vehicle that complies with the New Zealand Standard for self containment of motor caravans and caravans (NZS 5465:2001) and displays the required documentation at all times.	Discussed above.

Part VIII, Zone rules			
Section	Rule	Recommendation	Reason
41 Coastal Living	15.1	<ul style="list-style-type: none"> <li>• Accessory to an existing dwelling on-site; or</li> <li>• It is not used as a permanent residence.† and</li> </ul> <p><del>From 7 February to 1 December in the same year but excluding all public holidays, no more than 2 vehicles used for sleeping are on site.</del></p>	Discussed above.
44 Extra Density Residential	13.1		
48 Low Density Residential	11.1		
54 Residential	12.1		
58 Village	16.1		
59 Waterfront	15.1		
55 Road Zone	55.4	<b>PERMITTED ACTIVITIES</b> <b>RULE 1</b> <b>Emergency service training, military training</b>	Discussed above.



		<b>Public amenity</b> <b>Refuse transfer station, recycling operation</b> <b>Restaurant</b> <u><b>Temporary Living Place</b></u> <b>Other water, wastewater, stormwater infrastructure</b>	
		1. An activity listed in Rule 1 is a permitted activity provided it meets the standards in Table 3 at the end of Section 55.	

50. We wish to speak at the hearing and will consider presenting a joint case with others who have made similar submissions.

Yours faithfully

NEW ZEALAND MOTOR CARAVAN ASSOCIATION INC.



**James Imlach**

Resource Management Planner

Phone 09 298 5466 ext.705

Mobile 027 298 5648

Email [james@nzmca.org.nz](mailto:james@nzmca.org.nz)

Postal New Zealand Motor Caravan Association Inc.  
P.O Box 72147  
Papakura 2244

**James Imlach**

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**From:** Ben Day <ben.day@tcdc.govt.nz>  
**Sent:** Monday, 12 March 2012 1:39 p.m.  
**To:** James Imlach  
**Subject:** RE: Whangamata RSA - motorhome parking

This can't happen again! Any new Pops in the pipeline?

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**From:** James Imlach [<mailto:james@nzmca.org.nz>]  
**Sent:** Friday, 9 March 2012 12:10 p.m.  
**To:** Ben Day  
**Cc:** Dave Lockie  
**Subject:** Whangamata RSA - motorhome parking

Hi Ben,

During our meeting on Wednesday we used the Whangamata RSA as an example to demonstrate how difficult it can be to establish a Park Over Property in Thames-Coromandel when resource consent matters come into play. The RSA managers (also NZMCA members), with support from Council representatives, were fortunately determined to overcome the obstacles and see the process through.

The above is cut from an article in a Nov 2010 edition of the Coastal News. It highlights some of the RSA's problems also endured by other well-meaning residents interested in participating in the NZMCA's scheme.

Pleased to hear there is a willingness to make it easier for our POP initiative to grow (appropriately) within Thames-Coromandel.

Regards,  
James



Bay of Plenty Times

## Happy end to long fight

Three years ago Whangamata RSA manager Kerry Bain received an infringement notice from the Thames Coromandel District Council because some motorhomes had stayed overnight in the RSA carpark.

Last weekend, six motorhomes parked up in the carpark to celebrate the receipt of a resource consent to allow overnight stays in the carpark.

In between has been three years of frustration, dedication and constant communication with the council.

The incident three years ago was when Kerry celebrated her birthday and husband Irwin and others had organised a special evening for her.

"A lot of our friends own motorhomes.

"They turned up at the party and I didn't think they would have parked in the carpark. We went home and on the Monday I received the ticket."

Then RSA president Bill Watson was most upset about the ticket.

"I thought it was a bit off on the council's part - especially as our club had granted the council access through our carpark in December 2006 to allow members of the public to park in the council carpark alongside."

And so the triumvirate of Bill, Kelly and Irwin set about resolving the problem.

Kerry contacted then mayor Philippa Barriball, who offered to pay the \$300 fine, and also to fund the resource consent application. MP Sandra Goudie was contacted and offered support, and others got behind the cause.

And then came the delays. "We thought we were getting close on several occasions, but various council staff would change the goalposts," says Bill.

"I started to think it all came down to a pretty dysfunctional bureaucracy which was working against us all the way."

At one stage the council sent a bill to the RSA for a \$110,000 development contribution because the RSA was regarded as wanting to develop a full caravan park.

"We were ready to throw the towel in at that stage," says Kerry. "We'd had so many barriers put up, that was the last straw."

But Bill and Irwin were determined to finish the quest. Finally, about three weeks ago, the RSA received its resource consent, and Bill and Irwin set to, marking out the parking areas - six in the Tamaki Rd carpark for motorhomes up to 7m and two in the Port Rd carpark for longer vehicles.

The club is now back in line with most RSA clubs throughout New Zealand where overnight parking is encouraged.

The consent comes with some restrictions.

Motorhomes that stay in the carpark must be certified as self-contained; they can stay for a maximum of two consecutive nights, and must be operated by members of the NZ Motor Caravan Association.

The three are thrilled that eventually they have had success. "We know the people who stay over in our carparks will respect the privilege and will all spend money in Whangamata. There is a benefit to the whole town with this."

