



14 March 2014

Thames Coromandel District Council  
Private Bag  
Thames 3540

Attention: Government, Planning and Strategy Manager

Dear Sir

**Submissions to the Proposed Thames Coromandel District Plan:  
Telecom New Zealand and Chorus New Zealand**

Please find attached submissions lodged by Chorus New Zealand (Chorus) and Telecom New Zealand (Telecom) to the proposed Thames Coromandel District Plan.

Both Chorus and Telecom made comments on the draft District Plan document, concluding that the regime for network utilities proposed was unworkable and required rethought prior to notification. Both companies also suggested Council undertake further discussions with key network utility operators to discuss these comments. No such meeting took place and it is noted that the proposed District Plan as notified has not significantly changed from the draft version. Accordingly Chorus, Telecom and Vodafone continue to consider that a workshop or similar with key network utility stakeholders would be beneficial in order to discuss the content of the submissions and address some of the significant concerns that the companies' have with respect to the proposed District Plan provisions.

Chorus, Telecom and Vodafone would be available to meet at Council's convenience and consider that this approach would be a constructive and positive way in which to work through many of the matters raised in their submissions prior to the hearing process commencing.

Please do not hesitate to contact me if you have any questions or wish to progress a meeting/workshop.

Yours Faithfully  
Chorus New Zealand Ltd

A handwritten signature in blue ink, appearing to read "Mary Barton", with a stylized flourish at the end.

Mary Barton  
Senior Environmental Planner

DDI (04) 382 5465  
M 027 702 8650  
E [mary.barton@chorus.co.nz](mailto:mary.barton@chorus.co.nz)

## Form 5

**Submission on the Proposed Thames-Coromandel District Plan  
Under Clause 6 of the First Schedule to the Resource Management Act 1991**

To: Thames-Coromandel District Council  
Proposed Thames-Coromandel District Plan  
Private Bag  
Thames 3540  
Attention: District Plan Manager

Submission on: The Proposed Thames-Coromandel District Plan

Name: Telecom New Zealand Limited

Address: PO Box 920028  
AUCKLAND  
*(Please note different address for service below)*

**1. Trade Competition**

Telecom New Zealand Limited could not gain any advantage in trade competition through this submission.

Telecom New Zealand Limited is directly affected by the subject matter to which this submission relates. The subject matter relates to environmental effects and not trade competition or the effects of trade competition.

**2. Telecom New Zealand Limited (Telecom) makes the following general submission:**

At midnight on 30 November 2011, Telecom de-merged into two separate publicly listed companies, with Telecom becoming a retail service provider and Chorus New Zealand Limited a network services operator. As part of its business, Telecom has retained a number of network assets that may be affected by district plans including:

- A 3G mobile network, with a 4G mobile network currently in development which will provide a higher speed network with increased data capacity;
- Aspects of the Public Switched Telecom Network (PSTN) for fixed line calling including a number of major exchanges;
- International Satellite Station and cable terminal assets; and
- Telecom payphones.

The purpose of the Resource Management Act 1991, as embodied in section 5, is promotion of the sustainable management of natural and physical resources. Telecommunications infrastructure is a significant physical resource, and the safe, reliable and efficient functioning of the network is vital for the regional economy and is in the public interest.

Telecom is a major telecommunication network provider within the Thames-Coromandel District. The network is utilised for a wide range of purposes that are essential to modern society. This includes personal and commercial communications, wireless data transfer, linking financial institutions to convey

## 2

critical financial transaction data, fire and burglary monitoring and control facilities, and other emergency services communications. The provision of resilient telecommunication networks during emergencies is critical, as has been highlighted in the case of the Canterbury earthquakes. The Telecom network is subject to constant maintenance, modification and upgrading as the number of customers and services increase, and changes in technology occur.

Within any District Plan there is a need to provide a balance between the policy and rules framework that provides for the efficient maintenance and rollout of network utility infrastructure, with appropriately managing the effects on the environment from this infrastructure. There has been in recent years a shift in how these two issues are balanced with the provision for infrastructure historically playing a passive background role. The recent shift places significantly greater importance on the need to allow for critical infrastructure and network utilities. The *Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008* (NESTF) which deals with the provision for telecommunications in roads is an example of a measure put in place by Government to better provide for deployment of critical infrastructure. The NESTF is a permissive instrument, and overrides all District Plans that are more restrictive.

The purpose of this submission is to ensure that the network utility related provisions of the Proposed Thames-Coromandel District Plan adequately recognise and provide for telecommunication and radio-communication utility infrastructure, and do not unnecessarily impede the efficient and effective operation, maintenance and upgrading of the network.

In particular, Telecom are concerned that the zone-by-zone rule approach used in relation to network utilities in the Proposed Plan results in an unnecessarily confusing and inconsistent system. As such, we would welcome an opportunity to discuss the issues raised in the submission with Council Officers so that some resolutions may be able to be reached prior to the release of Officer Reports on the Proposed Plan.

**3. Telecom makes the following submissions on the Proposed Thames-Coromandel District Plan, and seeks:**

The particular parts of the Proposed Thames-Coromandel District Plan to which Telecom's submissions relate, and the relief sought are outlined in the attached table (and appendix). Telecom's submissions seek:

EITHER

(i) The relief as set out in the specific submissions within the attached table (and appendix);

OR

(ii) Such other relief to like effect to remedy the concerns outlined in the submissions;

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.

**4. Telecom New Zealand Limited does wish to be heard in support of its submission.**

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

Signed:   
On behalf of Telecom New Zealand Limited

Dated at Auckland this      day of March 2014

**Address for Service:**

Telecom New Zealand Limited  
C/- Chorus New Zealand Limited  
PO Box 632  
Wellington

**Contact Details:**

Attention:      Mary Barton  
Telephone:      04 382 5465  
E-mail:      mary.barton@chorus.co.nz



## Appendix A: Acceptable Activity Status and Development Controls

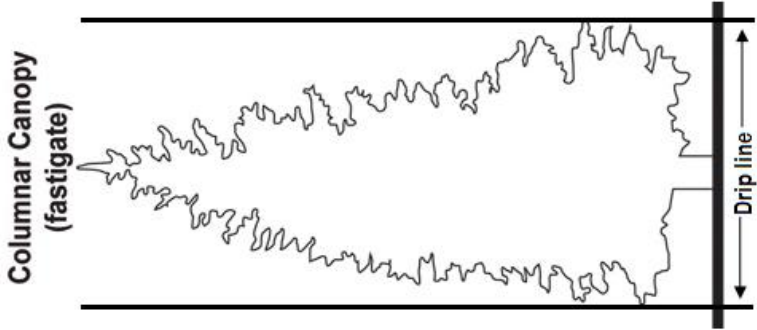
### Notes:

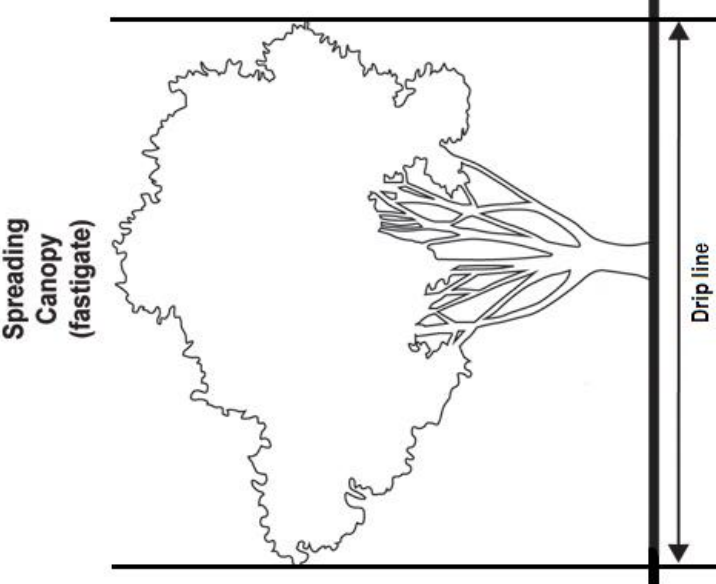
- Zone types are referred to generally – e.g. where the 'Residential Zone' is referred to this refers to all residential zone types within the Proposed Plan.
- NESTF = Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008.
- Activities marked with an asterisk (\*) are lines-related provisions proposed by Chorus New Zealand Limited, and which are supported by Telecom.

