

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: Tani  
3:59pm

## Proposed Thames Coromandel District Plan

### Submission by

Name: Sally Poulgrain

Address: 120 Regent Heights, Thames

Phone: Email: [poulgrain5@xtra.co.nz](mailto:poulgrain5@xtra.co.nz)

**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 within the Conservation Zone and classifying mining activities as prohibited activities.

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

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

### **I oppose Section 37 - Mining Activities.**

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

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

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



## **I oppose Section 14 - Mining Activities.**

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

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

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

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

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

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

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

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

## My further comments:

Recent history shows that mining companies are not able to be held accountable for cleaning up the mess and toxic residues they leave. The landscape is permanently scarred.

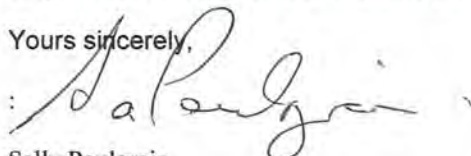
Our society has moved on since the 19<sup>th</sup> century and early 20<sup>th</sup> century views that the land is there to be scoured of every resource it contains. Thames may have grown up with mining, but times have changed. The local landscape is still recovering from the damage done by mining in the district. We do not need to turn the clock back.

Economically, the local benefits are minimal. As has happened at Waihi, most if not all senior mining positions go to non-New Zealand employees of the mining companies – as happens with Newmont.

Jobs would be better generated by activities which nurture and improve the local environment and precarious ecosystems. In the long-term, the local population will benefit more from a healthy environment, and therefore tourist dollars will be generated by more visitors.

The profits from mining go overseas to international companies. The minimal benefit to the national and local economies does not justify the destruction of any of the Coromandel Peninsula landscape.

Yours sincerely,



Sally Poulgrain,  
14<sup>th</sup> March 2014



Sue Lewis-O'Halloran & Clive O'Halloran  
417 Thames Coast Road  
Te Puru South, Thames 3575  
Ph: 07 868 2540/027 387 7549  
Email: clive.o@xtra.co.nz

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Hand-delivered

14<sup>th</sup> March 2014

Thames Coromandel District Council  
515 Mackay Street  
Thames 3540

Dear Sirs:

Re: **Thames-Coromandel District Plan**

Please find attached our submission form in respect to the proposed District Plan. Our primary concerns relate to:

- i. Section 10 (policy)
- ii. Section 34.11 (Rules around coastal erosion lines) and
- iii. Overlap Map 26C (Te Puru South)

A few years ago, a group of us (including Sir Duncan McMullin and Keith Storey) met with Jim Dahm and Lee Roebcke (apologies for possibly incorrect spelling), regarding this issue. We asked then for an exception to the proposed rules, because of evidence-based documentation over the past century. They were genuinely interested in the history of this particular coastal area and assured us that thoughtful consideration would be given to our request, so we are writing to remind you of that.

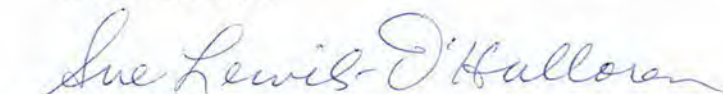
The facts clearly indicate that we have not had a coastal erosion problem in the past century and, due to our position, which differs markedly from other areas on the Coromandel Peninsula, by virtue of its location, we are not likely to have one in the future, ie the next 100 years. (Our family has owned this property for nearly 70 years.) We do accept that it may not be wise to build new structures as close to the water as they have been in the past, however, we cannot accept that the setbacks need to be as extreme as you suggest.

One of the benefits of living in a small community is the ability to have our voices heard and to have input into decisions such as this plan. It is not a major issue for you to make our properties exceptions to the rule, based on fact and history, and we are asking you to do just that. Thank you for allowing us the opportunity to submit our views and for giving them your thoughtful and serious consideration.

Regards,



Clive O'Halloran



Sue Lewis-O'Halloran



# 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)	CLIVE E O'HALLORAN & SUE LEWIS O'HALLORAN		
or Organisation (if relevant)			
Email Address	clive.o@xtra.co.nz		
Postal Address	417 Thames Coast Road RD 5, Thames 3575		
Phone no. <small>include area code</small>	(07) 868 2540	Mobile no.	027 387 7549

**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 10 (Policy)  
Section 34.11 (Rules around CCEL)  
Overlay Map 26.C (Te Puru South)

### My submission is:

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

I support ☐ oppose ☒ the above plan provision.

### Reasons for my views:

Properties in Te Puru South are not impacted by erosion due to their position in a protected coastal bay. No erosion has occurred in last century + this situation is not expected to change in the next 100 years.

The decision I seek from the Council is that the provision above be: Retained ☐ Deleted ☐ Amended ☒ as follows:

exempt &  
To exclude this area & waterfront properties south of Te Puru Creek from these above noted rules.

## 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 Ane Lewis-D'Halloran Date 14<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. ☐ 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

### Submission by

Name: PAUL JENNINGS

Address: 305 MARSHALL CRESCENT, THAMES.

Phone: 07 8685102 Email: pauljamesj@xtra.co.nz

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

**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 Industrial 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.
- 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 effects of the legacy of historical mining in the District.
- Of particular concern to me is the statement "The Plan includes provisions to enable the Council to take the presence of mineral resources into account when assessing proposals for the subdivision, use and development of land." (p73) Along with Section 14.2.2 this gives mining priority over other forms of development. I oppose Mining Activities having such a priority. I completely disagree with the intention of Section 14.2.2 and require this to be removed as it is unrepresentative of community values.
- The Coromandel Peninsula Blueprint, where community values were assessed, has not been fully translated into the Plan and sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.
- There is no acknowledgment of the fact that a large number of Coromandel residents are opposed to mining, TCDC must acknowledge this, and that the 40 year history of the 'No Mining' campaign in Coromandel has contributed significantly to our Natural Character.

**In summary: I require the plan to be amended so that all mining activities are prohibited in all zones and overlays & the language amended in Section 14 to accurately represent the history of mining and the opposition to it.**

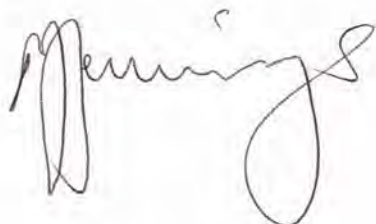
**The special nature of the Coromandel warrants robust protection especially as there is so much economic revenue and employment dependent on our reputation as a clean green holiday destination. It is vital we do not allow Industrial Mining into the Peninsula, as this is contrary to the existing Natural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

My further comments:

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

Yours sincerely,

Signature:



Date:

13/3/2014.



## Proposed Thames Coromandel District Plan

### Submission by

Name: **Dave Crocker**

Address: **304 Brown Street**

Phone: **07 868 5142**

Email: **juliendave@xtra.co.nz**

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

I believe that all mining activities should be prohibited on the Coromandel Peninsula and I oppose any part of the PDP which allows any type of mining activities in this district.

