

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan

Submission by

Name: SIRI EMBLA RIVERAddress: 14 MILLS LANE, ALBANY, AUCKLANDPhone: 022 5477 385 Email: siriembla@gmail.com

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

My further comments:

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

Yours sincerely,

Signature:



Date:

23-2-14

Proposed Thames Coromandel District Plan

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DISTRICT COUNCIL

Submission by

Name: SHAYD. TAHU

Address: 55 SUSSEX ST

Phone: 068763005

Email: NZCREWMAN@EUROPE.COM

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Submission by

Name: G.P. CAMPBELL
Address: 107 RAINVIEW ROAD, FARMVIEW HEIGHTS, AUCKLAND
Phone: 4733292 Email: glenn@extra.co.nz

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21-02-2014

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14 MAR 2014

Submission by

RECEIVED BY:

Name: **KERRY DEWAR**
Address: **107 FAIRVIEW AVE FAIRVIEW HEIGHTS AUCKLAND**
Phone: **027 839 3409** Email: **Kerry.dewar@gmail.com**

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22/02/14

SUBMISSION ON THE PROPOSED THAMES-COROMANDEL DISTRICT PLAN

TO:	District Plan Manager Thames Coromandel District Council 515 Mackay Street Thames
SUBMISSION ON:	Proposed District Plan 2013
NAME:	Rayonier New Zealand Ltd and Ernslaw One Ltd
ADDRESS:	c/o KTB Planning PO Box 641 Cambridge
CONTACT NAME:	Katie Treadaway
TELEPHONE	07 823 3584
Email:	katie@ktbplanning.co.nz

This is a joint submission from Rayonier Matariki Forests (RMF) and Ernslaw One Ltd (EOL). The submission is made on their behalf by KTB Planning Consultants Ltd.

RMF manages 178,000 hectares of plantation forest in New Zealand on behalf of Matariki Forests. RMF has 10,305 hectares of forest located in the Thames-Coromandel District. Matariki Forests is the third largest forestry company in New Zealand and has estate in most regions of New Zealand. On a day to day basis, RMF manages the planning rules of 10 Regional Councils and 26 Territorial Authorities.

RMF is a member of the New Zealand Forest Owners Association and has Forest Stewardship Certification (FSC) across all of its forest operations. The FSC Principles and Criteria for Forest Stewardship provide an internationally recognised standard for responsible forest management. RMF is committed to health and safety and the environment and their responsible forestry practices confirm this commitment. RMF also recognises that some lands have 'special' values and therefore continue to survey and identify areas of cultural, historic or environmental significance.

EOL is the fourth largest forest owner in New Zealand with approximately 100,000 hectares of forest. EOL has 10,571 hectares of forest located in the Thames-Coromandel District. On a day to day basis, EOL manages forests in 8 Regional Councils and 14 Territorial Authorities.

EOL has a firm commitment to the environment and ensures that its plantation forests are managed as a sustainable resource. EOL is a member of the New Zealand Forest Owners Association and Future Forest Research. Future Forest Research is an organisation which is committed to the development

of the New Zealand forest industry through research programmes which will provide environmental and community benefits. EOL is third party certified by the Forest Stewardship Council (FSC) and audited annually and signatories to The Forest Accord.

EOL is also committed to the management of rare, threatened and endangered species that are found within their forests. These include kiwi, native frogs and native snails. Additionally, EOL recognises the cultural and historical values associated with their forests and is committed to management of archaeological sites with the Whangapoua Forest.

RMF and EOL thank the Thames-Coromandel District Council for the opportunity to make comments on the proposed district plan.

The forestry industry is a significant contributor to the Thames-Coromandel Districts economic, social and cultural wellbeing. Given the significance of the forestry industry to the District, we believe that existing plantation forestry needs to be clearly defined in the Plan and should be afforded with a permitted activity status for all aspects of the plantation cycle.

RMF and EOL wish to be heard in support of this submission.

RMF and EOL could not gain an advantage in trade competition through this submission as it relates to all production forestry within the District, regardless of the owner of that forest.