He says figures from the NZMCA show motor home owners spent in excess of \$90 million on fuel, food and various other items in New Zealand last year.

The three are keen to acknowledge some district council staff, especially Tamil Dyer and Katy Dimmendaal, who they found were extremely helpful during the long process.

"Philippa, and Adrian Catran, and Sandra Goudie were also very, very helpful to us," says Bill.

"The council's previous attitude turned motorhomers away from the Coromandel.

"This consent should change all that and encourage people back onto the peninsula."

- [BAY OF PLENTY TIMES](#)

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SUBMISSION BY Post Family Trust

THAMES-COROMANDEL  
DISTRICT COUNCIL  
TCD Proposed District Plan

14 MAR 2014

RECEIVED BY: Tni  
8:35am

## Form 5

## Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991*

To Thames Coromandel District Council

Name of submitters: J Post Family Trust, S Post Family Trust, and the J &amp; S Post Family Trust Partnership,

being Leendert Johannes Post and Peter John Findlay, and Susan Christina Post and Peter John Findlay, as trustees of the respective trusts

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

The specific provisions of the proposal that our submissions relates to are:

Planning Map 31; Planning Maps 31G &amp; 31H; Planning Map 31K;

Section 27.2 Kopu to Thames Structure Plan &amp; Diagrams

Section 46 Industrial Zone; Section 48 Low Density Residential; Section 54 Residential Zone; Section 57 Rural Lifestyle Zone.

**Submission 1****Support** the Industrial Zone as it applies to the land between the Kopu access road and Waihou Bridge approaches**Reason** The land forms an integral part of the industrial estate for Thames and the District in providing a landscaped stormwater ponding area and ecological corridor.**Decision sought**

Retain the Industrial Zone as amended in accordance with the following submissions.

**Submission 2****Oppose** the provisions in 27.2 and Diagrams for Kaiwhenua Area contained in the Kopu to Thames Structure Plan



**Reasons:** Kaiwhenua Area provisions are likely to result in visitors bypassing Thames and shift the visitor focus to a highway intersection at the outskirts of town. Facilities to support the Kopu industrial work force area will become unsustainable. Urban decay and fragmentation are likely to result.

The Kaiwhenua Area objective will not achieve the purpose of the RMA. The Kaiwhenua policies and rules are at variance with other policies and rules that are in place to achieve sustainable management of the natural, physical and community resources of Kopu so that Kopu can continue playing a vital role as the industrial hub for Thames and District.

The land between the Kopu access road and State Highway Waihou Bridge approaches provides a multifunctional conservation area. The primary function of the Kaiwhenua Area shown as areas A, B and C in Diagram 3 of the Kopu to Thames Structure Plan The District Gateway is for the ponding of stormwater from the Kopu industrial area and for the backup of the Kirikiri River floodwaters.

The three cells together provide for:

- Integrated stormwater management for both Kopu and Kirikiri
- Natural area vegetated in indigenous species
- A landform established to accommodate ecological planting, landscape feature, drainage and ponding
- Landscaped entry to the District to reinforce the natural qualities of the District

**Decision sought:**

**Delete Kaiwhenua provisions in their current form and replace them with an ecological corridor linking river with the hinterland network of ecological corridors; provide for a landscaped area and a natural visual barrier between the state highway and industrial area to maintain a natural Gateway to the Thames Coromandel District.**

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**Submission 3**

**Support**      **27.2.4 Objective 3 Quality of the Environment and Policies 3a and 3b in part with amendments to take account of the need to achieve a quality industrial environment efficiently and effectively**

**Reason**      The policies need to be formulated to achieve the objective efficiently and effectively. This could be done by developing lots in cells with landscaping along major roads and ecological corridors. For the industrial area within

stage one of the Kopu Structure Plan the land along State Highway 25 and on the Waihou Bridge approaches and along the Te Kaputa Stream, the major emphasis should be on stormwater ponding areas being the primary ecological and landscaped areas. This will enable development to occur elsewhere within stage 1 by way of cul de sac development or minor internal roads with minimum roading cost. Development of lots could then occur with minimal additional landscaping and ongoing maintenance of planted areas. Landscaping along cul de sacs or minor industrial roads can be achieved by retaining and adding to the open drain network with suitable ground cover.

#### Decision sought:

**Delete Policy 3a a) and replace with the following:**

***a) Provide wide berms and landscape buffer planting between State Highway 25 and site boundaries***

**Retain Policy 3a b)**

**Delete Policy 3a c) and replace with the following:**

***c) Recognise the value of open drains as a landscape feature and incorporate suitable ground cover to provide visual relief from paved surfaces***

**Delete Policy 3b and replace with the following**

***Provide Kaiwhenua Areas A, B & C as a multifunctional landscaped buffer area with no buildings to form an ecological corridor, of natural scenic quality within a flood ponding area for Kopu and Kirikiri.***

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#### Submission 4

<b>Support</b>	<p><b>Section 27 Kopu Structure Plan Diagrams 1 and 2 and the Industrial Zone applying to the Post Family Trust land, and seek amendments:</b></p> <ul style="list-style-type: none"> <li><b>To enable the Industrial Zone to provide for light industrial activities.</b></li> <li><b>To provide the Light Industrial Zone standards set out in Section 38.7 Table 2 for subdivision</b></li> </ul>
<b>Oppose</b>	<b>Section 27 Kopu Structure Plan Diagrams 1 and 2 in part.</b>
<b>Reason:</b>	<p>The zoning of the Post Family Trust land will not achieve the purpose of the RMA, or the objectives of the Kopu Structure Plan Area or proposed zones. The indicative collector road is not located in a position that would provide the</p>



most useful entry point to the land, and the internal indicative link between Totara Valley and Kopu Hikuai Roads is not likely to be viable.