The PDP does not recognise or seem to value the unique Qualities, Values and Natural Character of the Coromandel Peninsula. It does not offer any safeguards for our communities nor does it have strong and clear enough regulations, objectives and policies to protect our outstanding landscapes and environment from all Mining Activities.

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

- a) Part III – District wide Issues Objectives and Policies (Section 14 – Mining Activities)
- b) Part VI – Overlay Rules (Section 32 Landscape and Natural Character Overlay)
- c) Part VII - District wide Rules (Section 37 - Mining Activities)

See below:

#### a) Part III – District wide Issues Objectives and Policies (Section 14 - Mining Activities)

- I request that the PDP be amended as currently 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 request that The Objectives and Policies be reworded so that they are strong enough to adequately protect the landscape, natural character and biodiversity values within the Coromandel district.
- I oppose the statement that the adverse impacts of mining activities can be '**remedied**', '**mitigated**' or '**compensated for**'. This I believe is a simplification of a complex problem and ultimately untrue. The negative environmental impacts of mining activities on the landscape are long-lasting and permanent.
- I oppose the statement that mining activities should '**avoid adverse affects on the Outstanding Landscape Overlay, Natural Character Overlay, and areas of significant indigenous vegetation and significant habitats of indigenous fauna**'. This statement is too loose and is open to different interpretations and the objective, to protect the landscape, is ultimately easily ignored or abused.



- I request that Section **14.1** (Mining Activities) be amended as it <sup>el</sup>does not acknowledge the adverse impacts of the modern mining industry on communities or state clearly enough how future mining activities will have a major adverse impact on the unique Conservation Values and Natural Character of the Coromandel. Mining is socially damaging and has negative physical and mental health effects. It is a divisive industry and, although a few may benefit from a mine, Waihi exemplifies the on-going cumulative damage that mining has on the vast majority in a community – vibration, noise and dust (and the stress caused by these things as well) an uncertain property market and therefore an uncertain future.
- I request that the statement: "**The District has a long history of mining for gold and other minerals**" be removed. However if TCDC want to acknowledge the history of mining, it should also acknowledge the history of resistance to mining in the Coromandel over the last 40 years. There should be recognition too of the way in which the 'No Mining' campaign in Coromandel has contributed significantly to our Natural Character. This campaign has also enabled vast areas of native bush (that would have been destroyed again by mining activities) to regenerate and recover.
- I oppose the fact that when assessing proposals for subdivision and the development of land, the plan has provision for the '**Council to take the presence of mineral resources into account**'. This intention that Mining activities will not be '**unduly constrained by subdivision, use and development**' gives mining companies an unfair advantage over other possible land uses. (14.1).
- I disagree with the intention that that mining will be given priority over other forms of development, which are stated as '**compromising the ability to mine and inhibiting the community's ability to provide for its social and economic wellbeing**' (14.2.2).
- I oppose the implication that mining activities provide '**social and economic wellbeing for our communities**'. (14.2.2) I require this statement to be removed as it is unrepresentative of community values, because mining activities in fact only benefit a few and disadvantage many in the community.
- When The Coromandel Peninsula Blueprint was compiled and community values were assessed, the need for sustainable development and biodiversity growth were expressed by our community. I encourage the council to change the wording in the PDP to uphold these values expressed by Coromandel communities in The Coromandel Peninsula Blueprint. In the current PDP, these values which the community thought were very important, are not apparent. This devalues the Blueprint and makes it a waste of ratepayers' time and money.

#### **b) Part VI – Overlay Rules (Section 32 Landscape and Natural Character Overlay)**

- I oppose any part of the Proposed District Plan which does not rule that **Mining Activities** (such as *Mineral processing, Waste rock/tailings storage, Underground mining and Surface mining*), are **prohibited activities** in the District, especially in CONSERVATION, COASTAL, RURAL and RESIDENTIAL ZONES.
- I request that **all mining activities should be prohibited** because of their destructive nature and their adverse impact on the environment. The Coromandel is particularly vulnerable, due to its unstable and fragile geography, and the area needs to be protected for future generations.



Mining here will cause landslips and run off into our rivers and streams which will take heavy metals (currently stable in the rocks) out in to our coastal areas (as has happened previously in Wyuna Bay and the Firth of Thames). This will damage our fishing and aquaculture industries.

- I demand that TCDC uphold the Hauraki Gulf Marine Park Act that protects the Gulf from Marine pollution.
- I request that the mining activities in the PDP listed as **non-complying** or **discretionary** should be ruled as **prohibited** in order to recognise and protect the "Matters of National Importance" outlined in the **RMA Section 6**; (as listed below)
  - (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
  - (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
  - (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- I oppose the removal of **The Coastal Zone** from **Section 32 Landscape and Natural Character Overlay** and require that **The Coastal Zone** be reinstated in this section. Without its inclusion, there is no longer adequate protection for our coastal biodiversity from the adverse impacts of mining.
- I require that there be a Coastal Environment Overlay which will include a rule prohibiting all mining activities. The Plan should specifically protect our coastal environment from mining.
- Only last year, an area of the Coastal Zone, Wyuna Bay, (included in Schedule 4 and therefore off limits to mining) was subjected to mining exploration/sampling. If **The Coastal Zone** was in the overlay (and all mining activities were prohibited in Coastal Zones), there would then be the necessary protection for such special areas as Wyuna Bay.
- I oppose the omission of '**High Value Conservation Areas**' identified in **Schedule 4** in the '**Outstanding Natural Landscapes**' overlay (ONL). I find it incredible that this official document protecting **Schedule 4** land has been ignored by TCDC. I require the Plan to include all identified **Schedule 4** land as part of the **Outstanding Landscape Overlay** and to protect Schedule 4 land on the Coromandel Peninsula from all Mining Activities as required by the law.

**c) Part VII - District wide Rules (Section 37 - Mining Activities)**

- I oppose having some mining activities ruled as **permitted**, **discretionary** and **non-complying**.
- I want the TCDC to amend **Section 37.3** and **Section 37.4** of the PDP to change the '**activity status**' so that all **Mining Activities** (including Surface mining, Underground mining, Waste rock/tailings storage, prospecting and exploration) are ruled as **Prohibited** in all Zones in the Coromandel.
- I support separating Quarrying activities from Mining Activities to avoid confusion.



**In summary:**

I request the plan be amended to ensure that all mining activities are prohibited in all zones and overlays of the Coromandel Peninsula.

I request that Schedule 4 land be recognised and protected by TCDC

I also request rewording **Section 14** to accurately represent the short history of mining in the Coromandel and to acknowledge the decades of opposition to mining in the Coromandel since 1970.

It is essential that Industrial Mining is kept out of the Coromandel Peninsula, as this is completely contrary to the existing Natural Character of the Thames-Coromandel District and the community values of the people who live here (as expressed in the Blueprint).

**My further comments:**

The Coromandel is a special place for many New Zealanders and for tourists from near and far. Our local council should be promoting our 'pure, clean green image' and ensuring that nothing can damage it. Mining is a short term, unsustainable boom and bust industry with an enduring toxic legacy.