Provision Number	Provision Title	SUPPORT or OPPOSE the provision	Relief Sought (Specify the amendments you wish to be made to the provision)	Reasons
All	All	Oppose	Amend contents pages for all volumes to identify page numbers (e.g. pages 2-3, Part I – VIII and Appendices should clearly identify page numbers for each section)	<p>The plan is considered to be relatively difficult to navigate when looking for separate sections. For example, Part VIII contains sections 40-59, but to find a particular section (say section 56), you need to go to the start of that Part and work your way through the pages to find the section you are after.</p> <p>This is also compounded by the fact that the section headers are very small (e.g. Section 56 – Rural Zone).</p> <p>Having page numbers on the contents pages will resolve this issue.</p>
Maps	All	Oppose	Amend the map title at the top right of the page (e.g. Map 12A) to a larger font to clearly distinguish the title from the adjoining map number.	The maps are considered to be relatively difficult to navigate as the map title at the top of each page is too small.
Part I Section 3	Definitions – forestry	Oppose	<p>There should be separate definitions for <i>production forestry</i> and <i>forestry</i>. The new definition for <i>production forestry</i> should state the following:</p> <p><i>“The commercial production of trees for wood products, ancillary activities and carbon sequestration purposes. Activities ancillary to production forestry include: establishment</i></p>	<p>There are clear differences between forestry for conservation, shelter or scientific purposes to those forests planted for commercial production purposes. It is therefore appropriate that there is a separate definition for <i>forestry</i> and <i>plantation forestry</i>.</p> <p>The definition of production forestry should also cover all the associated activities such as</p>

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			<i>and planting, earthworks, infrastructure maintenance, harvesting and the minor and temporary disturbance of indigenous vegetation”.</i>	<p>earthworks etc. The current definition of forestry provided in the PDP does not cover the necessary activities associated with the continued use and management of a production forest.</p> <p>It is noted that the production forestry term is used in the District Plan Section 29.3 Rule 3.1a and b and therefore should be clearly defined.</p>
Part 1 Section 3	Definitions continuous cover forest	Oppose	The definition should be amended to specifically exclude plantation forestry.	<p>In a plantation forest, continuous cover forest is impractical as in most cases forests are planted for the production of timber. Clear-felling is generally the only viable option unless planting ages are stratified.</p> <p>A forest under a Sustainable Forest Management Permit as defined by the Forests Act 1993 only relates to indigenous timber and therefore does not include exotic production forestry.</p>
Part 1 Section 3	Definitions primary production activities and rural industrial activities	Oppose	Provide a new definition to include primary production activities and rural industrial. The new definition should include production forestry activities.	<p>There is currently no definition of primary production activities or rural industrial activities.</p> <p>To provide clarity for lay people and professionals a definition of these activities should be provided.</p>

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Part I Section 3	Definitions – reverse sensitivity	Support	Retain this definition.	RMF and EOL support this definition as reverse sensitivity effects need to be avoided.
Part I Section 5.4.4	Methods and Approaches – Forestry	Support	Retain this provision.	RMF and EOL support this provision as forestry is also controlled by the Regional Plan.
Part II Section 6.3 Policy 1a	Biodiversity objectives and policies	Oppose in part	Amend to include additional policy: <i>Provide for the temporary loss of indigenous vegetation associated with production forestry cycles.</i>	Harvesting of production forestry can often result in the temporary loss of indigenous vegetation. However, indigenous vegetation will recover and continue to establish within the next planting season.
Part II Section 7.1.2	Why is the Coastal Environment Important?	Support in part	Amend the second paragraph of s7.1.2 to include plantation forestry in the list of activities in paragraph 2. <i>Activities such as aquaculture, farming, plantation forestry...</i>	RMF and EOL have forests located within the Coastal Environment and depend on the natural and physical resources of this environment. Production forestry provides a valuable contribution to the district and therefore it is considered important to recognise this industry alongside farming and aquaculture. Please also refer to the relief sought relating to the definition of production forestry.
Part III Section 16.3 Policy 11a	Subdivision objectives and policies	Support	Retain this policy.	RMF and EOL support this policy. Rural land needs to be available for primary production purposes.