Activity Description	Acceptable Activity Status	Acceptable Development Controls
New overhead lines*	<u>Road, Rural and Industrial zones</u> Permitted  <u>All other zones</u> Restricted discretionary	12m pole height
Minor upgrading of existing overhead lines*	<u>All zones</u> Permitted	NA
Overhead customer connections (from existing overhead networks)*	<u>All zones</u> Permitted	NA
Underground lines*	<u>All zones</u> Permitted	Ground surface and vegetation affected to be reinstated or replaced following completion of works
Telephone/wireless internet kiosk	<u>All zones</u> Permitted	2.5m height
Antennas and support masts	<u>Road zone</u> Restricted discretionary where permitted standards for NESTF are not met (i.e. permitted if NESTF standards are met)  <u>All other zones</u> Permitted	<u>Residential and local shop zones</u> 15m height, other zone development controls apply  <u>Suburban commercial (excluding local shops) zones</u> 20m height, 3m and 45 degree height in relation to boundary control from a residential zone boundary  <u>Rural and Industrial zones</u> 25m height, 3m and 45 degree height in relation to boundary control from a residential zone boundary

Activity Description	Acceptable Activity Status	Acceptable Development Controls
Antennas on buildings	<u>All zones</u> Permitted	<u>Residential and local shop zones</u> 3m above the roof of the part of the building it is attached to, zone height in relation to boundary controls  <u>All other zones</u> 5m above the roof of the part of the building it is attached to, 3m and 45 degree height in relation to boundary control from a residential zone boundary
Equipment cabinets/buildings	<u>All zones</u> Permitted	<u>Road zone</u> NESTF standards apply (specify in the Proposed Plan that this is a restricted discretionary activity where permitted standards are not met)  <u>All other zones</u> Zone development controls apply, but cabinets less than 3m <sup>3</sup> are exempt from all yard controls
Earthworks (associated with network utility installation, operation, upgrading or maintenance)	<u>Road zone</u> NA  <u>All other zones</u> Permitted	<u>Road zone</u> Corridor Access Request (CAR) process applies rather than having any restrictions in the Plan  <u>All other zones</u> Earthworks are to be undertaken by the network utility operator or an approved contractor engaged by the network utility operator
Noise	<u>All zones</u> Permitted	<u>Road zone</u> NESTF standards apply (specify in the Proposed Plan that this is a restricted discretionary activity where permitted standards are not met)  <u>All other zones</u> Zone noise standards (as outlined in the Proposed Plan) to be achieved at the receiving boundary or notional boundary as applicable to the zone

Activity Description	Acceptable Activity Status	Acceptable Development Controls
Permitted activities exceeding development controls	<u>All zones</u> Restricted discretionary	NA
Any network utility infrastructure not otherwise provided for in the Plan	<u>All zones</u> Discretionary	NA
Telecommunication structures in Landscape and Natural Character Overlays (excluding within road, where the Road Zone provisions would apply)	<u>Outstanding Landscape Overlay</u> Discretionary  <u>Amenity Landscape and Natural Character Overlays</u> Underlying zone activity status apply	<u>Outstanding Landscape Overlay</u> NA  <u>Amenity Landscape and Natural Character Overlays</u> Underlying zone development controls apply

Specific provision this submission point relates to		Telecom opposes / supports the specific provision	Telecom's submission is that	Telecom seeks the following decision from the Council
<b>PART 1 - INTRODUCTION, Section 3 - Definitions</b>				
<b>Columnar Tree Species</b> [no definition included in the Proposed Plan]	Oppose	<p>It is considered necessary to provide a definition of 'columnar tree species' as rules have been proposed in relation to such – refer to 'PART VI - OVERLAY RULES, Section 35 - Significant Trees Overlay, Rule 35.3.1.1' in this submission. It is noted that this definition is based on a similar approach taken in the Proposed Auckland Unitary Plan.</p>	<p>Insert a definition of a columnar tree species, as follows:</p> <p><b>Columnar Tree Species—</b>  <i>means a tree which has a very narrow, upright shape. Columnar tree species usually have just one trunk.</i></p>	 <p>Columnar Canopy (fastigate)</p>

Specific provision this submission point relates to	Telecom opposes / supports the specific provision	Telecom's submission is that	Telecom seeks the following decision from the Council
<p><b><i>Spreading Canopy Tree Species</i></b>                      [no definition included in the Proposed Plan]</p>	<p>Oppose</p>	<p>It is considered necessary to provide a definition of 'spreading canopy tree species' as rules have been proposed in relation to such – refer to 'PART VI - OVERLAY RULES, Section 35 - Significant Trees Overlay, Rule 35.3.1.1' in this submission. It is noted that this definition is based on a similar approach taken in the Proposed Auckland Unitary Plan.</p>	<p>Insert a definition of a spreading canopy tree species, as follows:</p> <p><b><u>Spreading Canopy Tree Species—</u></b>  <u>means a tree which has a canopy that spreads out a distance beyond the trunk (as opposed to a columnar tree species, whose canopy does not extend far beyond the trunk).</u></p>  <p style="text-align: center;">Spreading Canopy (fastigate)</p> <p style="text-align: center;">Drip line</p>

# Telecom New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to		Telecom opposes / supports the specific provision		Telecom’s submission is that		Telecom seeks the following decision from the Council	
PART II - OVERLAY ISSUES, OBJECTIVES AND POLICIES, Section 6 - Biodiversity							
<b>Policy 2b</b> <i>Where there is no alternative option, clearance of indigenous vegetation for the installation of new roads, utilities, telecommunications, electricity and other services should be enabled, provided:</i> a) <i>Actions are taken to minimise the area of clearance; and</i> b) <i>Actions are taken to restore ecological connections; and</i> c) <i>There is no net loss of biodiversity values (this may be achieved through remediation or mitigation on the site or off the site).</i>	Oppose	Requiring that there is no net loss of biodiversity values in terms of any development is considered to be too uncertain and may be unreasonable where only minor localised clearance occurs.	Delete Policy 2b(c).				
PART II - OVERLAY ISSUES, OBJECTIVES AND POLICIES, Section 9 - Landscape and Natural Character							
<b>Within the Outstanding Landscape Overlay Objective 1</b> <i>Outstanding Landscapes remain outstanding and their values and characteristics are protected from inappropriate subdivision, use and development and resulting adverse cumulative effects. ...</i> <b>Policy 1c</b> <i>Network utilities that cannot practicably be located outside of an Outstanding Landscape shall be located away from ridgelines and prominent landforms. Where they must necessarily cross a ridgeline, the adverse</i>	Oppose	Policy 1c sets an unrealistic expectation that all network utilities be located away from ridgelines, which may not be able to be avoided in the case of telecommunications masts in all instances as these structures require locations that are visible to achieve line-of-sight to the areas they are providing coverage to. More balance to the technical requirements of some network utility structures in these areas is thus needed.	Amend Policy 1c as follows:  <i>Network utilities that cannot practicably be located outside of an Outstanding Landscape shall be located away from ridgelines and prominent landforms <u>unless there is a demonstrated need to locate in these areas and it is shown that there are not reasonable alternatives.</u> Where they must <u>necessarily be located near or cross a ridgeline</u>, the adverse visual effects shall be remedied or mitigated as far as practicable, <del>such as by tunnelling underneath, camouflage or vegetative screens.</del></i>				