The Coromandel is home to a variety of unique flora and fauna (frogs, geckos, birds, and insects) and mining would have a major negative impact on all of them. A mine in the Coromandel would cause vibration, noise, dust, slips and run off caused by the creation of roads to remove tailings – let alone the carbon footprint generated from mining. A mine would also necessitate the taking of water from our streams for mining processes and the discharging of polluted water back into our ecosystem. None of this can be good for the Coromandel, the people who live here or those who come to visit and support our tourist economy.

The Coromandel Peninsula, with its beautiful coastline and wonderful native bush, is a unique and special place which is slowly regenerating and recovering after decades of mining in our hills and logging in our native forests. Although mining is a part of our heritage, to mine the Coromandel in the future, is irrational, unwise and very short sighted. The natural environment is the key to the economic future of the Coromandel and it should not be compromised.

TCDC should be leading the way into a new era with environmentally and economically sustainable businesses and not harking back to the "good old Victorian Times" where the rush for gold left no thought for the future.

We should be responsible and forward thinking for the benefit of our people, our land and the climate.

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

Yours sincerely,

Signature: *D. M. Lockyer*

Date: *14/3/14*



## Proposed Thames Coromandel District Plan

### Submission by

Name: Julie Crimmins Crocker

Address: 304 Brown Street

Phone: 07 868 5142

Email: [juliendave@xtra.co.nz](mailto:juliendave@xtra.co.nz)

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

I oppose those parts of the PDP which allow any type of mining activities in the Thames /Coromandel district, as I believe that all mining activities should be prohibited on the Coromandel Peninsula.

I request amendments to the PDP as, in its current form, it does not articulate the special Qualities, Values and Natural Character of the Coromandel Peninsula.

For the benefit of the environment and the people that live here, we need much stronger regulations, objectives and policies to protect the outstanding landscapes and ecology of the Coromandel Peninsula from all Mining Activities.

Therefore the Specific provisions of the Proposed District Plan that my submission relates to are:

- o Part II - Overlay Issues Objectives and Policies (Section 9 – Landscape and Natural Character)
- o Part III – District wide Issues Objectives and Policies (Section 14 - Mining Activities)
- o Part VI – Overlay Rules (Section 32 Landscape and Natural Character Overlay)
- o Part VII - District wide Rules (Section 37 - Mining Activities)

See below:

- o Part II - Overlay Issues Objectives and Policies (Section 9 – Landscape and Natural Character)
- ✓ I request that TCDC protect and maintain the landscape and natural character of the Coromandel, which as stated in the PDP are **'are two of the most important 'special values' in the District'**. These **'landscape values and characteristics'** are what make the Coromandel so special to people who live here and so appealing also to the tourists who provide considerable income for the area.
- ✓ I oppose the objectives in this section which do not in fact **'preserve and protect these values'** or ensure that 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 vehemently oppose the use of phrases as **'avoid adverse effects', 'Significant adverse effects should be avoided'** or **'maintain and where opportunity exists enhance'**, and **'adverse effects shall be avoided, remedied or mitigated'**, when these phrases are used related to activities that could damage forever the unique Coromandel Landscape, (that is renowned world-wide for its natural beauty) values and characteristics. These statements are far too permissive and do not effectively prohibit activities that will damage the natural environment and so degrade the landscape and environment.



- ✓ Mining is one such degrading and damaging activity, consequently I request that the PDP is amended so that it states clearly that mining is prohibited in **Outstanding Landscapes, Amenity Landscapes, and Natural Character Overlays.**
  
- o **Part III – District wide Issues Objectives and Policies (Section 14 - Mining Activities)**
  
- ✓ I request the plan be amended so that the Objectives and Policies are clear and strict enough to protect the landscape, natural character and biodiversity values within the district. At present, 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 oppose the statement that mining activities should just '**avoid adverse affects**'. This suggests that if they aren't avoided and damage is done that is unfortunate but permissible. Furthermore to state that the adverse impacts of mining activities can be '**remedied**', '**mitigated**' or '**compensated for**' I believe is misleading and inaccurate. The negative environmental effects of mining activities are long-lasting and impossible to put right.
  
- ✓ I request that **Section 14.1 (Mining Activities)** is reworded to acknowledge the adverse impacts of the modern mining industry on communities and to clearly state how future mining activities will have a major adverse impact on the unique Conservation Values and Natural Character of the Coromandel. Mining is socially damaging and has negative physical and mental health effects. Waihi exemplifies that mining is a divisive industry as, although a few may benefit from a mine, the vast majority in a community suffer ongoing cumulative damage - vibration, noise and dust (and the stress of these things) exacerbated by an uncertain future caused by a very uncertain and devalued property market.
  
- ✓ I ask the TCDC to omit the statement: "**The District has a long history of mining for gold and other minerals.**" (p73), as this is irrelevant to the future of the Coromandel. Although mining took place here in the past, mining is not the key to our future prosperity. The plan should also acknowledge that a large number of Coromandel residents are opposed to mining (and have been for 40 years). Furthermore, the plan should also recognise that this 'No Mining' campaign in Coromandel has contributed significantly to our Natural Character.
  
- ✓ I oppose the fact that when assessing proposals for subdivision, the plan has provision for the '**Council to take the presence of mineral resources into account when assessing proposals for the subdivision, use and development of land**' (14.1).
  
- ✓ I disagree with the intention behind this statement that that mining will be given priority over other forms of development, which are stated as compromising the ability to mine and inhibiting the community's ability to provide for its social and economic wellbeing (14.2.2).
  
- ✓ I oppose the objective that Mining activities will not be '**unduly constrained by subdivision, use and development**'. (14.3.2)
  
- ✓ I disagree with the statement that mining activities are the key to our communities' social and economic wellbeing (14.2.2) and require this statement to be removed as it is unrepresentative of community values.