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Part IV Section 24.3 Policy 1a	Rural Area – objectives and policies	Support	Retain this policy.	RMF and EOL support this policy. Primary production land uses should be located in the rural area. Note: See relief sought above for a definition for primary production activities and rural industrial activities.
Part IV Section 24.3 Objective 3	Rural Area – objectives and policies	Support	Retain this policy.	RMF and EOL support this policy as reverse sensitivity effects need to be avoided.
Part VI Section 29.3 Rule 3	Biodiversity – permitted activities	Support in part	Retain this rule, however, (e) should be amended to say ‘production forestry’.	RMF and EOL support this rule as it recognises that indigenous vegetation disturbance is anticipated during plantation forestry operations.
Part VI Section 32.3 Rule 2	Outstanding Landscape Overlay Rules – earthworks	Oppose	We seek that either one, or both, of the following options are amended: 1) Amend maps so that no production forest is located within an Outstanding Landscape Overlay. 2) Amend Rule to clearly state the following exclusion:	Production forestry is currently located with Outstanding Landscapes as shown on Planning Maps 11, 16 and 33. RMF and EOL question whether it is appropriate to identify outstanding landscapes that include existing production forests. The Plan states that “ <i>landscape values are a reflection of both the biophysical environment and people’s perception of the environment</i> ”. It is therefore our understanding that what one

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			<p>d) The earthworks are associated with a production forest and the forest is to be replanted within 12 months.</p> <p>The preferred option is to remove production forestry from Outstanding Landscapes.</p>	<p>person considers as an Outstanding Landscape may be different from another.</p> <p>It is therefore considered inappropriate that a production forest is located within an 'Outstanding Landscape' as the environment is subject to sometimes significant, but short term visual changes during harvesting.</p>
Part VI Section 32.3 Rule 7	Outstanding Landscape Overlay Rules – afforestation	Oppose	Amend the non-complying activity status of afforestation to a restricted discretionary activity status (similar to s32.5 Amenity Landscape Table 4) and include assessment criteria that acknowledge afforestation may be suitable in certain locations.	<p>Production forestry needs to be treated fairly and similarly to other activities with the same potential environmental effects. It is our understanding that farming is a permitted activity in Outstanding Landscapes which is not an equitable provision in the PDP.</p> <p>In some cases afforestation and production forestry may be suitable and even beneficial in Outstanding Landscapes. The Plan should recognise this by providing for afforestation as restricted discretionary activity.</p> <p>However, if afforestation is to be a non-complying or restricted discretionary activity, then all other primary production activities, with the potential for similar environmental effects, should also be included under the same activity status.</p>

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Part VI Section 32.5 Rule 11	Amenity Landscape Overlay Rules – afforestation	Oppose	Afforestation should be a permitted activity similar to farming.	The PDP should be written in a way that promotes all primary production activities that have a similar level of potential effect on the environment. It is considered that Afforestation needs to be treated in a similar manner to other activities with the same effects such as farming. It is our understanding that farming is a permitted activity in the Amenity Landscape Overlay.
Part VI Section 32.6 Table 4	Amenity Landscape Assessment Criteria	Oppose in Part	Rule 11 only deals with afforestation Table 4 are the matters that Council can restrict its discretion too. Table 4 should be amended to deal with afforestation only (not 'forestry activities') as defined in the Plan.	Subject to the above request that afforestation is a permitted activity if Council determines that afforestation should remain a restricted discretionary activity table 4 should be amended so that it only relates to afforestation not forestry activities.
Part VI Section 32.7 Rule 15	Natural Character Overlay Rules – earthworks	Oppose	We seek that either one of the following options are amended: 1) Amend maps so that no production forest is located within a Natural Character Overlay. 2) Amend Rule to clearly state the following exclusion: d) The earthworks are associated with a production forest and the forest is to be	Production forestry is currently located with Natural Character Overlay as shown on Planning Maps 11, 13, 29 and 34. RMF and EOL question whether it is appropriate to identify natural character areas that include existing production forests. As has been explained above, production forests are sometimes subject to significant visual change at the time of harvesting. Although these visual effects are of a temporary nature, it is considered that they may conflict