## Telecom New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to	Telecom opposes / supports the specific provision	Telecom’s submission is that	Telecom seeks the following decision from the Council
<i>visual effects shall be remedied or mitigated as far as practicable, such as by tunnelling underneath, camouflage or vegetative screens.</i>			
<b>Within the Amenity Landscape overlay ...</b> <b>Objective 2</b> <i>The qualities and characteristics of Amenity Landscapes are maintained or enhanced and continue to contribute to the pleasantness, aesthetic coherence and cultural and recreational values of the landscape. ...</i> <b>Policy 2b</b> <i>Significant adverse effects on Amenity Landscapes within the Coastal Environment shall be avoided. Other adverse effects shall be avoided, remedied or mitigated.</i>	Oppose	Policy 2b does not recognise that it may be necessary in some instances for network utility structures to be established in Amenity Landscape areas, and that positive effects in some instances may outweigh localised adverse effects. It is considered that this provision requires more balance.	Amend Policy 2b as follows:  <i>Significant adverse effects on Amenity Landscapes within the Coastal Environment shall generally be avoided, noting however that in some instances it may be necessary to install structures such as network utilities in these areas. In such instances where it is not practical to avoid such areas, the adverse effects shall be weighed against the benefits provided to the community. Other adverse effects shall be avoided, remedied or mitigated.</i>
<b>Within the Natural Character Overlay ...</b> <b>Objective 3</b> <i>The natural character of the Coastal Environment, wetlands, and lakes and rivers and their margins is protected and enhanced.</i> ... <b>Policy 3b</b> <i>Significant adverse effects on natural character in the Coastal Environment within the Natural Character Overlay shall be avoided and other adverse effects shall be avoided, remedied or mitigated.</i> <b>Policy 3c</b>	Oppose	Policy 3b does not recognise that it may be necessary in some instances for network utility structures to be established in Natural Character areas, and that positive effects in some instances may outweigh localised adverse effects. It is considered that this provision requires more balance. Policy 3c assumes that all structures will be able to be located and designed to integrate with the surrounding Natural Character area, which could be impractical to achieve with some network utility structures while achieving their required function. There also appears to be a typo in respect of the final part of Policy 3c.	Amend Policy 3b as follows:  <i>Significant adverse effects on natural character in the Coastal Environment within the Natural Character Overlay shall generally be avoided, noting however that in some instances it may be necessary to install structures such as network utilities in these areas. In such instances where it is not practical to avoid such areas, the adverse effects shall be weighed against the benefits provided to the community.</i> <del>and</del> <i>Other adverse effects shall be avoided, remedied or mitigated.</i>  Amend Policy 3c as follows:

## Telecom New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to		Telecom opposes / supports the specific provision	Telecom's submission is that	Telecom seeks the following decision from the Council
Buildings and other structures shall be located and designed to integrate with the surrounding Natural Character overlay, with adverse effects on Natural Character.				Buildings and other structures shall be located and designed to integrate with the surrounding Natural Character overlay as far as practicable, with adverse effects on Natural Character avoided, remedied or mitigated.
PART III - DISTRICT-WIDE ISSUES, OBJECTIVES AND POLICIES, Section 19 - Utilities				
<b>19.1 BACKGROUND ...</b> <b>19.1.3 National Environmental Standards</b> The National Environmental Standard for 'Telecommunications Facilities', which came in to force in October 2008, provides for four permitted activities: 1. An activity (such as a mobile phone transmitter) that emits radio-frequency fields provided it complies with the existing New Zealand Standard (NZS 2772.1:1999 Radio-frequency Fields Part 1: Maximum Exposure Levels 3kHz-300GHz). 2. The installation of telecommunication equipment cabinets along roads or in the road reserve, subject to specified limitations on their size and location. 3. Noise from telecommunication equipment cabinets located alongside roads or in the road reserve, subject to specified noise limits. 4. The installation of masts and antennas on existing structures alongside roads or in the road reserve, subject to specified limitations to height and size.		Oppose	Point 4 is not technically correct in terms of referring to masts being installed on existing structures in road reserve. The NESTF refers to replacement utility structures, which are not masts, rather they are replacement street furniture such as streetlights etc. These replace the existing structure with some similar structure which has the ability for antennas to be attached.	Delete reference to 'masts' from point 19.1.3.4.



## Telecom New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to	Telecom opposes / supports the specific provision	Telecom's submission is that	Telecom seeks the following decision from the Council
<b>19.2 ISSUES</b> 1. Network utilities in the District may have adverse effects on the environment, but play an essential role in providing services to the District's communities. 2. Inadequate and unreliable supply of network utility infrastructure throughout the District can undermine economic growth, the sustainable management of resources and adversely affect community wellbeing. 3. The safe and efficient operation and maintenance of network utilities can be put at risk from inappropriate subdivision, land use and development which can result in reverse sensitivity effects. 4. The trend towards sustainable living involves investment in alternative energy generation which has the potential to create adverse effects such as reduced visual amenity, noise and glare/reflectivity. 5. The location, layout and design of network utility infrastructure, amateur radio configurations and renewable energy facilities can conflict and compete with other interests including landscape, amenity, recreational, cultural and biodiversity values.	Oppose in part	The issues should clearly recognise that provision for network utilities is essential for social and economic wellbeing and a competitive economy, in addition to just the essential role they play in providing services to the community.	Insertion of a new issue (number 1) stating:  <u>Network utilities are essential for providing social and economic wellbeing and a competitive economy for the District.</u>
<b>19.3 OBJECTIVES AND POLICIES</b> <b>Objective 1</b> The social and economic benefits of network	Oppose in part	Policy 1a could be construed as requiring all network utility infrastructure to be located outside of natural hazard overlay, which is not appropriate in all instances,	Amend Policies 1a, 1b, and 1c as follows:  <b>Policy 1a</b>

# Telecom New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to	Telecom opposes / supports the specific provision	Telecom's submission is that	Telecom seeks the following decision from the Council
<p>utilities are recognised and provided for while ensuring that their adverse effects are mitigated.</p> <p><b>Policy 1a</b></p> <p>New network utility infrastructure should not be located where they would be adversely affected by a natural hazard identified by a natural hazard overlay.</p> <p><b>Policy 1b</b></p> <p>The establishment, operation, maintenance and upgrading of network utilities shall be enabled whilst avoiding adverse effects on the coastal environment, natural character and historic heritage.</p> <p><b>Policy 1c</b></p> <p>New network utility infrastructure shall be placed underground, unless:</p> <p>a) A natural or physical feature precludes the establishment or operation of the underground network utility;</p> <p>b) The operation and use of the network utility can only be achieved above ground or is already existing;</p> <p>c) The surrounding environment is likely to be adversely affected;</p> <p>d) It is in the Rural Area, outside of the Coastal Environment;</p> <p>e) The utility reticulation infrastructure is for renewable energy generation.</p>		<p>particularly given that network utilities most often involve uninhabited buildings/structures, and still may need to serve communities in hazard areas.</p> <p>Policy 1b is not considered appropriate as the total avoidance of adverse effects is an unrealistic outcome in many instances.</p> <p>Policy 1c sets an unrealistic expectation that network utility operators will locate infrastructure underground, when in many instances undergrounding will not be feasible or economically justified. More consideration needs to be given to the operational requirements of network infrastructure and servicing communities in a cost effective manner. There also appears to be a typo in terms of point (c), which should be amended to refer to situations where aboveground infrastructure is 'unlikely' to result in any 'significant' adverse effects on the environment. The addition of 'significant' is necessary as it is highly difficult to ensure that no adverse effects result from the installation of aboveground infrastructure, rather the policy should allow for effects to be appropriately managed where possible.</p>	<p>New network utility infrastructure should not be located <u>wherever practical</u> where they would be adversely affected by a natural hazard identified by a natural hazard overlay.</p> <p><b>Policy 1b</b></p> <p>The establishment, operation, maintenance and upgrading of network utilities shall be enabled whilst <u>avoiding, remedying and mitigating</u> adverse effects on the coastal environment, natural character and historic heritage.</p> <p><b>Policy 1c</b></p> <p>New network utility infrastructure shall be placed underground, unless:</p> <p>a) A natural or physical feature precludes the establishment or operation of the underground network utility;</p> <p>b) The operation and use of the network utility can only be achieved above ground or is already existing;</p> <p>c) The surrounding environment is <u>unlikely</u> to be <u>significantly</u> adversely affected;</p> <p>d) It is in the Rural Area, outside of the Coastal Environment;</p> <p>e) The utility reticulation infrastructure is for renewable energy generation; <u>or</u></p> <p>f) The cost makes undergrounding economically <u>unfeasible</u>.</p>

## Telecom New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to		Telecom opposes / supports the specific provision	Telecom's submission is that	Telecom seeks the following decision from the Council
<p><b>Policy 1d</b> New network utility infrastructure that is not linear (e.g. cables, wires) may be located above ground where the adverse effects can be mitigated.</p> <p><b>Policy 1e</b> Network utilities should be developed, operated, maintained and upgraded to minimise nuisance effects such as noise, light, vibration, odour or hazardous substances.</p> <p><b>Policy 1f</b> New network utilities shall not be located in outstanding landscapes unless: a) The infrastructure is subject to a significant functional constraint and the adverse effects are outweighed by the overall economic, social and/or environmental benefits; and b) The route/site selection process has identified no feasible alternative.</p> <p><b>Policy 1g</b> The co-siting of network utility infrastructure shall be encouraged to minimise the adverse visual effects of multiple masts, towers and lines.</p>				Retain Objective 1 and Policies 1d, 1e, 1f and 1g.
<b>PART VI - OVERLAY RULES, Section 29 - Biodiversity</b>				
<b>29.3 PERMITTED ACTIVITIES</b>	Oppose	Providing an exception to indigenous vegetation clearing associated with network utility infrastructure outside of rural areas as a permitted activity is considered appropriate and is consistent with the rule		Amend Rule 29.3.2.1 to include the following permitted activity:
... <b>RULE 2 Clearing indigenous vegetation outside of the Rural Area</b>				<u>It is for clearing 5 m either side of existing network utility</u>