- ✓ When community values were assessed for The Coromandel Peninsula Blueprint, the need for sustainable and development and biodiversity growth were expressed by our community. These wishes have not been fully translated into the Plan and are not prioritised. I encourage the council to change the PDP in order to uphold these values expressed by Coromandel communities in The Coromandel Peninsula Blueprint.
- **Part VI – Overlay Rules (Section 32 Landscape and Natural Character Overlay)**
- ✓ I oppose any part of the Proposed District Plan which does not rule that **Mining Activities** (such as Mineral processing, Waste rock/tailings storage, Underground mining, Surface mining, prospecting and drilling), are **prohibited activities** in the District, especially in CONSERVATION, COASTAL, RURAL and RESIDENTIAL ZONES. (In the PDP at present, some of these activities are only listed as **non-complying** or **discretionary** not **prohibited**) It is necessary to make mining activities prohibited in order to recognise and protect the "Matters of National Importance" outlined in the **RMA Section 6**; (as listed below)
- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- ✓ I believe that all mining activities should be prohibited because of their negative environmental effects and because the outstanding landscapes and ecology of the Coromandel Peninsula (for the benefit of present and future generations) needs to be protected from such adverse impacts.
- ✓ I oppose the removal of **The Coastal Zone** from this section as there is no longer adequate protection for our coastal biodiversity from adverse impacts of mining. I require a Coastal Environment Overlay to include a rule prohibiting all mining activities. I want the Plan to specifically protect our coastal environment from mining.
- ✓ I demand that TCDC uphold the **Hauraki Gulf Marine Park Act** that protects the Gulf from Marine pollution.
- ✓ I oppose the failure of TCDC to include the '**High Value Conservation Areas**' identified in **Schedule 4** in the '**Outstanding Natural Landscapes**' overlay (ONL). I require the Plan to include all identified Schedule 4 land as part of the **Outstanding Landscape Overlay** and to protect Schedule 4 land on the Coromandel Peninsula from all Mining Activities.
- **Part VII - District wide Rules (Section 37 - Mining Activities)**
- ✓ I request that TCDC amend **Section 37.3** and **Section 37.4** of the PDP to change the '**activity status**.' for all Mining activities where it says **permitted**, **discretionary** and **non-complying**, so that all **Mining Activities** (including, Surface mining, Underground mining, Waste rock/tailings storage, prospecting and exploration) are **prohibited** in all Zones.
- ✓ I support separating Quarrying activities from Mining Activities to avoid confusion.



**In summary:** The special nature of the Coromandel deserves cast iron protection particularly as our reputation as a clean green holiday destination, and the economic revenue and employment we get from such tourism, is so dependent on this positive reputation.

Consequently, I request the plan be amended to ensure that all mining activities are prohibited in all zones and overlays. I also request rewording **Section 14** to accurately represent the short history of mining in the Coromandel and acknowledge the decades of opposition to mining in the Coromandel since 1970.

It is essential that Industrial Mining is kept out of the Coromandel Peninsula, as this is completely contrary to the existing Natural Character of the Thames-Coromandel District and the community values of the people who live here.

My further comments:

I am concerned that if Newmont's Mining Activities in Waihi, (including broken promises and mining expansion under people's homes without their consent) were repeated here on the Coromandel Peninsula, our small coastal communities would be devastated and our clean green reputation overseas ruined.

Even if mining were kept away from residential zones, the negative impact on Coromandel's environment and communities would be major and the experience of living here changed (irrevocably) for the worst.

If mining takes place on the Coromandel Peninsula there will be:

- Huge trucks on our fragile coastal windy roads – loaded with rocks or tailings going to and from the mines
- Landslips and polluted run-off in our streams, rivers and estuaries.
- Native bush destroyed and the peaceful experience of walking in the bush ruined.
- Coromandel's positive image overseas tarnished for ever.

Sometimes you don't know what you've got until it's gone - The PDP needs to preserve our beautiful environment, for everyone's benefit, not put it at risk.

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

Yours sincerely,

Signature: *John James Croker*

Date: *14/3/14*



Form 5  
Submission on publicly notified Proposed District Plan

Clause 6 of First Schedule, Resource Management Act 1991

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: *Tai*  
4:57 PM

To Thames Coromandel District Council

Name of submitter:

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

Notified on 13 December 2013

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

**Objectives Policies & Rules relating to Matarangi Settlement, Matarangi Structure Plan, Matarangi Golf Course and the land containing Holes 1 & 2 in particular.**

**OUR SUBMISSION:**

We **SUPPORT** the inclusion of the Matarangi Golf Course land and "greenkeepers hill" within the Open Space Zone.

We **SUPPORT** the extension of the Matarangi Structure Plan to include land containing holes 1 and 2 of the Golf Course.

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

**REASONS:**

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

**DECISION SOUGHT**

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



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

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

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

---

### **OUR SUBMISSION:**

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

### **DECISION SOUGHT**

Delete Objective 1 and replace with the following:

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

---

### **OUR SUBMISSION:**

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

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

### **DECISION SOUGHT**

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



## **OUR SUBMISSION**

**We Support Part II Overlay Objectives & Policies Section : Section 7 Coastal Environment Objective 1 for subdivision use and development in the coastal environment with amendment to provide a new additional policy to ensure that where open space has been provided in exchange for subdivision and development opportunities, that open space is protected from future subdivision and development regardless of who owns the land.**

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

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

## **DECISION SOUGHT**

Add new to Section 7.3 a new Policy1a as follows:

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

## **OUR SUBMISSION**

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

## **DECISION SOUGHT**

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

**Amend the standard for site coverage in Rule 1.1 d) to "1% or 75m<sup>2</sup> gross floor area whichever is the more restrictive"**

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

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

## **OUR SUBMISIUON**



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

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I /We wish to be heard in support of my submission.

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

I/We could not gain a trade advantage through this submission.



Signed

Date

Address for service of  
submitter:

Telephone:

Email:

Contact person:

6 THE SPINNEY PRESSURE IPALURA

021 598200

merquet.stevens@sebra.co.nz

BOB STEVENS

101 MERCURY VIEW  
MATAHANGI



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: Tani

4:43 pm

## NOTICE TO CEASE AND DESIST

To: Glenn Leach  
Mayor of Thames  
Thames Coromandel District Council  
Private Bag  
Thames 3540

From: Ralph Douglas Eden-Hunter  
202 Grafton Road  
Thames 3500  
New Zealand

**In regards to: Submission to Oppose the Proposed Road Extension of Mt View Road to Reservoir Rd, Thames. Paper Road adjacent to 202 Grafton Road, Thames 3540 pursuant to the Public Submissions allowed by end of Friday the 14<sup>th</sup> March 2014.**

Dear sir,

My name is Ralph Douglas Eden-Hunter of Parawai. It has come to my attention that your organization has erroneously been under the assumption that Ralph Douglas Eden-Hunter is dead based on a Birth Certificate created by the DEPARTMENT OF INTERNAL AFFAIRS – Births, Deaths & Marriages (see copy herein).

Please refer to the Affidavit of Life (see copy herein) as proof that Ralph Douglas Eden-Hunter is not dead nor 'lost beyond the sea'.

This letter is your instruction from me Ralph Douglas Eden-Hunter to Cease and Desist all trading and/or any and all commercial activities relating to the historical land grant of the Parawai Block for the Church Missionary Society, the Hauraki Mission Society, and the Grant Lands originally belonging to the Tangata Whenua o Hauraki, on the basis that all the activity to cross-lease, partition or subdivide and therefore sell sections of the Parawai Block were *not approved* by the Registrar of District Land Registry.

There are four grave-sites on the paper road proposed by Council for an extension to Mount View Drive all the way across to Reservoir Road, Parawai. This issue is a significant historical issue which must be discussed further before the undignified desecration of the gravesites on the road indicated in historical records as Pua Rd, which the Thames Coromandel District Council desires to make into a through road.