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			<p>replanted within 12 months is a permitted activity.</p> <p>The preferred option is to remove production forestry from the Natural Character Overlay.</p>	<p>with the public perception and expectations for 'natural character'.</p> <p>Natural Character is defined in the Plan as <i>"in relation to the coastal environment, wetlands, and lakes and rivers and their margins, the degree of naturalness in the area, as evidence by the degree to which it possess qualities and features that are products of nature as opposed to products of human activities"</i>.</p> <p>It is considered that a production forestry does not easily fit within this definition as the management and harvesting of forests requires, at times, significant human intervention. Therefore RMF and EOL request that all production forests are removed from the Natural Character Overlay</p>
Part VI Section 32.7 Rule 16	Natural Character Overlay Rules – afforestation	Oppose	Amend so that Afforestation is a permitted activity.	Production forestry and afforestation needs to be treated fairly compared to other primary production activities with similar effects. It is our understanding that farming is a permitted activity in the Natural Character Overlay which has a similar, if not greater potential for environmental effects associated with natural character.

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Part VII Section 37.4 Rule 3 Table 1	Other Mining Activities	Oppose in part	Amend Table 1 to include the following: Quarrying for the purposes of plantation forestry to be a permitted activity when all material is used within that particular forest.	Plantation forests can be very large and in this situation all material excavated is typically used within the forest itself for roading and all potential effects can be internalised within the forest itself.
Part VIII Section 43	Conservation zone	Neutral	It is understood that no production forestry (or Crown Forest Land) is located in the Conservation Zone, however, it is requested that this be confirmed. If existing production forests are located within the Conservation Zone they should be a permitted activity.	The Conservation Zone is land which is administered by the Department of Conservation (DOC). The land has historic heritage, landscape, natural character, scientific, indigenous biodiversity and recreational values. It is therefore not considered appropriate that production forestry is located within the Conservation Zone.
Part VIII Section 50.5 Rule 8	Open Space Zone discretionary activities - afforestation	Oppose	It is requested that afforestation be a permitted activity. The standards in Table 4 do not apply to afforestation.	Production forestry needs to be treated fairly and similarly to other activities with the same effects. It is understood that farming is a permitted activity in this zone and it is considered that production forestry has similar effects. In some cases production forestry and afforestation is considered to be a more appropriate long term land use which can promote sustainable use of the land.

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Part VIII Section 53.4 Rule 8	Recreation Zone activities – Passive permitted afforestation	Oppose in part	Rule 8(1d) requires the forest to be managed and operated as a Continuous Cover Forest. It is requested that 1(d) is deleted.	RMF and EOL support that afforestation is a permitted activity. However, it is unachievable that a production forest is managed as a Continuous Cover Forest (CCF) as defined in the Plan. The definition of CCF, as provided for in the District Plan, states ‘... <i>maintain the forest canopy at one or more levels without clear-felling</i> ’. Clear-felling parts of a forest is the only viable method for production forestry and therefore 1(d) is unachievable and is an unreasonable permitted activity standard.
Part VIII Section 53.4 Rule 8 Table 3	Recreation Zone activities – Passive permitted afforestation Setback standards for afforestation	Support	RMF and EOL support these standards.	RMF and EOL support these setback standards. It is considered that a 20m distance is reasonable to ensure the ongoing viability of forestry activities.
Part VII Section 56.4	Rural Zone permitted activities	Oppose	Include a new rule that production forestry (see above comment on definitions) is a permitted activity.	Production forestry is not specifically provided for as a permitted activity. Production forestry is anticipated in the Rural Area yet the Plan does not clearly state it as a permitted activity.
Part VIII Section 56.4 Rule 6	Rural Zone permitted activities – earthworks	Oppose	Amend to include earthworks associated with production forestry as a permitted activity.	The rule does not specifically provide for earthworks as part of plantation forestry. Earthworks are already managed under the Waikato Regional Plan (WRP). The WRP