#### Decision sought:

**Change the zones and zone provisions for the Post Family Trust land at the end of the Totara Valley Road (Lot 2 DPS 29461 at 128 Totara Valley Road) and for their land (Pt Lot 3 DPS 9203 at 102 Ngati Maru Highway) in Stage 1 of the Kopu to Thames Structure Plan.**

**Remove the indicative collector road from the northern end of the Post Family Trust property fronting Ngati Maru Highway and place at the southern end adjacent to the Te Kaputa Stream and ecological corridor.**

**Rezone the land in accordance with the submissions 4A and 4B below and amend the Kopu to Thames Structure Plan Diagrams in accordance with submission 4C below.**

**Amend the rules for activates and subdivision in the Post Family Trust land to provide for light industrial activities and submission to the light industrial zone standards in accordance with 4D below**

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#### Submission 4A

**Oppose      The Rural Zone on Planning Maps 31 and Maps 31G & 31H for Lot 2 DPS 29461 at 128 Totara Valley Road**

**Reason:**      The land has been identified in the previous two District Plans for future development but not necessarily serviced residential.

The land is suitable for residential (serviced), lifestyle or low density housing (unserved). The land contains the upper reaches of the ecological corridors providing connection to the Stage 1 of the Kopu to Thames Structure Plan which is identified for fully serviced residential subdivision and development

#### Decision Sought

**Rezone as Residential Zone and incorporate within Stage 1 of the Kopu to Thames Structure Plan.**

**Rezone Rural Lifestyle Zone with a Development Area overlay that provides for:**

**Either**

**Subdivision and development for housing in accordance with Rural Lifestyle**

**Zone as a RDA, and/or**

**Subdivision and development generally in accordance with provisions for Low Density Housing Zone by way of a site development plan.**

**The site development plan shall be subject discretionary activity.**

#### **Submission 4B**

**Oppose:** Rural Lifestyle Zone on Planning Map 31 and 31 K for Pt Lot 3 DPS 9203 at 102 Ngati Maru Highway

**Reason:** The Kopu to Thames Structure Plan Provision for Stage 1 includes overlay controls that would not enable the land to be used economically. The nature of the topography, vegetative cover and archaeological sites confines the area for housing which needs to be used more intensively than provided for.

The density for subdivision must take into account the ecological corridors and archaeological areas that will be set aside as open space.

**Decision sought:**

**Rezone as Low Density Residential Zone with minimum lot area of 1000m<sup>2</sup> and minimum average lot density of 2500m<sup>2</sup>.**

**Amend overlay areas for ecological corridors to apply to steep banks and riparian margins.**

**Delineate archaeological area more accurately.**

#### **Submission 4C**

**Oppose** The intersection and the indicative Collector Roads located at northern boundary and north south through the Post Family Trust land east of SH 25.

**Reason** The position of the intersection and collector road will not provide integrated or adequate access to the residential/lifestyle development of the balance land and at the same time provide for the industrial development of the land fronting SH 25. A collector road running north south through the property conflicts with the ecological corridors and is not likely to be affordable or cost effective.



**Decision sought:**

**Relocate the intersection and indicative collector road from the northern boundary to the southern boundary of the Post Trust property.**

**Remove the indicative collector running north south parallel with SH 25.**

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**Submission 4D**

**Oppose            The subdivision standards of 1000m<sup>2</sup> lot area and 20m shape circle applying to the Post family Trust Land within the Industrial Zone**

**Reason            The location, size and shape of the land suggest that a smaller lot size would be more appropriate and for this reason we seek the light industrial standards to apply**

**Decisions sought:**

**Amend 38.5 Rule 7.1 to provide for the Light Industrial Zone standards of 700m<sup>2</sup> and 15m shape circle set out in Section 38.7 Table 2 for subdivision to apply to the land zoned Industrial Zone described as Pt Lot 3 DPS 9203**

**Amend the activity Table in Section 46.3 to include provision for light industrial activities; and**

**Add to 46.4 Rule 6 Light Industries to be provided for as a permitted activities**

**Submission 5**

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

**DECISION SOUGHT**

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

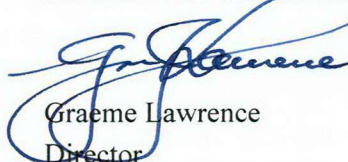
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We wish to be heard in support of my submission.