Please take notice:

*Corpus Juris Secundum*






Section 16, Page 892:

*FACT OF DEATH: Death of the person on whose estate administration is sought is a jurisdiction requisite; and while the presumption of death arising from absence may present a prima facie case sufficient to warrant a grant of administration, yet if it subsequently develops that such person was in fact alive, the administration is void.*


*While it is true that the presumption of death arising from a person's absence, unheard from, for a considerable length of time, see "Death Section 6", may present a prima facie case sufficient to warrant a grant of administration on his estate, the arising of such presumption does not take the case out of the operation of the general rule on the subject, and if it is made to appear that the person was in fact alive at the time such administration was granted, the administration is absolutely void. Although, that payment to an administrator of an absentee who is not in fact dead is no defense against the absentee or his legal representative, nor are costs and disbursement incurred by such administrator a legal charge against the absentee or his property; but where the administrator has paid debts of the absentee, he is subrogated to the rights of the creditors whom he has paid. It has been considered, however, that the invalidity of the administration does not relate back, but that it is invalid only the time when the presumption of death is rebutted.*

Please direct all employees under your control to cease and desist any further plans regarding the paper road adjacent to my property of 202 Grafton Road , Parawai. Thames.

Yours faithfully,

  
By: Ralph Douglas Eden-Hunter, a man

Date: 14/3/2014

Witness:   
By: So'onaalofa Sharon Aspinall-Su' a, a woman



Copy to:

Universal Postal Union, International Bureau Case, Postale 312 3015, Berne, Switzerland



# ORDER OF DECREE

To the Thames Coromandel District Council;

I, Ralph Douglas Eden-Hunter;

A sovereign man of the State of Niu Tirenī (New Zealand), Aotearoa; acting within my full capacity as one empowered to make free election, hereby express my will, and do mandate that the Thames/Coromandel District Council and the Crown acknowledge and respect that this land is held in Fee-Simple Title, that the Thames/Coromandel District Council and the CROWN may not levy rates, charges, taxes or any other imposts upon such land or my real self.

I further state my will and order that the CROWN shall seek to fund the services it has a duty to provide to the tangata whenua under He Whakaputanga O Te Rangatiratanga O Niu Tirenī 1835 and Te Tiriti O Waitangi 1840 drawn free of usury (interest) on the credit of Her Majesty The Queen In Right Of New Zealand in accordance to common law but not limited to the New Zealand Bills of Exchange Act 1908.

This ORDER OR DECREE is to be carried into full effect within ninety (90) days of delivery.

Dated this 14 day of MARCH in the year of our Lord 2014

at Parawai; THAMES:



Ralph Douglas Eden-Hunter



Witness: So'onaalofa Sharon Aspinall-Su' a



Copy to: Universal Postal Union

International Bureau Case

Postale 312 3015

Berne, Switzerland.



## Affidavit in Lawful Possession

### Notice to all Parties:

To: Office of the Thames Coromandel District Council

To: Office for Land Information New Zealand

To: Maori Land Court of New Zealand

To: Environment Court of New Zealand

Before me, the undersigned authority, on this day appeared Ralph Douglas Eden-Hunter, AR, who, being by me duly sworn, made the following statements and swore that they were true: "My name is RALPH DOUGLAS EDEN-HUNTER, AR, the Living Man Ralph Douglas Eden-Hunter and I reside in Parawai, Thames.

I am of sound mind and capable of making this affidavit. I am personally acquainted with the facts herein stated concerning the open use, open occupation and apparent ownership of the land and improvements located at: Proposed District Plan at the intersection of Mount View Road, Grafton Road, through to Reservoir Road next to the property that I own being the legal description of 202 Grafton Road, Parawai; Thames 3500. **Legal Description: Lot 1 D.P.S52806C.**

I hereby swear and affirm that I have continuously and LAWFULLY possessed the above described property since the 21<sup>st</sup> October 2013 to the exclusion of all others:

My claim is based upon my actual and visible appropriation and possession of the above mentioned property. Hereby being, open and notorious, and peaceably possessing it due to abandonment.

Also whereby I intend to continue to enjoy and make further improvements, as this is my personal dwelling by adverse possession.





I, Ralph Douglas Eden-Hunter AR acting on behalf of tangata whenua agree to let the Thames Coromandel District Council respond within the reasonable time limits prescribed by law.

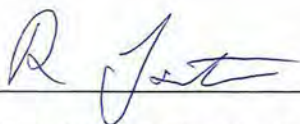
### RESPONSE TIME

ALL PARTIES are granted ten (10) days, exclusive of the day of receipt, to answer to the statements and claims herein and/or to provide ALL PARTIES own answers to inquiries. See **UCC 1-204(1)** and; **UCC 2-201(2)** and. **5 USC Subsection 706 Administrative Procedures Act 1966.** Ten (10) days is a reasonable time wherein Libellees may answer, authorized pursuant to **UCC 1-204** and. **Time – Reasonable Time** --- **“Seasonably.”** (1) Whenever this act requires any action to be taken within a reasonable time, any time which is not manifestly unreasonable may be fixed by agreement. **UCC 2-201. Final written Registration --- Parol or extrinsic evidence,** [I]f within a reasonable time a writing in confirmation of the contract and sufficient against the sender is received and the party receiving it has reason to know of its contents, it satisfies the requirements against such party unless written notice of objection to its contents is given within ten days after it is received \* \* \*. Ten (10) days to answer is hereby “fixed” by this private Agreement/Contract.

This Affidavit is given to notify all and any interested party or parties that I have taken lawful possession and I am claiming ownership of the above described property peaceably. All Parties have ten days to rebut this affidavit. Otherwise, this affidavit stands as the “Truth in Fact.”

*I certify under the PENALTIES OF PERJURY provided by international statute laws of God, that the foregoing paragraphs are true and correct.*

WITNESS my hand and official seal.



Ralph Douglas Eden-Hunter

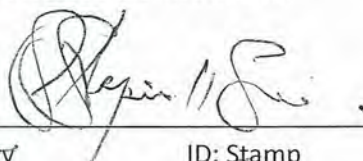
Date: 14 MARCH 2014





Witness:

On 14<sup>th</sup> MARCH 2014, before me, SOBNAWFA SHARON ASPINALL SJA  
 (a Public Notary) personally appeared Ralph Douglas Eden-Hunter, AR who proved to me on  
 the basis of satisfactory evidence to be the Living Man whose name is subscribed to the within  
 instrument and acknowledged to me that he executed the same in his authorized capacity,  
 and that by his signature on the instrument, the Man, or the entity upon behalf of which the  
 MAN acted, executed the instrument.