## Telecom New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to		Telecom opposes / supports the specific provision	Telecom's submission is that	Telecom seeks the following decision from the Council
<p>1. Clearing indigenous vegetation outside of the Rural Area, excluding the Conservation Zone, is a permitted activity provided:</p> <p>a) The lot is less than 4,000 m<sup>2</sup>; and</p> <p>b) The lot is connected to a reticulated water supply and reticulated wastewater system; and</p> <p>c) The indigenous vegetation is not protected by a conservation covenant registered or encumbered with the Council, or Queen Elizabeth II National Trust, or Nga Whenua Rahui, unless the covenant provides for the clearance.</p> <p>2. Clearing indigenous vegetation outside of the Rural Area, excluding the Conservation Zone that is not permitted under Rule 2. a) or b) is a restricted discretionary activity.</p> <p>3. The Council restricts its discretion to all the matters in Table 2 at the end of Section 29.</p> <p>4. Clearing indigenous vegetation outside of the Rural Area, excluding the Conservation Zone that is not permitted under Rule 2.1 c) is a non-complying activity.</p>			proposed in the Rural Area (refer to Rule 29.3.3.1(k)).	<u>infrastructure and is undertaken by or commissioned by the network utility operator;</u>
<b>PART VI - OVERLAY RULES, Section 31 - Historic Heritage: Archaeological Sites; Māori Cultural Sites; Historic Heritage Items and Historic Heritage Areas Overlay</b>				
<b>PART VI - OVERLAY RULES, Section 32 - Landscape and Natural Character Overlay</b>				
<b>32.3 OUTSTANDING LANDSCAPE OVERLAY RULES ...</b>	Oppose	A landscape review study (referred to in the s32 report) has been undertaken to identify the Outstanding Landscape overlays. It is not clear however if specific work was done in this report in relation to assessing		Amend Rule 32.3.7 to provide for the following as a discretionary activity:
<b>RULE 7 Above-ground electricity or telecommunication line ...</b>				'above-ground electricity or telecommunication line',

# Telecom New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to		Telecom opposes / supports the specific provision	Telecom's submission is that	Telecom seeks the following decision from the Council
<b>Electricity or telecommunication facility</b> <b>Telecommunication mast, tower, dish and associated antenna and equipment ...</b> 1. An activity listed in Rule 7 is a non-complying activity.			telecommunication infrastructure in these areas. Non-complying status is not considered appropriate as network utility equipment may need to be located within these areas in some circumstances where there are no practical alternatives. In some situations localised environmental costs may be outweighed by broader community benefits. Discretionary activity status is considered to be more appropriate, noting that network utility structures in these areas will need to be justified through a resource consent process, including an assessment against the relevant Objectives and Policies.	'electricity or telecommunication facility' and a 'telecommunication mast, tower, dish and associated antenna and equipment'.
<b>32.5 AMENITY LANDSCAPE OVERLAY RULES</b> [no rules outlined relating to network utility infrastructure]		Oppose	It is noted that Road Zone provisions apply in roads in Outstanding Landscape areas, which is supported.  Unlike the Outstanding Landscape overlay, there is no specific rule relating to an "electricity or telecommunication facility" or a "telecommunication mast, tower, dish and associated antenna". It is thus assumed that the activity status would be picked up by the underlying zone, but this is not entirely clear.	Amend Rule 32.5 to make it clear that that the underlying zone rules apply to telecommunication facilities in the Amenity Landscape overlay.
<b>32.7 NATURAL CHARACTER OVERLAY RULES</b> [no rules outlined relating to network utility infrastructure]		Oppose	Unlike the Outstanding Landscape overlay, there is no specific rule relating to an "electricity or telecommunication facility" or a "telecommunication mast, tower, dish and associated antenna". It is thus assumed that the activity status would be picked up by the underlying zone, but this is not entirely clear.	Amend Rule 32.5 to make it clear that that the underlying zone rules apply to telecommunication facilities in the Natural Character overlay.
<b>PART VI - OVERLAY RULES, Section 34 - Natural Hazards: River Flooding, Coastal Erosion, Tsunami and Flood Defences Overlay</b>				
<b>34.9 FLOODING RULES ...</b>		Oppose	This rule will apply to all network utility infrastructure as	Amend Rule 34.9.2 to provide for non-habitable

## Telecom New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to		Telecom opposes / supports the specific provision	Telecom's submission is that	Telecom seeks the following decision from the Council
<b>RULE 2 Any other activity</b> 1. Any other activity not included in Section 34.9 that is a permitted, controlled or restricted discretionary activity in the underlying zone and district-wide rules retains its activity status provided: a) All habitable rooms meet the standards in Table 1; and b) No fence or permanent building is in the High Flood Hazard Area; and c) No structure is in a Floodway; and d) No permanent building greater than 50 m <sup>2</sup> is in the area bounded by Kirikiri West Road, Ngati Maru Highway, Waipapa Stream and the Waihou River. 2. Any other activity that does not retain its activity status under Rule 2.1 is a restricted discretionary activity. 3. The Council restricts its discretion to all the matters in Table 2. ...			<p>there are no other specific network utility rules, and will result in all aboveground network utility structures in the High Flood Hazard Area and Floodway areas requiring consent as restricted discretionary activities. This is not considered appropriate for non-habitable network utility infrastructure with a floor area not exceeding 5m<sup>2</sup> that does not unreasonably impinge overland flow paths and floodways in flood hazard areas. Equipment may need to be located in such areas to serve communities (e.g. cabinets in roads).</p>	<p>network utility infrastructure in flood hazard areas not exceeding 5m<sup>2</sup> as a permitted activity.</p>
<b>34.11 CURRENT COASTAL EROSION AREA RULES</b> <b>RULE 9 Any other activity</b> 1. Any other activity not included in Section 34.11 that: a) Erects or relocates a new permanent building in the Current Coastal Erosion Area Overlay; or b) Extends an existing permanent building		Oppose	<p>This rule will apply to network utility infrastructure as there are no other specific network utility rules, and will result in all network utility structures in the Coastal Erosion Areas requiring consent as non-complying activities. It is possible such infrastructure could be required in these areas to service communities. This is considered to be unduly restrictive for critical infrastructure, particularly for underground infrastructure such as lines. As such a permitted activity</p>	<p>Amend Rule 34.11.9 to provide for underground network utility infrastructure in coastal erosion areas as a permitted activity, and all other network utility infrastructure in coastal erosion areas as a restricted discretionary activity. Also amend the Plan as necessary such that when the Road Zone is located within a Coastal Erosion Area the Road Zone provisions take precedence.</p>