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

We could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence  
Director

13 March 2014

Address for service of submitter: Post Family Trust  
C/o Lawrence Cross Chapman & Co Ltd  
PO Box 533  
THAMES 3450

Telephone: 07 8686 3315

Email: [graeme@lcc-planning.co.nz](mailto:graeme@lcc-planning.co.nz)

Contact person: Graeme Lawrence  
Director



## Form 5

## IN THE MATTER

Resource Management Act 1991  
Proposed District Plan  
Publically Notified

## TO

Thames-Coromandel District Council  
Private Bag  
Thames 3540  
[customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)

## NAME OF SUBMITTER

LD & S Morris Family Trust  
No 3 Scott Road  
Hobsonville 0618  
C/- Lloyd Morris  
[Lloyd@jkgl.co.nz](mailto:Lloyd@jkgl.co.nz)

THIS SUBMISSION IS IN RESPECT OF THE PAUANUI SUB-SECTION OF THE PROPOSED DISTRICT PLAN ;  
SUBMISSION (IN SUPPORT IN PART)

1 The specific parts of the Proposed Thames-Coromandel District Plan (TCDC) that my feedback relates to are

- Support the general Pauanui Airfield designation TC6018.
- Support the continued application by TCDC of the Town Planning Development & Performance guidelines approved by Council in March 1996 for new house construction immediately south off and adjoining the Pauanui airfield applied specifically to Lots 1675 to 1682 DP 72129 inclusive.
- In opposition to the change of zoning from "Extra Density Residential" to "Residential" immediately south of Pauanui airfield and adjacent to the Pauanui shops as applied to Lots 1675 to 1678 DP 72129 inclusive.

2 We are a resident landowner :

Identifier : SA 58A / 203  
Legal Description : Lot 1678 DP 72129  
Area : 791 m<sup>2</sup>

3 Our Submission is ;

3.1 Pauanui Airfield

We support Pauanui airfield.

TCDC has long recognised and supported the integral component that the Pauanui airfield has played in the big picture Town Planning "fabric" that is and has been Pauanui since the development really got underway back in the mid 1990's.

The presence of the airfield within the heart of a residential development is unique within New Zealand, although the concept is well practiced Internationally particularly in the United States, Canada and Australia. The Pauanui airfield is clearly well supported by the "local resident public at large" and aviation pilots alike, with the public attracted and enthused by the display of aircraft on the ground, the ability to talk to the aircraft owners and look over these aircraft.

The proximity of public walkways and open space has enabled ready viewing of aircraft arrival and departures and of course that extends to viewing aircraft in the air as they circuit or conduct aerial displays.

We are mindful of debates that extend around the TCDC duty of care to residents in respect to “adverse affects”, something that tends to have a front of mind dominance within Town Planning these days and we consider it a tribute to the vision of the founding developers who set up the airfield to minimise adverse affects and to enhance safety simply as a matter of common sense.

- The airfield is laid out into the predominant wind patterns which allows the lowest approach and departure speeds directly into wind .. enhancing safety both in the air and on the ground.
- Approach and departure are over the sea at one end and the estuary at the other, again enhancing safety for the larger public and lowering the audible noise footprint on the ground.
- Surrounding the airfield with aviation friendly property assures continued airfield support. The golf course, hall, tennis courts & skate bowl are to the north and for all intensive purposes are unaffected by airfield activities and potential noise generation. Residential properties adjoining the airfield are afforded the ability to park aircraft on the front lawn or underneath a home (a hanger home). Residents who buy or build a home adjacent to or in near proximity to an airfield are and should be expecting aircraft noise, which is part of the attraction of the location.
- The airfield is always going to be only a local, light aircraft recreational destination. The close proximity of surrounding hills and Civil Aviation Authority rules prohibit a larger commercial IFR activity which could have introduced more aircraft movements and louder noise footprints, more onerous take off & landing fan slopes, sealed runway surfaces and lights for night operations.
- Pilots are generally more sensitive to noise than previously, which coupled with the lower noise footprints of the new generation of aircraft tends to result in a more responsible operations with lower overall noise levels.

We recognise and endorse the clever dual purpose use of the airfield to run sanitary sewer disposal lines with drippers. This allows an economic, close to source, clean, sensible disposal option where the basic underlying sand structure readily accepts the moisture and also keeps the airfield green and attractive.

The financial viability of the airfield is of course more than a “dollars and cents” equation. Financially the airfield directly leverages landing fees, indirectly has a sanitary sewerage disposal benefit and contributes significantly to the intrinsic fabric that is “Pauanui”, without which other components of this seaside community do not reach their full potential. We trust the positive financial benefit is being correctly attributed to the airfield and not being pigeon holed to other financial cost centres.

### 3.2 Support the airfield residential building set backs to Lots 1675 to 1682 DP 72129 inclusive.

**We support the continued application by TCDC of the residential building performance criteria approved by Council March 1996 for new house construction immediately south off and adjoining the Pauanui airfield as applied specifically to Lots 1675 to 1682 DP 72129 inclusive and that has been carried through to the present day.**

At the south western end of the Pauanui airfield, is a grouping of residential sections that currently have an extra density residential zoning and to which the building set back and airfield height criteria from the southern boundary of the airfield was able to be modified to allow construction of “hanger homes”.