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			The current standards are too restrictive for forestry activities.	<p>manages earthworks under the soil disturbances rules in section 5.1.4 of the Plan. The WRP also has guidelines for erosion and sediment control which earthworks activities are required to comply with.</p> <p>Additionally RMF and EOL adopt best practice methods and accepted industry standards. Industry standards include the NZ Forest Owners Association Environmental Code of Practice (2007) and the New Zealand Forest Road Engineering Manual 2012. RMF and EOL are also third party certified by the Forest Stewardship Council which is an internationally recognized standard for responsible forest management. These are non-regulatory methods that TCDC should recognise and provide for in the Plan.</p>
Part VIII Section 56.6 Rule 6.1.h.ii	Rural Zone permitted activities – earthworks	Oppose	<p>It is requested that Rule 6.1.h.ii is re-worded as follows:</p> <p><i>ii) best practice methods are implemented to minimise soil loss and control dust, sediment and silt run off</i></p>	<p>It is unachievable to always keep silt, dust and sediment onsite. This permitted activity standard as provided for in the Plan can also only be identified after a rain event has occurred, and by then a consent process is purely a paper exercise.</p> <p>The permitted activity standard should be re-worded to require best practice methods such</p>

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				<p>as those set out in the WRC Erosion and Sediment Control Guidelines.</p> <p>It is also noted that the effects on air, water and soil are already managed by the Waikato Regional Plan. The WRP manages earthworks under the soil disturbances rules in section 5.1.4 of the Plan. It is noted that the WRC guidelines do not specify that no sediment loss shall occur, but directs the minimisation of sediment and dust by using best practice methods.</p>
Part VIII Section 56.4 Rule 6.1.h iv-vi	Rural Zone permitted activities – earthworks	Oppose	It is requested that earthworks associated with production forests be made exempt from the earthworks thresholds shown in Table 3.	<p>The rule does not specifically provide for earthworks as part of plantation forestry. Earthworks are already managed under the Waikato Regional Plan (WRP) as described above. The WRP manages earthworks under the soil disturbances rules in section 5.1.4 of the Plan. The WRP also has guidelines for erosion and sediment control which earthworks activities are required to comply with.</p> <p>Additionally RMF and EOL adopt best practice methods and accepted industry standards. Industry standards include the NZ Forest Owners Association Environmental Code of Practice (2007) and the New Zealand Forest Road Engineering Manual 2012. RMF and EOL are also third party certified by the Forest</p>

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				<p>Stewardship Council which is an internationally recognized standard for responsible forest management.</p> <p>Requiring a resource consent for these earthworks is highly unlikely to achieve any improvements in the environment than those already required under the Regional Plan. The requirement for additional resource consents, that don't achieve any greater environmental benefit, act as a significant disincentive for this primary land use activity.</p>
Part VIII Section 56.4 Rule 11	Rural Zone permitted activities – afforestation	Amend	Amend the Table number as is meant to refer to Table 4 Setback Standards.	This appears to be a typographical error as the wrong table number is referred to.
Part VIII Section 56.4 Rule 12	Rural Zone permitted activities – accessory building etc.	Oppose	RMF and EOL request that the setback standard in Rule 12(1)(b) is at least 50 metres.	<p>RMF and EOL oppose this rule and require a greater setback of at least 50 metres from the forest boundary. This is to avoid any adverse effects from shading, the potential for windfall and most importantly the commercial or health and safety duress when felling trees for harvest.</p> <p>This setback is also required to avoid reverse sensitivity effects.</p> <p>A 20 m set back would not avoid or mitigate potential adverse effects such as noise associated with forestry activities. Whereas</p>