## Telecom New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to		Telecom opposes / supports the specific provision	Telecom's submission is that	Telecom seeks the following decision from the Council
where the extension is in the Current Coastal Erosion Area Overlay; Is a non-complying activity.			status for underground infrastructure, and a restricted discretionary activity status for all other infrastructure, is considered more appropriate.	
<b>PART VI - OVERLAY RULES, Section 35 - Significant Trees Overlay</b>				
<b>35.3 PERMITTED ACTIVITIES</b>		Oppose	The installation or maintenance of underground lines within 2m beyond the dripline of a significant tree will trigger consent in most circumstances (controlled or restricted discretionary activity). The 2m buffer zone beyond the drip line is considered excessive for 'spreading canopy' tree species (i.e. those trees where the canopy spreads out some distance from the trunk of the tree). This is however considered more acceptable for 'columnar' tree species (i.e. those trees where the canopy is narrow and does not spread out far from the trunk). Proposed definitions of 'spreading canopy' and 'columnar' tree species have been identified under 'PART I - INTRODUCTION, Section 3 – Definitions' of this submission.	Amend Rule 35.3.1.1 as follows:  <i>1. An activity within the vicinity of a significant tree, extending from:</i> <i>i. the tree trunk to 2 m beyond the tree's drip line in the case of a columnar tree species, or</i> <i>ii. the tree trunk to the tree's drip line in the case of a spreading canopy tree species,</i> <i>that is a permitted activity in the underlying zone and district-wide rules, retains its activity status provided: ...</i>
<b>RULE 1 Activities within the vicinity of a significant tree</b>  <i>1. An activity within the vicinity of a significant tree, extending from the tree trunk to 2 m beyond the tree's drip line, that is a permitted activity in the underlying zone and district-wide rules, retains its activity status provided:</i> <i>a) Parking or storage of materials, vehicles or machinery is on an existing sealed, formed surface; and</i> <i>b) It does not involve compaction, sealing, removal or addition of soil; and</i> <i>c) There is no discharge of a substance that may harm a significant tree; and</i> <i>d) There is no excavation or construction of structures; except</i> <i>e) For a significant tree located in the Road Zone:</i> <i>i) Excavation is no deeper than 200 mm and at least 2 m away from the trunk of the tree; and</i> <i>ii) Any sealing is within an existing formed carriageway or footpath.</i>				

## Telecom New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to		Telecom opposes / supports the specific provision	Telecom's submission is that	Telecom seeks the following decision from the Council
<p>2. An activity within the vicinity of a significant tree that is not permitted under Rule 1.1. e) is a controlled activity.</p> <p>3. The Council reserves its control over matters in Table 1 at the end of Section 35.</p> <p>4. An activity within the vicinity of a significant tree that is not permitted under Rule 1.1. a)-d) is a restricted discretionary activity.</p> <p>5. The Council restricts its discretion to matters 2, 3 and 4 in Table 2 at the end of Section 35.</p> <p>6. A resource consent application under Rule 1.2 or 1.4 shall be assessed without public or limited notification under sections 95, 95A and 95B of the RMA.</p>				
<b>PART VIII - ZONE RULES</b>				
<b>Network Utilities Rules</b>				
<p>There are 20 zones in total, each of which contains individualised requirements in relation to the specific telecommunications-related infrastructure and activities. The activities identified in zone rules within the Proposed Plan relevant to telecommunications infrastructure include: 'earthworks', 'above-ground electricity or telecommunication line', 'minor upgrading or removal of an above-ground electricity or telecommunication line', 'underground</p>		Oppose	<p>Having the network utility provisions contained in the individual zone rules leads to confusion for plan users and also results in an inconsistent approach between zones. Further confusion is caused by network utility rules being contained in the overlay rules as outlined previously in this submission.</p> <p>Feedback from telecommunications operators on the Draft Plan outlined these concerns, but these have not been addressed in the Proposed Plan.</p>	<p>Amend the Proposed Plan as necessary to remove all rules relating to network utilities from the zone sections and instead include these within a stand-alone network utilities section, incorporating the relevant standards. The consolidated stand-alone section should also incorporate rules for network utility activities within the overlays. The requested rules and standards relating to 'earthworks', 'above-ground electricity or telecommunication line', 'minor upgrading or removal of an above-ground electricity or telecommunication line', 'underground electricity or telecommunication line', 'telecommunication mast, tower, dish and associated</p>



## Telecom New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to		Telecom opposes / supports the specific provision	Telecom's submission is that	Telecom seeks the following decision from the Council
<p><i>electricity or telecommunication line', 'telecommunication mast, tower, dish and associated antenna and equipment', 'electricity or telecommunications facility' and 'noise'. Another activity relevant to telecommunications networks that has not been specifically dealt with in the Proposed Plan are overhead customer connections.</i></p> <p><b>Restricted Discretionary Activity Assessment Criteria</b></p> <p>The assessment criteria for restricted discretionary network utility activities are contained within the sections for each zone (as per the network utility rules and standards).</p>		Oppose	<p>The restricted discretionary activity assessment criteria relevant to network utilities cover a broad range of matters due to the zone-by-zone approach taken by the Proposed Plan, many of which are not considered to be suitable for an assessment of an application for resource consent for network utility installation. It is often unclear which specific criteria are relevant, and many may relate to buildings in general which may not be suitable for network utilities. Also, there is no recognition of the technical/operational constraints that apply to network utility infrastructure and the benefits they bring about to communities. It is requested that a singular set of assessment criteria specific to network utilities be established in a stand-alone network utilities section. Relevant criteria should generally be sourced from the existing assessment criteria which are specific to <i>"utility infrastructure provision ..."</i> rather than criteria that apply generally to all building activities. They should also include a new provision(s) to address technical/operational constraints that apply to network utility infrastructure and the benefits they bring about</p>	<p><i>antenna and equipment', 'electricity or telecommunications facility', 'noise' and new provisions for overhead customer connections (from existing overhead networks) are included within <b>Appendix A</b> to this submission. The Proposed Plan should be amended as necessary to deliver the outcomes sought in the appendix.</i></p>
				<p>Amend the Proposed Plan to include a singular set of stand-alone network utilities restricted discretionary activity assessment criteria within a separate network utilities section. The Council should work with network utilities operators to devise a suitable criteria set, and accordingly a full model set of criteria has not been proposed as part of this submission. To ensure a suitable degree of balance is provided, this should at a minimum include the following criterion (or similar such wording):</p> <p><u><i>Have regard to the technical and operational requirements of network utility infrastructure and the contribution they make to the functioning and wellbeing of the community.</i></u></p>

Specific provision this submission point relates to	Telecom opposes / supports the specific provision	Telecom's submission is that	Telecom seeks the following decision from the Council
		to communities.	

# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

### Your submission can be:

**Online:** [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr)  
Using our online submissions form

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

**Email to:** [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)

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

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

### Submitter Details

Full Name(s) Philip James Smith  
or Organisation (if relevant) \_\_\_\_\_

Email Address philjansby@xtra.co.nz  
Postal Address PO Box 4 Coromandel

Phone no.  
include area code 07 8668096

Mobile no. 0274388275

**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)

210 McQuoids Road Coromandel

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

The coastal Environment Line proposed goes right up to my bush area from the road which could restrict future development on the whole of my property.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

The coastal Environment Line should be from the coast to the road only.

## Proposed District Plan Hearing

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

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

Signature of submitter [Signature] Date 14-3-2014

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

## Trade Competition

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

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

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

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

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

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





# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

### Your submission can be:

**Online:** [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr)  
Using our online submissions form

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

**Email to:** [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)

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

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

### Submitter Details

Full Name(s)	Philip James Smith 35	
or Organisation (if relevant)		
Email Address	philjansby@xtra.co.nz	
Postal Address	PO Box 4 Coromandel 3540	
Phone no. include area code	07 868096	Mobile no. 0274388275

**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)

2595D Tiki Road SH25

My submission is:

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

I support ☐ oppose ☐ the above plan provision.

Reasons for my views:

The coastal Environment Line proposed goes right up to my bush line, which could restrict any future development.
---

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

The coastal Environment Line should be from the coast to the road.
--

## Proposed District Plan Hearing

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

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

Signature of submitter  Date 14/3/2014

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

## Trade Competition

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

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

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

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

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

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





# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

### Your submission can be:

Online: [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr)  
Using our online submissions form

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

Email to: [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)

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

To CTS

Received

14 MAR 2014

Thames-Coromandel District Council  
Coromandel

File No: .....

### Submitter Details

Full Name(s) NIGEL JOHN STRONGMAN

or Organisation (if relevant) /

Email Address nigel.strongman@gmail.com

Postal Address 316 TIKI ROAD, COROMANDEL TOWN.

Phone no.  
include area code

07 8668045

Mobile no.

021 668 176

**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)

I can find no reference to the storage of diesel in  
ABOVE GROUND storage tanks.

NB. This submission relates to DIESEL only.

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:

Farmers (agricultural and aquacultural) contractors, processing plants, quarries, hospitals  
truck stops all have above ground diesel storage (plus others!) There  
are enough checks now the added cost of a resource consent is sometimes the final  
straw which can result in an illegal situation.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

that the storage of diesel be allowed in suitably designed/built/  
approved and certified ABOVE GROUND STORAGE TANKS up to 100,000 litre  
capacity.