The Development & Performance criteria was passed by Order in Council specifically targeted and purposed to nominated lots 1675 to 1682 inclusive : **Quote**

- 1 *The consent permits buildings only to exceed the airfield height restriction. Trees, shrubs and other structures which may not be buildings under the Building Act or District Plan shall not exceed the airfield height restriction.***
- 2 *The consent does not authorise any buildings to exceed the height and daylight standards specified for these sites under the District Plan.***



- 3 This consent only applies provided all sites specified retain an open site area free of buildings within 7 metres of the airfield boundary.**
- 4 This consent can only be applied to buildings on a site for which an aircraft hanger is provided as part of the building development.**
- 5 More than one house on a lot shall only be permitted under this consent provided :**
  - (1) Open site area is retained within 7 metres of the airfield boundary ; and**
  - (2) An aircraft hanger is provided for each house on the lot.**

TCDC has applied this criteria to date when processing Building Consent applications and there are now only a few remaining vacant sections to which this criteria specifically applies. The background documentation and reasoning was well thought through and very thorough at the time.

We are the Owners of Lot 1678 a vacant section and are currently in the planning phase, intending in the near future to submit plans to TCDC to build a "hanger home" utilising the criteria so noted and wish to ensure the new District Plan incorporates these existing provisions.

**TCDC Proposed District Plan Section 28.1.2 Pauanui Airfield Amenity Setbacks does not read or affirm the existing above performance noted criteria**

This provision needs to be read in conjunction with 3.3 below as the two are different issues but are interlinked.

**3.3 In opposition to the change of zoning from "Extra Density Residential" to "Residential" immediately south of Pauanui airfield and adjacent to the Pauanui shops as applied to Lots 1675 to 1678 DP 72129 inclusive.**

The current zoning for these lots allows the extra density town planning development & performance criteria.

One of those criteria is for the maximum site coverage to be 45% (rather than the residential 35%) and this is crucial if you are trying to build a hanger home on a lot due to the large size of the covered footprint required. As these sections were originally laid out with that specific "hanger home" purpose in mind, the site coverage is a key fundamental to achieving that purpose.

- By the time a hanger, home and garage is constructed together with impervious driveway it is extremely difficult to achieve the 45% site coverage let alone the more difficult reduction to 35%.
- The take off & landing fan affects different properties in different ways depending on the exact location adjacent the airfield, so building up .. either one and a half or two stories is not always an option, usually a more extensive single level building is required.
- This criteria also allows modification of the side boundary with a 6.60m frontage on the side boundary, up to 2m in height and angled back at 45°. This criteria has been used within the current grouping of properties and is retention of that design function is sought (has been used on Lot 1679 immediately next door to the subject).

These remaining lots are in the close vicinity to the Pauanui Shopping complex, virtually across the road, so there are no adverse affects in terms of noise, height, daylight over or side boundary and in fact TCDC proposes to replace the extra density residential across immediately next door adjoining on already built on residential properties.

We do not understand what the reasoning or purpose for the removal from one group of properties that contains undeveloped lots .. and replacement immediately next door on another group of properties that have been built on.

Refer Attachment 1

**4 We seek the following decision from the Thames-Coromandel District Council :**

That Pauanui Airfield be retained in it's current format.

**AND**

That the existing Town Planning Development & Performance guidelines approved by Council in March 1996 for new house construction immediately south off and adjoining the Pauanui airfield applied specifically to Lots 1675 to 1682 DP 72129 inclusive continue to be retained and incorporated as an overlay within the new District plan.

**AND**

That Lots 1675 to 1682 DP 72129 inclusive retain an Extra Density residential Zoning.

**5 We wish to be heard in support of our submission.**

**6 If others make a similar submission we would be prepared to consider presenting a joint case with them at any hearing.**

**7 We would not gain an advantage in trade competition through this submission.**

<b>Address for Service:</b>	No 3 Scott Road Hobsonville Auckland 0618
<b>Attention:</b>	Lloyd Morris
<b>Telephone:</b>	(09) 416 9824
<b>Mobile:</b>	021 493360
<b>E-mail:</b>	<a href="mailto:Lloyd@jkgl.co.nz">Lloyd@jkgl.co.nz</a>
<b>Copy to:</b>	<a href="mailto:Ldmorris@actrix.co.nz">Ldmorris@actrix.co.nz</a>