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				50m is considered to be more effective in mitigating and avoiding those potential effects and the imposition of costs associated with the health and safety around felling of trees within that distance.
Part VIII Section 56.4 Rule 14	Rural Zone permitted activities – noise	Support	Retain this rule.	RMF and EOL support this rule as noise associated with forestry activities should be permitted. Plantation Forestry is a rural activity and it is considered that noise associated with a plantation forests are anticipated within the rural environment. Additionally, sensitive activities such as dwellings are required to be setback from a production forest to avoid any adverse noise effects.
Part VIII Section 56.5 Rule 23	Rural Zone restricted discretionary activities – two or more dwellings per lot	Oppose	RMF and EOL request that the setback standard in Rule 23(1)(d) is at least 50 metres.	<p>RMF and EOL oppose this rule and require a greater setback of at least 50 metres from the forest boundary. This is to avoid any adverse effects from shading, the potential for windfall and most importantly the commercial or health and safety duress when felling trees for harvest.</p> <p>This setback is also required to avoid reverse sensitivity effects.</p> <p>A 20 m set back would not avoid or mitigate potential adverse effects such as noise associated with forestry activities. Whereas</p>

Provision Number	Provision Title	SUPPORT or OPPOSE the provision	Relief Sought (Specify the amendments you wish to be made to the provision)	Reasons
				50m is considered to be more effective in mitigating and avoiding those potential effects and the imposition of costs associated with the health and safety around felling of trees within that distance.
Part VIII Section 56.8 Table 8 (5)	Rural Zone – restricted discretionary matters	Support	Retain this provision.	RMF and EOL support these provisions as reverse sensitivity effects need to be avoided.
Part VIII Section 57	Rural Lifestyle Zone permitted activities	Oppose	Include a new rule that production forestry (see above comment on definitions) is a permitted activity.	Production forestry is not specifically provided for as a permitted activity. Production forestry is anticipated in the Rural Area yet the Plan does not clearly state it as a permitted activity.
Part VIII Section 57.4 Rule 11	Rural Lifestyle Zone permitted activities – afforestation	Amend	Delete 1b as afforestation should be permitted activity in the Coastal Environment.	RMF and EOL support that afforestation is a permitted activity with the Rural Lifestyle Zone, however, the criteria needs to be amended so that it is also provided for within the Coastal Environment. Forestry needs to be treated fairly and similarly to other activities such as farming which is permitted in the Coastal Environment.
Part VIII Section 57.4	Rural Lifestyle Zone permitted activities –	Support	RMF and EOL support these standards.	RMF and EOL support these setback standards. It is considered that a 20m distance is

Provision Number	Provision Title	SUPPORT or OPPOSE the provision	Relief Sought (Specify the amendments you wish to be made to the provision)	Reasons
Rule 11 Table 4 Points 1-3	setback standards for afforestation			reasonable to ensure the ongoing viability of forestry activities.
Part VIII Section 57.4 Rule 11 Table 4 Points 5 -6	Rural Lifestyle Zone permitted activities – setback standards for afforestation	Support	RMF and EOL support these setback standards from a permanent stream or wetland.	RMF and EOL support these setback standards. It is considered that a 5 -10m distance is reasonable to ensure the ongoing viability of forestry activities and avoid any potential effects on the streams and wetlands.
Part VIII Section 57.4 Rule 6	Rural Lifestyle Zone permitted activities – earthworks	Oppose in Part	Amend to include earthworks associated with production forestry as a permitted activity. The current standards are too restrictive for forestry activities.	<p>The rule does not specifically provide for earthworks as part of plantation forestry. Earthworks are already managed under the Waikato Regional Plan (WRP). The WRP has guidelines for erosion and sediment control which earthworks activities are required to comply with.</p> <p>Additionally RMF and EOL adopt best practice methods and accepted industry standards. Industry standards include the NZ Forest Owners Association Environmental Code of Practice (2007) and the New Zealand Forest Road Engineering Manual 2012. RMF and EOL are also third party certified by the Forest Stewardship Council which is an internationally recognized standard for responsible forest management.</p>