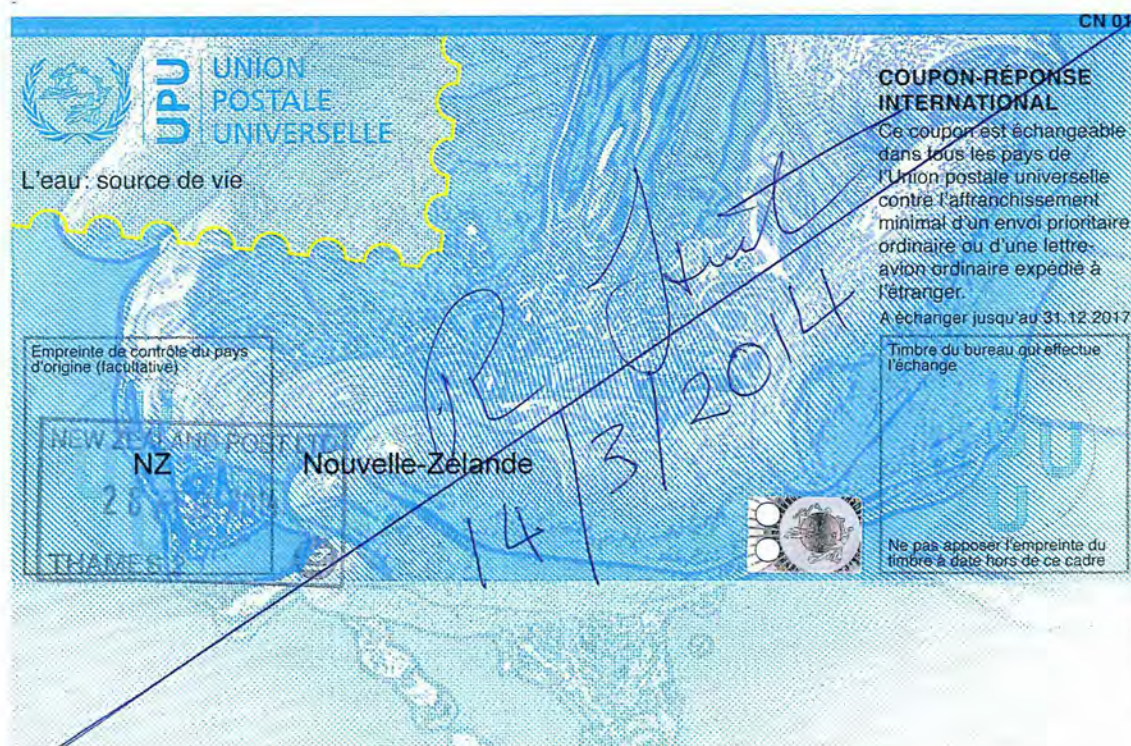


Public Notary

ID: Stamp

SARAWAK  
LAND  
OWNER

Copy to: Universal Postal Union, International Bureau Case, Postale 312 3015, Berne, Switzerland.








Thames Police Station  
402a Queen Street  
P.O. Box 715  
DX: GX10064  
THAMES 3500  
Ph: (07) 867 9600 Fax: (07) 867 9601

21/01/2014

TO: Whom it may concern

Dear Sir/Madam,

Over the period of the past 24 months it has become evident that the paper road running between Grafton Road and Reservoir Road in Thames has been used, and continues to be used as a crime-corridor by various dishonesty offenders.

A "crime-corridor" is a route used by offenders to travel in order to avoid Police patrols and lower the chance of detection during offending.

Limiting the use of this paper road will reduce incidence of crime.

Yours faithfully

Jared Thompson  
Sergeant  
Officer in Charge  
Thames Police  
email: jared.thompson@police.govt.nz



THAMES-COROMANDEL  
DISTRICT COUNCIL30<sup>th</sup> January 2014

31 JAN 2014

RECEIVED BY:  
.....

Councillors of

Thames Coromandel District Council

515 Mackay Street,

Thames 3500

NOTIFICATION OF A PUBLIC EVENT ON BEHALF OF:Ngakete Taranaki Rau Me Nga Tino Rangatira I Raro Mai o Hauraki

Dear Councillors,


We, Ngakete Taranaki Rau and Tangata Whenua wish to advise you of our public event being held on Waitangi Day 6<sup>th</sup> February 2014 at 202 Grafton Road, Parawai; Thames.

We will be starting our event with a 5am Karakia and Powhiri Ceremony and confirming this with the raising of our flag of friendship. The purpose of our event is to celebrate the signing of Te Tiriti dated 17<sup>th</sup> February 1840 as it was in the Hauraki.

We would be honoured to have you come and celebrate this historical event with us. This is an event for family, for whanau, for tangata whenua, for our nation. It will be an exciting day of meeting and greeting, good food, good company, a day for the all to enjoy and experience.

E Nga Tino Rangatira i raro mai o Hauraki, nau mai, haere mai, piki mai, kake mai. Welcome to you all.

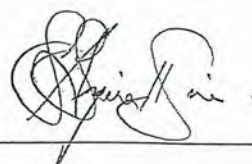
Ma te Atua hei manaaki,

NGAKETE TARANAKI RAU 

Ngakete Taranaki Rau

Rawinia Tiarete

Rawinia Tiarete



Sharon Aspinall-Su'a





**KIA HIWA RA! KIA HIWA RA!  
 NGA HAU E WHA!  
 HE PANUI TENEI O  
 NGA TINO RANGATIRA  
 I RARO MAI O HAURAKI**

THAMES-COROMANDEL  
 DISTRICT COUNCIL

31 JAN 2014

RECEIVED BY:

**Nau mai! Haere mai!**

**Ko Ngakete Taranaki Rau me nga tangata whenua  
 warmly invite you to witness the signing of**

**"Te Tiriti 17 February 1840"**

**202 Grafton Road, Parawai - Thames**

**Waitangi Day**

**Thursday 6 February 2014**

**5am Start - Karakia - Powhiri**

**9am Introduction to our event**

**12pm Lunch**

**1pm Laying the Mauri of the Kaupapa**

**Our vision of the future. Na te tangata, ma te tangata.**

*R-J*

Ex. 3







6th February, 1840.

Second meeting with  
Native chiefs.

At 10 o'clock this morning, it was announced to me that the chiefs, being impatient of further delay and perfectly satisfied with the proposals I had made them, were desirous at once to sign the Treaty, that they might return to their homes. The further consideration of the question had been adjourned from the 5th to the 7th; but to have refused this request would probably have rendered nugatory the whole proceeding, by the dispersion of the tribes before they had attested their consent by their signatures. I therefore assembled the officers of the Government, and, with Mr. Busby and the gentlemen of the Missionary body, I proceeded to the tents, where the Treaty was signed in due form by forty-six head chiefs, in the presence of at least five hundred of inferior degree.

Treaty signed.

As the acquiescence of these chiefs, twenty-six of whom had signed the Declaration of Independence, must be deemed a full and clear recognition of the sovereign rights of Her Majesty over the Northern parts of this Island, it will be announced by a salute of twenty-one guns, which I have arranged with Captain Nias shall be fired from the ship to-morrow.

In the course of this proceeding I have courted the utmost publicity, and I have forbore to adopt even the customary measure of propitiating the consent of the chiefs by presents or promises; and not until the Treaty had been signed did I give them anything. To have sent them home without some acknowledgment would have been a violation of their customs, and would have given offence: I therefore distributed amongst them a few articles of trifling value before they separated.

It is my intention next week to visit Hokianga, and I hope to obtain the adherence of such of the chiefs of that district as were not present at Waitangi.

His Excellency Sir George Gipps, &amp;c.