**Date** 10<sup>th</sup> March 2014

**Lloyd Morris**





29E

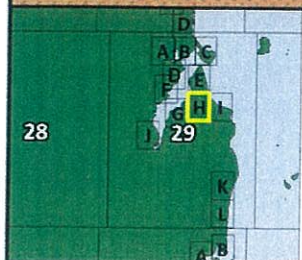
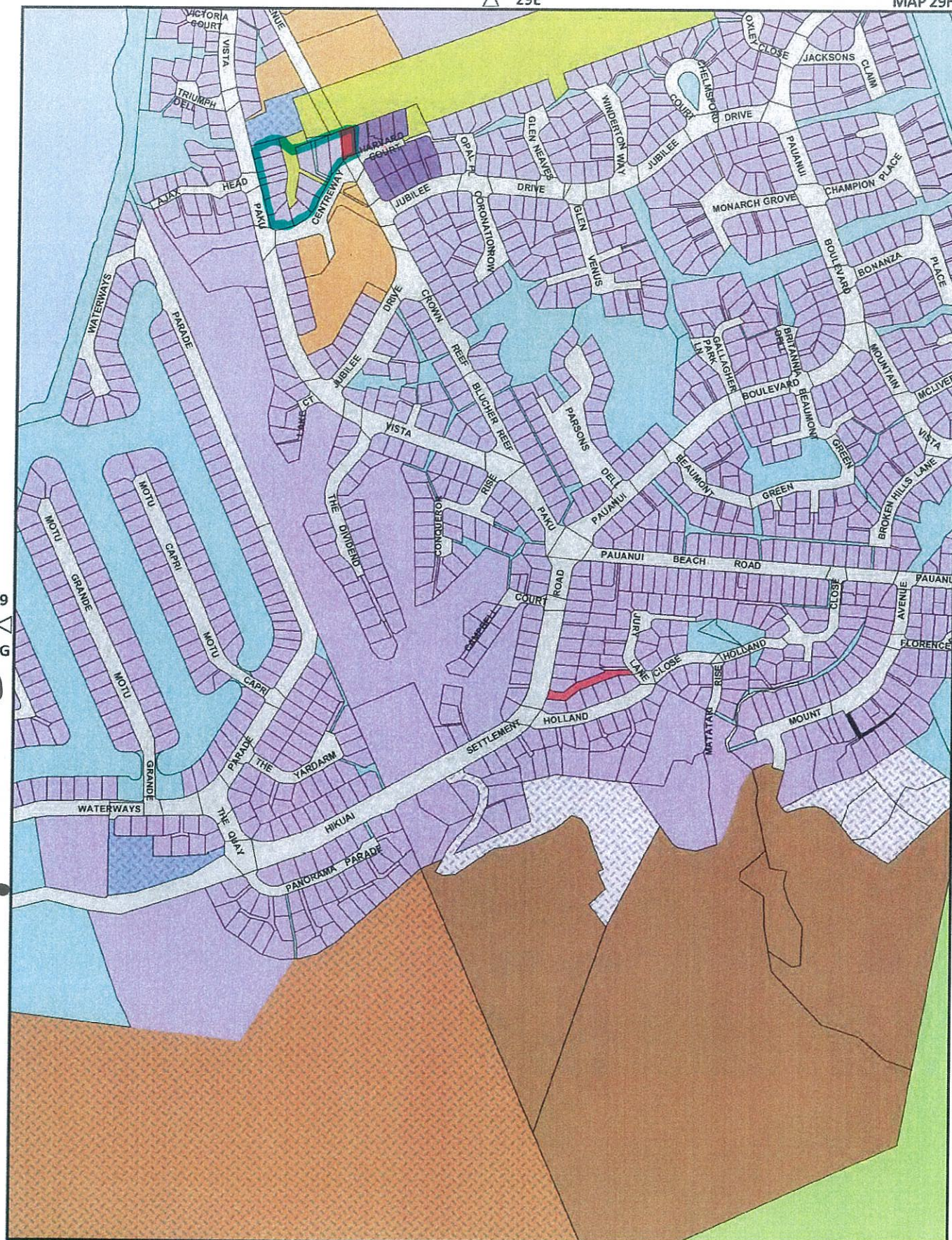
MAP 29H



ATTACHMENT 1

29  
29G

29I



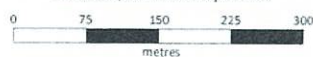
MAP 29H ZONES

PAUANUI

# Lot 1678  
Existing Extra Density Residential

DRAFT PLANNING MAP 13 AUGUST 2013 - SUBJECT TO CHANGE

Scale 1:7,500 at A4 Paper Size



Cadastral information derived from Land Information New Zealand's Core Record System (CRS). CROWN COPYRIGHT RESERVED.



MAP PRINTED  
13 August 2013

29



SUBMISSION BY McCartney Motel Ltd

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: *Tai*  
8:35am

## Form 5

## Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991***To** Thames Coromandel District CouncilName of submitter: **McCartney Motel Ltd**This is a submission on the **THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):**  
Notified on 13 December 2013

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

**PLANNING MAP 31A Overlay & Flood Hazard**  
**Section 34 Natural Hazards****MY SUBMISSION:**We **SUPPORT** the Coastal Erosion Hazard Line being shown on the Planning Map 31A Overlays seaward of the private property on the northern side of the Tararu Creek.We **OPPOSE** the properties at 1013, 1017 and 1019 Tararu Road Thames being included in a Flood Hazard area (Defended Area or All Ponding Area) on the Planning map 31A Flood Hazard**REASONS:**

The Current Coastal Erosion Line is shown within the public land and the consents held by Waikato Regional Council to keep the mouth of the river clear and deposit excavated material on the foreshore will ensure the existing private properties north of the Tararu Stream retain natural defences from erosion.

The Defended Area and Ponding Area shown north of the Tararu Stream and west of State Highway are not required as the flood protection works carried out leave no residual risk for the use and enjoyment of those properties.

The flood modelling has not taken into account:

- the channel widening and new Tararu Bridge
- where the stop bank may be breached and likely overflow paths



The flood hazard provisions relating to the land north of the Tararu Stream and west of the state highway have not been amended as result of the further analysis required under the Environment Court Consent Order

**DECISION SOUGHT:**

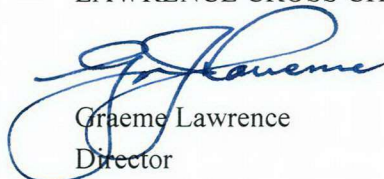
**Delete the flood hazard overlays on Map 31A Flood Hazards so far as they relate to the land northe of the Tararu Stream and west of the State Highway 25**

We wish to be heard in support of my submission.