Provision Number	Provision Title	SUPPORT or OPPOSE the provision	Relief Sought (Specify the amendments you wish to be made to the provision)	Reasons
Part VIII Section 57.4 Rule 12	Rural Lifestyle Zone permitted activities – accessory building etc.	Oppose	RMF and EOL request that the setback standard in Rule 12(1)(b) is at least 50 metres.	<p>RMF and EOL oppose this rule and require a greater setback of at least 50 metres from the forest boundary. This is to avoid any adverse effects from shading, the potential for windfall and most importantly the commercial or health and safety duress when felling trees for harvest.</p> <p>This setback is also required to avoid reverse sensitivity effects.</p> <p>A 20 m set back would not avoid or mitigate potential adverse effects such as noise associated with forestry activities. Whereas 50m is considered to be more effective in mitigating and avoiding those potential effects and the imposition of costs associated with the health and safety around felling of trees within the distance.</p>
Part VIII Section 57.4 Rule 14	Rural Lifestyle Zone permitted activities – noise	Support	Retain this rule.	<p>RMF and EOL support this rule as noise associated with forestry activities should be permitted. Plantation Forestry is a rural activity and it is considered that noise associated with a plantation forests are anticipated within the rural environment. Additionally, sensitive activities such as dwellings are required to be setback from a production forest to avoid any adverse noise effects.</p>

Provision Number	Provision Title	SUPPORT or OPPOSE the provision	Relief Sought (Specify the amendments you wish to be made to the provision)	Reasons
Part VIII Section 57.5 Rule 18	Rural Lifestyle Zone restricted discretionary activities – two or more dwellings per lot	Oppose	RMF and EOL request that the setback standard in Rule 12(1)(b) is at least 50 metres.	<p>RMF and EOL oppose this rule and require a greater setback of at least 50 metres from the forest boundary. This is to avoid any adverse effects from shading, the potential for windfall and most importantly the commercial or health and safety duress when felling trees for harvest.</p> <p>This setback is also required to avoid reverse sensitivity effects.</p> <p>A 20 m set back would not avoid or mitigate potential adverse effects such as noise associated with forestry activities. Whereas 50m is considered to be more effective in mitigating and avoiding those potential effects and the imposition of costs associated with the health and safety around felling of trees within the distance.</p>
Part VIII Section 57.8 Table 8 (5)	Rural Lifestyle Zone – restricted discretionary matters	Support	Retain this provision.	RMF and EOL support these provisions as reverse sensitivity effects need to be avoided.

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan**Submission by**Name: **DERYA PARLAK**Address: **51 SACKVILLE STREET GREY LYNN 1021**Phone: **0211425013**

Email:

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

My further comments:

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

Yours sincerely,

Signature:



Date: 22.02.14

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan**Submission by**Name: Jessica MillsAddress: 49 Hastings Road, Mairangi Bay AucklandPhone: 0212049634

Email:

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- I require the Plan to specifically protect our coastal environment from mining. The Coastal Zone has been removed without giving adequate protection to coastal biodiversity from adverse impacts of mining. I require the Coastal Environment Overlay to include a rule prohibiting all mining activities.
- The TCDC has failed to translate the 'High Value Conservation Areas' identified in Schedule 4 into 'Outstanding Natural Landscapes' (ONL). I require the Plan to accurately protect Schedule 4 land on the Coromandel Peninsula from all Mining Activities by including all identified Schedule 4 land within the Conservation Zone and classifying mining activities as prohibited activities.
- I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to **Prohibit Mining Activities** under people's homes.
- I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.