## 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 *N. Stanger* Date 14-3-2014

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

## Trade Competition

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

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

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

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

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

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)





# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

### Your submission can be:

Online: [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr)  
Using our online submissions form

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

Email to: [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)

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

To CTS

Received

14 MAR 2014

Thames-Coromandel District Council  
Coromandel

File No: .....

### Submitter Details

Full Name(s)	MARCUS CRAWSHAW WARD	
or Organisation (if relevant)		
Email Address	BOX 12	
Postal Address	BOX 12 COLVILLE	
Phone no. <small>include area code</small>	078 666 774	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)

MAP 2 MOEHAU

THIS DISTRICT ON THE WEST SIDE OF "MOEHAU" MOUNTAIN WAS KNOWN AS MOEHAU. MY FORBEARS TOOK UP SEC 1 BLK I OF MOEHAU SD. THAT PROPERTY USED "MOEHAU" COLVILLE, AS ITS ADDRESS. MOEHAU FOR THE FARM BRAND FOR

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. NAME

Reasons for my views: THIS NAME ON THE EASTERN SIDE OF MOEHAU MOUNTAIN IS NOT CORRECT. THERE WAS A NEW ZEALAND GOVT. SCHOOL AT SANDY BAY & KNOWN AS "SANDY BAY SCHOOL"

The decision I seek from the Council is that the provision above be: also please see attached additional material

Retained ☐ Deleted ☐ Amended ☒ as follows:

TO THE NAME "SANDY BAY PORT CHARLES"  
CONTINUED ON SEPARATE PAGES NOS 2 + 3

## 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 Marcus J. Ward Date \_\_\_\_\_

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

## Trade Competition

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

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

☐ Y ☐ N

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

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

a) adversely affects the environment; and

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)





(2)

WOOL BALES. FREIGHT, STORES & HARDWARE FROM AUCKLAND ON THE NORTHERN STEAMSHIP COMPANIES BOATS WAS ADDRESSED 'MOEHAU' & WAS DELIVERED ONTO THE BEACH AS THERE WAS NO FORMED ROAD. THE FAT STOCK WAS SOLD UNDER THE FARM OWNERS NAME MATTHEW WARD 'MOEHAU'. THERE WAS A NEW ZEALAND GOVT SCHOOL AT WAITOITOI (TIRI VIEW) SEC 2. BLK I OF MOEHAU S.D. KNOWN AS MOEHAU SCHOOL. WE STILL HAVE SOME OF THE OLD SCHOOL EXERCISE BOOKS WITH THE NAME J. WARD 'MOEHAU SCHOOL'. ALSO AT THE SAME ADDRESS WAS THE NZ GOVT POST OFFICE. 'MOEHAU' PROVIDING SERVICE & STAMPS. WE ALSO HAVE THE DOOR WITH DATE STAMP & THE SIGNATURE OF A POST MISTRESS ON THE SAME SECTION WAS W. PARKINSON & SONS GRANITE

**P.S. I Met The Moehau Monster**



QUARRY. "MOEHAN" QUARRIES.

ALL FREIGHT & MACHINERY DELIVER  
BY SEA WAS TO 'MOEHAN' QUARRIES.  
THE SPLIT & SQUARED STONE WAS  
ALL NUMBERED, THE PREFIX USED  
WAS 'MOEHAN'. & TO CONCLUDE  
MY FATHER RAN HIS BUSINESS  
AS MOEHAN PROPERTIES LTD.

Marcus E. Ward.

**P.S. I Met The Moehau Monster**





# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

### Your submission can be:

Online: [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr)  
Using our online submissions form

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

Email to: [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)

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

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

### Submitter Details

Full Name(s)	MARCUS CRAWSHAW WARD	
or Organisation (if relevant)	MC & AE WARD	
Email Address	/	
Postal Address	BOX 12 CORVILLE	
Phone no. <small>include area code</small>	078666 774	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: **PAGE 81. OBJECTIVE 10.**  
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to) **POLICY 10 MOEHAU PENINSULA**

**THE 'MOEHAU PENINSULA' IS NOT KNOWN HERE. REFERENCE SHELL MAP OF NZ 1956 & KIWIMAPS ISBN 9TH EDITION 1-833-877338-41-X. BOTH CALL MOEHAU RANGE OF COROMANDEL PENINSULA, AREA FROM CAPE COLVILLE - TO - COLVILLE.**

**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:

**DOES NOT NEED A NEW NAME WHEN ALREADY QUITE CLEARLY NAMED.**

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 Charles G Ward Date 12<sup>th</sup> March 2014

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

**Trade Competition**

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

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

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

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

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

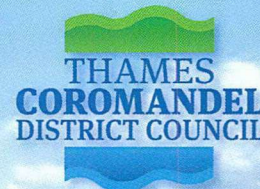
If you require further information about the Proposed District Plan please visit the Council website [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr)

**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)





# 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](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)

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

### Submitter Details

Full Name(s)	OTOMARU NI NIKAHIA NICHOLLS
or Organisation (if relevant)	NI NIKAHIA NICHOLLS
Email Address	
Postal Address	4- PETER'S HOUSE Box 29 COROMANDEL
Phone no. include area code	
Mobile no.	027 246 3408

**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)

① Indigenous perspective ie tangi whenua involvement  
② land owners rights - properties ③ Review W.R.C and T.C.D.C. ④ Mining  
⑤ Holiday camp - rents ⑥ Vegetation removal of bush ⑦ Subdivision - existing R.M.A  
⑧ Coastal Erosion ⑨ Aquaculture ⑩ Islands gulf

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:

I would like to give an oral submission on  
the above subjects  
AS ABOVE

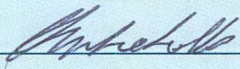
The decision I seek from the Council is that the provision above be:

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 14 Mar 2014

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

## Trade Competition

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

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

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

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

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

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





Cath Wallace and Barry Weeber  
 500 Boat Harbour Rd  
 RD1  
 Whitianga 3591

13 March 2014

Thames-Coromandel District Council  
 Proposed Thames-Coromandel District Plan  
 Private Bag, Thames 3540  
 Attention: District Plan Manager  
 Email: [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)

## **SUBMISSION ON THE PROPOSED THAMES-COROMANDEL DISTRICT PLAN**

Name of Submitters: Cath Wallace and Barry Weeber

This submission is on the Proposed Thames-Coromandel District Plan.

The submitters will not gain an advantage in trade competition through this submission.

This submission focuses on the various aspects of the proposed plan.

The submitters consider that the current proposed plans is contrary to the principles of sustainable management and will fail to promote the sustainable management of natural and physical resources.

The submitters request that the Proposed Plan should be amended so that:

- Mineral activity is prohibited in all zones and overlays;
- Amend section 14 to accurately represent the short history of past mining prior to 1930 and the sustained opposition to mining over 30 years.
- The effects of climate change including sea level rise are clearly included in the plan provisions, especially in the coastal environment.
- In line with the Blueprint vision that consolidated development and growth should be concentrated in Thames, Whitianga and Whangamata.

The submitters support the ability for houses to be concentrated on lots as a trade-off to not build elsewhere on other lots in areas of higher conservation and landscape value.

The submitters wish to be heard in support of this submission. Please contact us via email.

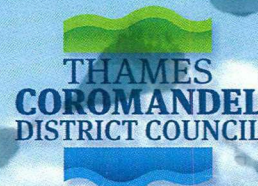
If other submitters make similar submissions, the submitters will consider presenting a joint case with them at a hearing

Yours sincerely

Barry Weeber  
Cath Wallace



# 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](http://www.tcdc.govt.nz/dpr)  
Using our online submissions form
- Posted to:** Thames-Coromandel District Council  
Proposed Thames-Coromandel District Plan  
Private Bag, Thames 3540  
Attention: District Plan Manager
- Email to:** [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)
- Delivered to:** Thames-Coromandel District Council, 515 Mackay Street, Thames  
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

### Submitter Details

Full Name(s)	Lynne Cooke	
or Organisation (if relevant)		
Email Address		
Postal Address	384 Mill Creek Rd. RDI Whitianga	
Phone no. <small>include area code</small>	(07) 8665617	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)

Section 37 and any other Section that relates to mining (ie section 14.32)  
Section 36 and any other Section that relates to 1080 and other hazardous substances

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:

Based on research & the Consensus of the majority of the people of the Coromandel in the last years we should avoid the methods & substances proposed in this plan because of harmful effects they have on environment rivers, water and food and therefore on our health.  
The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☐ Amended ☒ as follows:

Prohibit ~~the~~ any prospecting for or mining of Gold in the Coromandel, No 1080 in Coromandel Peninsula and minerals

## 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 Lynne Cooke Keli Date 13.3.14

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

## Trade Competition

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

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

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

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

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

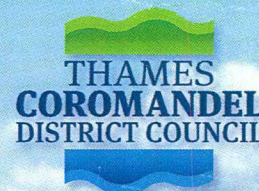
If you require further information about the Proposed District Plan please visit the Council website [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr)

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)





# 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](http://www.tcdc.govt.nz/dpr)  
Using our online submissions form
- Posted to:** Thames-Coromandel District Council  
Proposed Thames-Coromandel District Plan  
Private Bag, Thames 3540  
Attention: District Plan Manager
- Email to:** [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)
- Delivered to:** Thames-Coromandel District Council, 515 Mackay Street, Thames  
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

### Submitter Details

Full Name(s)	Stephen Young	
or Organisation (if relevant)		
Email Address		
Postal Address	384 Mill Creek Rd Rd1. Whitianga	
Phone no. <small>include area code</small>	(07) 8665617	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)

Section 37 and any other section that relates to mining (ie section 14 & 32)  
Section 36 and any other section that relates to 1080 and other hazardous substances

### 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:

Based on research & the consensus of the majority of the people of the Coromandel in the last years we should avoid the methods & substances proposed in this plan because of harmful effects they have on environment, rivers, water and food and therefore on our health. (health)

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

~~Prohibit~~  
Prohibit any prospecting for or mining of Gold & minerals in the Coromandel, No 1080 in Coromandel Peninsula

## 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

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)





**SUBMISSION ON THE TCDC PROPOSED DISTRICT PLAN 2014  
BY  
Coromandel Lobby Against Indiscriminate Mining Incorporated  
[CLAIM]**

To: District Plan Manager  
Thames-Coromandel District Council  
Private Bag  
THAMES 3540  
By email [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)

From:

Coromandel Lobby Against Indiscriminate Mining  
8 Oxford Terrace,  
Coromandel 3506  
[claimcoromandel@gmail.com](mailto:claimcoromandel@gmail.com)

- 1.1. CLAIM will not gain an advantage in trade competition through this submission.
- 1.2. CLAIM is an incorporated Society formed under the incorporated Society's Act 1908.
- 1.3. CLAIM wishes to be heard in relation to its submission.
- 1.4. CLAIM is interested in the entire Plan and wishes to be involved in any discussions concerning the Plan.
- 1.5. CLAIM opposes the Plan in its current form for the following reasons:
  - 1.5.1. It does not promote the sustainable management of resources;
  - 1.5.2. It is not the most appropriate way to achieve the purpose of the Resource Management Act 1991 (**RMA**) and is inconsistent with the principles in Part 2 of the RMA.
  - 1.5.3. It is contrary to relevant provisions in the Hauraki Gulf Marine Park Act 2000, the New Zealand Coastal Policy Statement 2010, the Waikato Regional Council Regional Policy Statement, as well as other strategies (including the Coromandel Blueprint and the Waikato Conservation Management Strategy).
  - 1.5.4. It does not avoid, remedy or mitigate adverse effects on the environment or local community and economy.
  - 1.5.5. For the further reasons set out below in this submission.

- 1.5 CLAIM seeks that mining activities (of any description excluding quarrying) be prohibited in all zones and in relation to all overlays. By being prohibited, Mining activities should be required to undertake a plan change process, particularly given effects are likely to be site specific or variable over the district. This is preferable to ensure all relevant effects are properly assessed.
- 1.6 CLAIM **supports Coromandel Watchdog of Hauraki Inc's** submitted opposition of the Plan in its current proposed form as well as the reasons given.
- 1.7 CLAIM **supports the submission of the Environment Defense Society**

*Abbreviations: Thames Coromandel District Council; TCDC,  
Proposed District Plan; the Plan,  
Hauraki Gulf Marine Park: Marine Park.*

## **Introduction**

The Coromandel Peninsula has suffered a range of environmental harms over time, such as biodiversity loss, and damage caused by gold mining, which continues to present a public health threat. The proposed District Plan should include measures to repair this damage, restore a healthy environment, and safeguard the peninsula from further harm by prohibiting all mining activities. It should realise TCDC's responsibility to future generations by having sustainability as a constant priority and thus prohibiting all mining activities within our district.

CLAIM is a grassroots community group formed to protect the Northern Coromandel Peninsula against the gold mining industry.

## **Submission**

CLAIM requests that all mining activities, including prospecting and exploration and excluding quarrying activities, are prohibited as there are significant adverse economic and social effects from these activities upon our community and as the legal framework



obliges the prohibition of mining itself due to the environmentally destructive nature of the practice.

## **Reasons**

### **1. THE HAURAKI GULF MARINE PARK ACT 2000 (HGMPA)**

CLAIM submits that there is a serious defect in the Proposed District Plan concerning the Hauraki Gulf Marine Park Act 2000 (HGMPA), because the Marine Park established in 2000 by HGMPA s. 33 is not given proper consideration in the Plan. Such an omission will cause unnecessary conflicts, litigation and costs and would be contrary to the national interest.

The Gulf is a resource important and unique national asset and **Parliament enacted special legislation, the HGMPA, to provide for the interrelationship between the Gulf, its islands and catchments as a matter of national significance (Section 7(1) of HGMPA) and to also establish the** Marine Park **which has unique purposes**. Any Authority which administers the Park or any part of it must according to the **HGMPA s. 37 recognise and give effect to** the purposes of the Park **as described in s. 33**.

"The **purposes** of the Hauraki Gulf Marine Park are, (**s. 32**):

(a) to recognise and protect in perpetuity the international and national significance of the land and the natural and historic resources within the Park:

(b) to protect in perpetuity and for the benefit, use, and enjoyment of the people and communities of the Gulf and New Zealand, the natural and historic resources of the Park including scenery, ecological systems, or natural features that are so beautiful, unique, or scientifically important to be of national significance, for their intrinsic worth:

(c) to recognise and have particular regard to the historic, traditional, cultural, and spiritual relationship of tangata whenua with the Hauraki Gulf, its islands and coastal areas, and the natural and historic resources of the Park:

(d) to sustain the life-supporting capacity of the soil, air, water, and ecosystems of the Gulf in the Park."

Whatever has to do with **recognition of national significance (see S. 7 HGMPA)**

must be taken seriously and omitting this in the Plan is not a responsible option.

Council is to be congratulated for including a statement in the plan 'Introduction' to the effect that the Plan must not conflict with Ss. 7 & 8 of the HGMPA. It would be helpful and more transparent, as required by Section 14 of the Local Government Act 2002, if Sections 7 & 8 of the HGMPA were fully quoted in the "Definitions" of the PDP (they are not very long).

The only other place in the Plan where the **Marine Park** is mentioned is Part 1, Introduction, Section 5.1 Cross Boundary Matters. Here it is stated that "The District is surrounded by the Hauraki Gulf Marine Park." There is a diagram in Section 5.1 that shows the extent of the 'Regional Plan' but does not include the Marine Park in the 'Planning Framework' nor is there any map showing the extent of the Park.

**By not quoting the HGMPA in appropriate places in the Plan lacks integrity.**

Any Authority that administers the **Marine Park**, or any part of it, **must, according to HGMPA s. 37, recognise and give effect to the purposes** of the Marine Park.

As described in S. 33 HGMPA, the Marine Park comprises the watersheds and whole coast of the Coromandel Peninsula including all the seawaters and islands up to the 12-mile limit. People having business with TCDC in other parts of New Zealand most probably will never have heard of the HGMPA, as it is a special Act covering the Coromandel Peninsula. They also will not know that TCDC is one of the Act's chief administrators.

Examples of complex conflicts that can occur as a result of omitting the Marine Park in the Plan is where a landowner wants to subdivide Land which forms part of the Marine Park. In this connection we note that Messrs. Boffa Miskell have submitted a new Consent application for New Chum Beach on behalf of North Land Property Limited, dated 11 December 2013. In paragraph 8 of their application under their title "Statutory

Assessment” one would expect to find mention of the HGMPA. But – just as in Boffa Miskell’s previous application – there is no mention at all.