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

We could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence  
Director

13 March 2014

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

Telephone: 07 868 3315

Email: [graeme@lcc-planning.co.nz](mailto:graeme@lcc-planning.co.nz)

Contact person: Graeme Lawrence  
Director

SUBMISSION BY Valley Education &amp; Training Enterprises Limited

THAMES-COROMANDEL  
TDC Proposed District Plan  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: Tai  
8:35am

## Form 5

## Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991***To** Thames Coromandel District Council**Name of submitter:** Valley Education & Training Enterprises Limited (VETEL)**This is a submission on the** THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):  
Notified on 13 December 2013

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

**PLANNING MAPS 31, 31J, 31K, 31L Overlays, Zones & Flood Hazard**  
**Section 21 Industrial Area Issues Objectives and Policies**  
**Section 46 Industrial Zones Rules****MY SUBMISSION:**

We **SUPPORT** the Industrial Area provisions for industries and recognition in Section 21.1 that industries need functional buildings large sites and areas that need to be separated from other uses.

And seek amendments that provide for essential support services in the form of education and training institutes to be accommodated within the industrial areas where plant and machinery, office and workshop spaces can provide authentic education and training experiences.

**REASONS:**

The traditional trade apprenticeships and mentoring programmes provided within large industries are now outsourced to suppliers of education and training services in purpose built premises for applied learning experiences.

Education and training enterprises require workshops where machinery and mechanical processes can be carried out without disrupting other activities. Complementary education and training in technology, record and book keeping, business management secretarial and administration may also be offered.

The transactional costs of having to seek resource consent as a discretionary or non complying activity cannot be justified.

Although trade training and life education skills are essential services in the industrial setting they are not adequately provided for in the industrial area where the work force is located.

The concept of education and some of its forms are listed in the definition of Community Facility. The definition of Community Facility is a catchall term that includes activities which may not be appropriate in an industrial area.



**Decisions Sought:**

**Add a new activity in the Activity Summary Table in Section 1.8 under "Community" to provide a subcategory of Community Facility called "Education and Training Facility";**

Or alternatively

**Add a new activity under "Industrial" called "Education and Training Facility"**

**Add to Section 21 Industrial Area under 21.1 Background** in the third paragraph a new sentence as follows:

*"Where industry is clustered together there may be a need for premises or campus to provide for education and training to provide trade and related skills where workshops, machinery and processing skills can be learned and applied."*

**Add under Objective 1 a provision in Policy 1a** for Education and Trade Training facilities or campus by amending Policy 1a to read as follows:

*"Industrial land shall be protected for industrial purposes and its availability shall not be reduced by the establishment of non industrial activities, other than Education and Trade Training Facilities or Campus or specified activities provided for in the Marine Service Zone and activities accessory to an industrial activities on the site "* (underlined words are the words added)

**Add to Section 46 Industrial Zone** in the Activity Table at 46.3

Either under Community

or under Industrial

a new activity called "Education and Trade Training Facility" with a reference to 46.4 Rule 1 under Permitted Activities

**Add to Rule 46.4 Permitted Activities Rule 1** "Education and Trade Training Facility"

**Add to Rule 46.4 Rule 1** a new 1.4 and 1.5 as follows:

*"4. An Education and Trade Training Facility is a permitted activity in an existing building or where a new building meets the standards in 46.8 Table 4 at the end of section 46;"* and

*"5. An Education and Trade Training Facility that is not permitted under Rule 1.4 is a restricted activity."*

**Further Decision Sought**

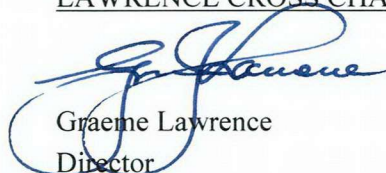
**Any other consequential amendments or relief required to give effect to the submitters concerns.**

We wish to be heard in support of my submission.

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

We could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence  
Director

13 March 2014

Address for service of submitter: Valley Education & Training Enterprises Limited  
C/o Lawrence Cross Chapman & Co Ltd  
PO Box 533  
THAMES 3450

Telephone: 07 868 3315

Email: [graeme@lcc-planning.co.nz](mailto:graeme@lcc-planning.co.nz)

Contact person: Graeme Lawrence  
Director



SUBMISSION BY Graham &amp; Selma Morcom

THAMES-COROMANDEL  
DISTRICT COUNCIL  
TDC Proposed District Plan

14 MAR 2014

RECEIVED BY: *Tmi*  
8:35am

## Form 5

## Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991***To** Thames Coromandel District Council

Name of submitter: Graham &amp; Selma Morcom

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

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

**PLANNING MAPS 18,18G & 18H****Section 38 Subdivision & Section 24 Rural Areas****MY SUBMISSION:**We OPPOSE the Rural Zone on Lot 9 the front portion of Lot 5 DPS 387766 925 Purangi Road Cooks Beach;  
and

We SEEK changes to the Planning Maps 18 18G &amp; 18H to rezone the front portion of the farm as follows:

- a. Coastal living Zone on the flats at the front
- b. Low Density Residential on the slopes above and on the balance farm
- c. open space zone (or similar preventing building or structures) over the area indicated
- d. Rural Lifestyle on the balance farm

We SEEK amendments to the conservation and environmental benefit lots in Section 38 to so that rules for subdivision of conservation lots contained in the Operative District plan are applied to the Rural Zone in the Proposed District Plan.