I have, &c.,  
(Signed) W. HOBSON.

Concerning the visit to Hokianga, which took place within the following week, Captain Hobson thus writes to Sir George Gipps, the Governor of New South Wales:—

Sir,—

H.M.s. "Herald," Bay of Islands, 17th February, 1840.

1840.

17 February.

Treaty signed at  
Hokianga.

I have the honor to acquaint your Excellency that, in accordance with the intention I expressed in my letter of the 5th instant, I proceeded to Hokianga on the 11th, accompanied by Captain Nias, the officers of Government, and the Rev. Mr. Taylor and Mr. Clarke, of the Church Missionary Society.

On arriving at Waihou, a place on the river about seven miles above the Mission Station, I was received by the members of the Wesleyan Mission, and all the principal European settlers of the neighbourhood. From these gentlemen I received every assurance of fidelity to Her Majesty, and the most hearty congratulations to myself.

At the conclusion of this ceremonial I proceeded down the river in boats that were provided for me, attended by the British inhabitants in eight other boats, all displaying the British flag. On passing the Hauraki a salute of thirteen guns was fired, and on my arrival at the Mission Station I was again visited by the resident gentlemen, to whom I addressed a few words, expressive of the high sense I entertained of this earnest of loyal zeal in forwarding the views of Her Majesty's Government, and of the honor they had done me by their very flattering attention. I at the same time signified my intention to hold a meeting of the chiefs on the following day, to which I invited all the Europeans of every class and nation.

Meeting held.

Having previously intimated to the chiefs my wish to meet them on the 12th, not less than 3,000 Natives had collected at the Mission Station, between 400 and 500 of whom were chiefs of different degrees. At the appointed time for meeting I was mortified to observe a great disinclination on the part of the chiefs to assemble. After some delay, however, they began to collect, and at last the different tribes marched up in procession, and took their seats something in the same order as was observed at Waitangi. Still I could not fail to observe that an unfavourable spirit prevailed amongst them.

The business of the day commenced nearly in the same manner as it had done on a former occasion, the Rev. Mr. Hobbs, of the Wesleyan Mission, interpreting. After a short address to the Europeans, I entered into a full explanation to the chiefs of the views and motives of Her Majesty in proposing to extend to New Zealand her powerful protection. I then, as before, read the Treaty, expounded its provisions, invited discussion, and offered elucidation. This undisguised manner of proceeding defeated much of the opposition, but did not, to the extent of my wish or expectation, remove the predetermination to oppose me that had already been manifested.

Opposition  
manifested.

The New Zealanders are passionately fond of declamation, and they possess considerable ingenuity in exciting the passions of the people. On this occasion all their best orators were against me, and every argument they could devise was used to defeat my object. But many of their remarks were evidently not of Native origin, and it was clear that a powerful counter-influence had been employed. Towards the close of the day one of the chiefs, Papa Haika, made some observations that were so distinctly of English origin that I called on him to speak his own sentiments like a man, and not to allow others who were self-interested to prompt him; upon which he fairly admitted the fact, and called for the European who had advised him, to come forward and tell the Governor what he had told him. This call was reiterated by me, when a person named — presented himself. I asked his motive for endeavouring to defeat the benevolent object of Her Majesty, whose desire it is to secure to these people their just rights, and to the European settlers peace and civil government. He replied that he conscientiously believed that the Natives would be degraded under our influence, and that therefore he had advised them to resist; admitting at the same time that the laws of England were requisite to restrain and protect British subjects, but to British subjects alone should they be applicable. I asked him if he was aware that English laws could only be exercised on English soil? He replied, "I am not aware: I am not a lawyer." Upon which I begged him to resume his seat, and told the chiefs that he had given them advice in utter ignorance of this most important fact; adding, "If you listen to such counsel and oppose me, you will be stripped of all your land by a



worthless class of British subjects, who will consult no interest but their own, and who care not how much they trample on your rights. I am sent here to control such people, and to ask from you the authority to do so." This little address was responded to by a song of applause. Several chiefs who agreed with me sprung up in my support, and the whole spirit of the meeting changed. Apologies were offered by the opposing party, and the most prominent of them came forward and signed the Treaty. When the example had once been shown, it was with difficulty I could restrain those who were disenthralled by their rank from inserting their names. Upwards of fifty-six signatures were given, and at 12 o'clock at night the business closed." [The writer then alludes to the Native feast at Hau-raki, Lieutenant McDonnell's station, on the following day; as also to the character of the opposition party; and concludes thus:—] "Against such people I shall have to contend in every quarter, but I do not despair of arranging matters hereafter with comparative ease. The two points at which I have already met the Natives were the strongholds of our most violent opponents, and, notwithstanding the untiring efforts of the Bishop (Catholic) and the convicts, I have obtained the almost unanimous assent of the chiefs. On the whole of the Hokianga, but two head chiefs refused their consent; and even from their tribes many chiefs have added their names to the Treaty.

I considered that on the conclusion of the Treaty of Waitangi the sovereignty of Her Majesty over the Northern district was complete. I can now only add that the adherence of the Hokianga chiefs renders the question beyond dispute. I therefore propose to issue a Proclamation announcing that Her Majesty's dominions in New Zealand extends from the North Cape to the 36th degree of latitude. As I proceed Southward and obtain the consent of the chiefs I will extend these limits by Proclamation until I can include the whole of the Islands.

His Excellency Sir George Gipps, &c.

I have, &c.,  
W. HOBSON.

The subsequent arrangements for obtaining signatures in the Southern districts and Middle Island, the result of which will be found in the succeeding sheets, are reported in the following Despatch from Governor Hobson to the Secretary of State for the Colonies:—

Government House, Russell, Bay of Islands,  
25th May, 1840.

My Lord,—

I had the honor to report to your Lordship, by my letters of the 16th and 17th of February last, Nos. 1 and 2, my proceedings to that date. I now avail myself of a vessel proceeding direct to England to inform your Lordship of events that have since occurred.

On the 21st February I proceeded in Her Majesty's ship "Herald" to the river Waitemata, situated in the Thames, for the two-fold purpose of treating with the Native chiefs, and of selecting a site for a Township. The latter object was not accomplished, but the former was effected by obtaining the adherence of the principal chiefs of the neighbourhood.

Unfortunately, on the 1st March I was attacked with violent illness, occasioned by harassing duties and by long exposure to wet, which partially paralyzed my right arm and leg. This circumstance, combined with a want of provisions on board the "Herald," induced me to return to the Bay of Islands, and obliged Captain Nias to proceed to Sydney for supplies.

That the public service should not suffer by this event, I commissioned Captain William Hymonds, of the British Army, and the following gentlemen of the Church Missionary Society—namely, the Rev. Mr. Henry Williams, the Rev. Mr. Brown, the Rev. Mr. Maunsell, and the Rev. Mr. William Williams—to secure the adherence of the chiefs of their respective districts to the Treaty of Waitangi. For this purpose I furnished to each a signed copy of that Treaty, with instructions, the copy of one which I have the honor to transmit.