While most of the detail for a Consent indeed has to come from the huge and detailed Resource Management Act, **Judge Bollard**, the late Chief Justice of the Environment Court at that time, in the case of Blue Mountain Lumber. (A huge sawmill [a 2-hectare factory] was proposed for central Coromandel). **Never-the-less** the judge overturned the joint finding of TCDC and Waikato Regional Councils that the proposal was consistent with the relevant provisions of the HGMPA. **He found that the HGMPA had a broader purpose than the RMA. He also found the proposal inconsistent with the full range of management objectives under the HGMPA.**

The existence of the Hauraki Gulf Marine Park Act 2000 must not be concealed by omission. Its national significance must be clearly stated in the Plan and it must be referred to in appropriate places in the Plan. This Act has a broader purpose than the RMA as stated by Judge Bollard, above.

## **2. Gold Mining will not be good for our economy**

### **The unstable nature of the Gold Mining industry**

Gold mining is a boom and bust industry. The gold price and thus the economic viability of gold mines, fluctuates with the global economy. When the global economy is doing well the gold price declines and when the economy crashes the price peaks. This is apparent from looking at how in the 2008 economic the gold price soared to over USD\$2000 - which spurred the current rush for mining permits in the Coromandel - and now the subsequent decline in gold price causing Newmont to cut its global workforce by 1/3 due last year ([www.newmont.com](http://www.newmont.com)).

### **Mining, the local economy and employment**

International and New Zealand examples suggest that short term extractive industries do not create local wealth in the same ways as sustainable developments; Waihi, for example, has one of the highest deprivation scores in our region.

Many of the social impacts described below have associated economic costs that are borne by local communities. Examples of likely impacts include:

- reduced land values

- rates increases due to stress on infrastructure, costly hearing processes
- further reducing residents access to flood-related insurance in areas where increased flooding occurs, cost of increased road accidents due to increased heavy vehicle use on an already dangerous state highway (where coast and terrain prevent usual highway standards),
- loss of time due to major impact of multiple RMA processes on poorly resourced communities,
- health impacts of stress and reduced quality of life associated with destruction of what is most valued.

Waihi is living proof that mining does not enhance the local economy. It is rated decile ten on the social deprivation scale and studies have shown that the average wage in Waihi is one third less than the mean average wage throughout the Waikato region.

Typically, when a mine comes to town 80% of the jobs go to non residents already working in the industry, with only the lower paid - less specialised positions going to locals.

### **Mining and the aquaculture industry**

Allowing gold mining activities in the peninsula would create both direct and indirect risks to the aquaculture industry, which currently contributes significantly to our national and local economy and presents growth and education opportunities for our future.

### **Tourism and Mining**

With these two industries based on opposing and conflicting values, conservation or exploitation, it only makes sense to protect that which is of greater benefit to our communities and our economy both long and short term. As over much of Aotearoa New Zealand, the Coromandel Peninsula's economy is sustained by tourists coming all year round to enjoy the environment and in order to retain the income from tourism we must preserve these assets.

### **3. Gold Mining is a socially destructive industry**

From right in the beginning when a permit application is lodged to when a mine closes and beyond, there is a myriad of negative social impacts when the gold mining industry comes to town. In fact often it is the recovery from the mining industry that is the hardest for local communities. This section shall explore some of these impacts but in no way claims to be an exhaustive list.

### **Social disharmony**

“When mine closures result in sudden unemployment and loss of income, social problems often follow. After a series of mine closures in Elliot Lake, Ontario, domestic disturbances tripled, weapons use and demand for social services increased, and student enrolment dropped. In short, the community’s overall wellbeing was “seriously and negatively affected”.

Booms can also generate social problems, in some cases because of a sudden rise in disposable income. Examples include higher rates of alcohol and drug addiction, youth delinquency and distrust among community members. Indeed, studies suggest that drug problems and ... associated social problems in the northern B.C. community of Iskut started about the time Golden Bear [a gold and silver mine] began operations.

Typical mining work schedules can also lead to social problems, especially when many adults in one community work in the same mine. A rotation of two weeks on, one week off, for example, can be stressful. Employees’ need to “let loose” after two weeks of intensive shifts can result in increased rates of drug and alcohol abuse.” (Social and Cultural Impacts

of the Mining Cycle, excerpts from the 2008 “Boom to Bust” report by the Pembina Institute)

### **The drain on community resources**

The heavy time, energy and resources demand of campaigns to protect areas from mining is a drain on the community. These resources could instead be directed into other projects of community benefit.

During the Monowai mine hearings surveys and expert witnesses provided evidence of the negative impacts of mining proposals on local people, who were required to participate in lengthy and costly hearings against powerful well-resourced multinational

companies and their paid experts. Impacts described included stress, physical health effects, financial stress, fear of loss of quality of life, and significant sacrifice of time.

If mining is not prohibited within the Thames - Coromandel district, communities, government departments, local and regional authorities will continuously be drawn into lengthy and expensive court hearings to decide mineral applications on a case-by-case basis. For example the Monowai Mine planning tribunal hearing ran for 33 days over a three-month period.

Often those who end up dedicating time and energy to the anti-mining campaigns are socially and environmentally aware members of the community that understand the pertinent threat mining poses to their communities. These people could instead be using their academic, creative, community building and entrepreneurial skills to building sustainable enterprises that could provide long term employment or community projects that would raise quality of life in their communities or regeneration and conservation projects that would raise biodiversity value of the district and support our tourism industry.

Coffee Lala is a good example of this, for many years Nedilka Radojkovich & Mark Tugendhaft dedicated enormous amounts of time and energy to protecting the Coromandel from the gold mining industry. When the threat subsided they then moved into the coffee business and founded a very successful boutique roastery that provides employment within their community and exports nationally.

It is simply a waste of human resources to perpetuate this drain on our community by the council allowing permits in the district, instead the council should be proactively working with the community to realise environmentally, economically and culturally sustainable development that will be an asset for the future.

### **Dust, vibration and noise**

Mining is an industrial activity. Once a mining operation is underway economic demands influence the nature of blasting, processing and transport activities associated with that operation. In a place where many people come to live or visit to in order to be surrounded by the of sounds of nature, they would be subject to the dust and vibration of an industrial activity. Effects like dust and vibration often impact most on the already vulnerable members of our communities, such as the elderly or the mentally ill.

**Relief Sought**

We require Sections 14 and 37 be amended to prohibit mining in all zones, or other such relief that has the same effect.

That purposes of the HGMPA are listed in the Plan.

Sections 7 & 8 of the HGMPA are quoted in the Plan's introduction.

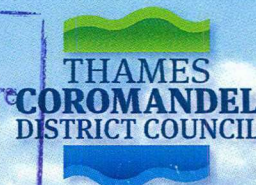
**CLAIM thanks the TCDC for the opportunity to be engaged with the District Plan process and looks forward to future communications.**

**Signed: Ruby J Powell, Chairperson Coromandel Lobby Against Indiscriminate Mining**

**Dated: 14/03/14**



# 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](http://www.tcdc.govt.nz/dpr)  
Using our online submissions form

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

**Email to:** [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)

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

### Submitter Details

Full Name(s)

DARRYL GEORGE WILSON

or Organisation (if relevant)

Email Address

Postal Address

PO Box 226, Whangamata 3643.

Phone no.  
include area code

Mobile no.

027-4888412

**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)

TCDC proposed Plan 2014, Against 1-8 Activity Summary  
table - Commercial - Visitor accommodation  
Ref 54.4 Permitted activities.

### My submission is:

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

I support ☐ oppose ☒ the above plan provision.

### Reasons for my views:

We own a 5 Bedroom House in Whangamata & occasionally rent it to friends or family. We sleep 9-10 guests. Sometimes they contribute to our costs. This could be construed that we have received payment from having more than 6 paying guests. A ridiculous situation.

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 *[Signature]* Date 14-3-2014

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

## Trade Competition

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

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

☐ Y ☐ N

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

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

a) adversely affects the environment; and

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

☐ Y ☐ N

If you require further information about the Proposed District Plan please visit the Council website [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr)

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)





Sent: Friday, 14 March 2014 5:14:38 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

---

### Name

Clare Poulgrain

### Address

PO Box 711  
Thames 3540  
New Zealand

[Map It](#)

### Email

[clare.poulgrain@gmail.com](mailto:clare.poulgrain@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.**

- No

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

---

**Yours sincerely,**

Clare Poulgrain

**Date**

14/03/2014