We SEEK amendments to polices for Rural areas to provide for subdivision of land where areas of natural character or landscape value are restored or enhanced and legally protected

**REASONS:**

The land at the front of the farm provides a natural infill for the existing Cooks Beach Settlement.

Land on both sides of the farm has been developed into residential lots.

The Coastal Living Zone has been applied to the land to west.

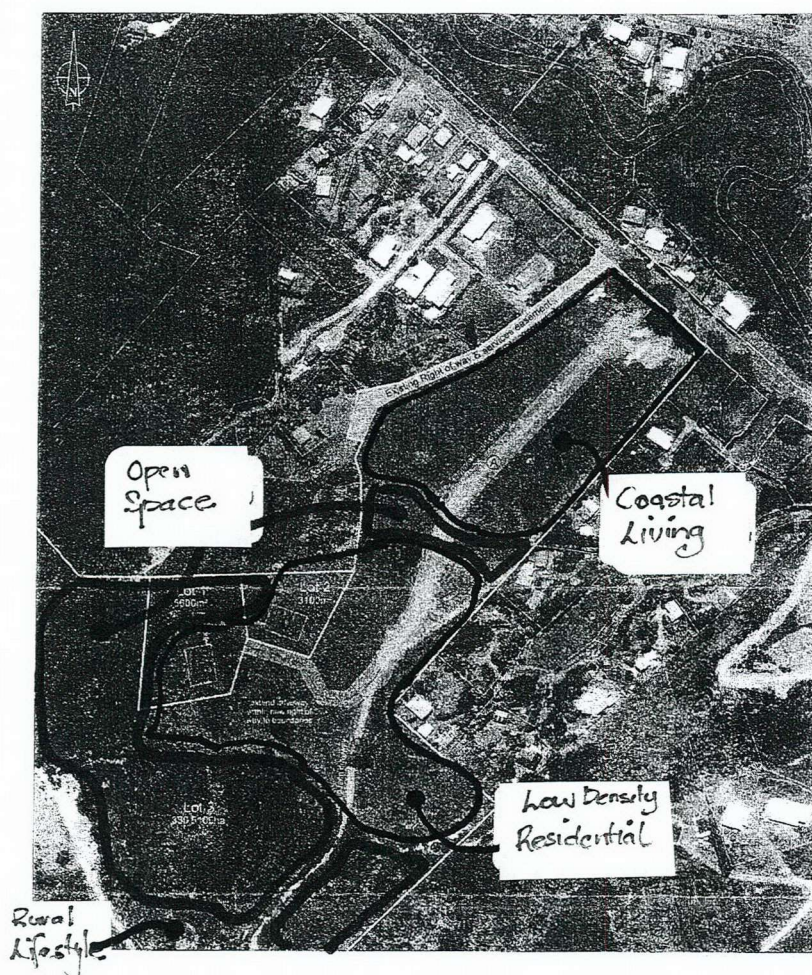
Community waste water reticulation and capacity for treatment is available.

The flat land is ideally suited to housing at similar density to the Cooks Beach settlement and the slopes behind have been subdivided to create the first 2 lots and further larger lots can be created on elevated sites.

The balance farm has natural character overlays over pockets. The land's location and outlook is ideal for more intensive production rural lifestyle and countryside living. Under a conservation lot provision that provide the capital needed these would be able to be retired, connected to form ecological corridors and placed under protective covenant.

#### DECISIONS SOUGHT:

1. **Rezone the land on Planning Maps 18 and 18** as follows and shown on the diagram below:
  - Coastal living Zone on the flats at the front
  - Low Density Residential on the slopes above and on the balance farm
  - open space zone (or similar preventing building or structures) over the area indicated
  - Rural Lifestyle on the balance farm or alternatively provide for conservation lot subdivision as set out in the amendment sought below.





2. **Provide for conservation lots in Rural Zone applying the same or similar provisions as those set out in Section 752 of the Operative District plan.**

3. **Amend Section 24.1 Policy 1c to read as follows:**

*"Subdivision the Rural Zone shall be provided for where areas within the natural character, outstanding or amenity landscape overlays are restored or enhanced with pest management in place and legally protected."*

4. **Amend Policy 7b to provide for subdivision so that it reads:**

*"Subdivision and development in the Rural Lifestyle Zone in the Coastal Environment shall provide opportunity for rural living while retaining a sense of open space and the character of the Rural Area."*

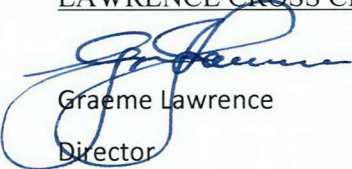
5. **Any other consequential amendments or relief required to give effect to the submitters concerns.**

I wish to be heard in support of my submission.

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

I could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD

  
Graeme Lawrence

Director

PO Box 533

THAMES 3450

13 March 2014

For Graham & Selma Morcom

Telephone: 07 868 3315

Email: [graeme@lcc-planning.co.nz](mailto:graeme@lcc-planning.co.nz)