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

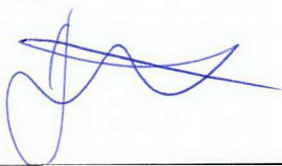
The special nature of the Coromandel warrants robust protection especially as there is so much economic revenue and employment dependent on our reputation as a clean green holiday destination. It is vital we do not allow mining into the Peninsula, as this is contrary to the existing Natural Character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

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

Yours sincerely,

Signature:



Date: 22/02/14

Proposed Thames Coromandel District Plan

Submission by

Name: LORNA MAIKARA ROPATA
 Address: 136 Fairview Cres Rocky Bay Waiheke Is.
 Phone: 02108238485 Email: lorna.ropata@paradise.net.nz

14 MAR 2014

RECEIVED BY:

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

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

Yours sincerely,

Signature:



Date:

21.02.2014

Proposed Thames Coromandel District Plan

14 MAR 2014

Submission by

Name: *Puawai Ormsby*
 Address: *28 Church Bay Rd Waiheke Is*
 Phone: *0212514201* Email: *puawai.star@yahoo.com*

RECEIVED BY:

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

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- I want the Plan to acknowledge the long term economic, social and environmental legacy and the detrimental effects of historical mining in the District.
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In summary: I require the plan to be amended so that all mining activities are prohibited in all zones and overlays, or other such relief that has the same effect, and the language amended in Section 14 to accurately represent the history of mining and the opposition to it.

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

My further comments:

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

Yours sincerely,

Signature:



Date:

21/1/2014

Sent: Friday, 14 March 2014 4:15:06 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Matthew Kelly

Address

11 Shortland Street
Whangarei 0112
New Zealand

[Map It](#)

Phone

09 437 6890

Email

automattyk@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.
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I would like to speak to my submission.

- Yes

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,

Matthew Dean Kelly

Date

14/03/2014

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan**Submission by**Name: *Madelin Johnston*Address: *72a The Avenue Hibiscus*Phone: *09 414 6663*Email: *Madelin - Johnston@outspac.co.nz*

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

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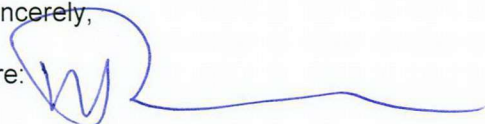
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My further comments:

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

Yours sincerely,

Signature:



Date: 22/02/14

Proposed Thames-Coromandel District Plan



Submission Form

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

Your submission can be:

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

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

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

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

Submitter Details

Full Name(s) Robert Brooker
or Organisation (if relevant) _____

Email Address robert_brooker@hotmail.com

Postal Address 5 Linwood Avenue, Mt Albert, Auckland, 1025.

Phone no. (include area code) 09 845 4847

Mobile no. 021 242 7197

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

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

PRIVACY ACT 1993

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



Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:

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

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

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

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

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

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

Proposed District Plan Hearing

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

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

Signature of submitter R S Brooker Date 14 March 2014

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

Trade Competition

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

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

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

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

a) adversely affects the environment; and

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

14th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Robert Brooker and I own a holiday home in Oceans Resort, Whitianga.

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

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

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

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

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

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

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

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

As Principal Relief

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

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

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

accessory building.

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

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

I look forward to your response.

Yours faithfully,

Robert Brooker

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan

Submission by

Name: **BRIANNE CHALUPE**
 Address: **703 THAMES COAST RD RDS Thames**
 Phone: **07 868 4700** Email: **grace.hoava@gmail.com**

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

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My further comments:

- I would like to speak to my submission.
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Yours sincerely,

Signature:



Date:

8.3.14

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan

Submission by

Name: Gordon Frew

Address: 315 Lillis Lane

Phone: 021 295 3075 Email: gkandi@slingshot.co.nz

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My further comments:

Tourism is our future.

- I would like to speak to my submission.
- I would consider presenting a joint case with others who have made a similar submission.
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Yours sincerely,

Signature:

G. Jell

Date:

08/03/14

Proposed Thames Coromandel District Plan

THAMES-COROMANDEL
DISTRICT COUNCIL

Submission by

Name: *Tui Allen*

Address: *602 Augustus St Nth Thames*

Phone: *8689808*

Email: *rob.tui.family@xtra.co.nz*

14 MAR 2014

RECEIVED BY:

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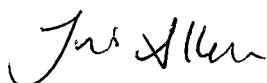
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Yours sincerely,

Signature:



Date: 8.3.14