The districts in which these gentlemen were requested to act comprise the whole of the North Island, with the exception of the northern extremity called Kaitia, to which I despatched Mr. Shortland, the Acting Colonial Secretary, with a suite of two gentlemen of the Government, and the Rev. Mr. Taylor, of the Church Missionary Society, to secure the allegiance of the chiefs of that quarter, who are some of the most powerful in the island; and I am happy to report to your Lordship that Mr. Shortland succeeded to the fullest extent.

On the 23rd Her Majesty's ship "Herald" arrived here from Sydney. Deeming it most desirable, notwithstanding the measures I had taken to secure the adherence of the chiefs, to display the dignity and importance of Government in a more ostensible manner than could be done by private individuals, I despatched Major Bunbury, in the "Herald," who readily consented to undertake the duty, to carry into effect such part of the instructions of your Lordship's predecessor as remained unexecuted at the commencement of my illness. I should have proceeded myself on this service, but my strength was not then sufficiently restored to undertake so arduous a duty. I enclose a copy of the instructions furnished to Major Bunbury.

On the 16th instant I received a report from Major Bunbury, dated on board the "Herald," 4th May, in Coromandel Harbour, in which he informs me that the principal chiefs of that place had signed a copy of the Treaty; and I assembled here, on the 15th instant, the chiefs of Kaitia, who gave their signatures without hesitation.

Availing myself of the universal adherence of the Native chiefs to the Treaty of Waitangi, as testified by their signatures to the original document in my presence, or to copies signed by me in the hands of those gentlemen who were commissioned and authorized to treat with them, I added to the urgency of the case arising out of the events at Port Nicholson, and, without waiting for Major Bunbury's report, proclaimed the sovereignty of Her Majesty over the North Island. Animated by similar motives, and a perfect knowledge of the uncivilized state of the Natives, and supported by the advice of Sir George Gipps previously given, I also proclaimed the authority of Her Majesty over the Southern Islands, on the ground of discovery.

I have, &c.,

(Signed) W. HOBSON,

Lieutenant-Governor.

1840.  
25 May.

Governor Hobson to  
the Secretary of  
State.

Further signatures  
to the Treaty  
secured.

Proclamation of  
Queen's sovereign-  
ty over the three  
islands.



Date: 6 February 2014

Venue: 202 Grafton Road, Parawai, Thames.

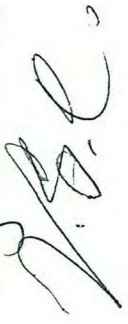


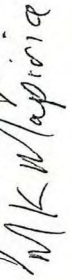

Time: 5am.

Kaumatuā: Te Ngāroarorangi

## Attendance List

Name	Hapū	Contact	Signature
NGARETE TARANAKI RAO DOUGLAS EDEN - HUNTER	Ngāti Paoa	0221036463	NGARETE TARANAKI RAO R J A
SŌNARALOA SHARON ASPINALL-SŌA	TUHOURANGI NGATI WHITIHO NGATI HAMOA.	021 17-000-69.	Sharon
Horianā Pekama	Tamatera	0223411796 hpekama@hotmail.com	H. Beck
Rawinia Tiarete	Uepohatu rāua ko Ngāti Porou.	reigerr.01@hotmail.com	Rawinia Tiarete Tachales
KEWI MATIATA NICHOLS	TAMATIARA		
Aois Williams	Parekora.		
Robin Bowdler	Parekora.		
Ngāroarora Tanhara	Ngātira	0278183747	Ngāroarora
Henry Wickett	Parekora	07 862841	Henry Wickett



Name	Hapū	Contact	Signature
CLARICE VICEER	TAMATĒPO	027 8089445	
Papion	Ngatihua		
DHO NICHOLS	TAMATĒRA	Phoenix house COROMANDAL	
Danny HITCHCOCK	TAMATĒPO	027 2463408	
TRIS ARANI QUAYLE	Ngati Paea	(09) 626-4749	
Minaere Kapareira Mapira	Manapoto		
Te Tinana Mapiria	Manapoto		
KAREN SWANN		07) 868-9153	



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

**Proposed Thames Coromandel District Plan****Submission by**

Name: *Cherie McGregor*  
 Address: *13 RD1, Kaitiaki*  
 Phone: Email: *McGregor.team@xtra.co.nz*

**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 within the Conservation Zone and classifying mining activities as prohibited activities.
- ☐ I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to **Prohibit Mining Activities** under people's homes.
- ☐ I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.

**I oppose Section 37 - Mining Activities.**

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



## **I oppose Section 14 - Mining Activities.**

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

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

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

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

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

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

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

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



## My further comments:

Recent history shows that mining companies are not able to be held accountable for cleaning up the mess and toxic residues they leave. The landscape is permanently scarred.

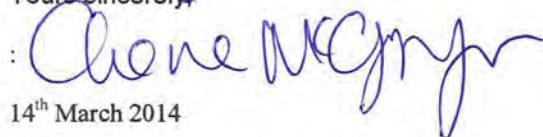
Our society has moved on since the 19<sup>th</sup> century and early 20<sup>th</sup> century views that the land is there to be scoured of every resource it contains. Thames may have grown up with mining, but times have changed. The local landscape is still recovering from the damage done by mining in the district. We do not need to turn the clock back.

Economically, the local benefits are minimal. As has happened at Waihi, most if not all senior mining positions go to non-New Zealand employees of the mining companies – as happens with Newmont.

Jobs would be better generated by activities which nurture and improve the local environment and precarious ecosystems. In the long-term, the local population will benefit more from a healthy environment, and therefore tourist dollars will be generated by more visitors.

The profits from mining go overseas to international companies. The minimal benefit to the national and local economies does not justify the destruction of any of the Coromandel Peninsula landscape.

Yours sincerely,

: 

14<sup>th</sup> March 2014



THAMES-COROMANDEL  
DISTRICT COUNCIL

**Proposed Thames Coromandel District Plan**

14 MAR 2014

**Submission by**

Name: **DR SYLVIA BLOOD (Diplom Byd., PhD)**

Address: **8 ADAMS ROAD, THORNTON BAY, THAMES COAST RD.**

Phone: Email: **Sylvia.blood@paradise.net.nz**

RECEIVED BY:

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

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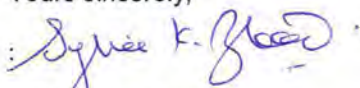
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The profits from mining go overseas to international companies. The minimal benefit to the national and local economies does not justify the destruction of any of the Coromandel Peninsula landscape.

Yours sincerely,



14<sup>th</sup> March 2014



# 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)

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

### Submitter Details

Full Name(s)	John David Isdale		
or Organisation (if relevant)			
Email Address	cjisdale@xta.co.nz		
Postal Address	PO Box 79 Thames		
Phone no. <small>include area code</small>	(07) 8689725	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)

(also see additional pages) 1.2 ~~What is a District Plan~~  
Relationships with other  
Policies and Plans.

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:

(also as given in additional pages) amend to add in RMA delegated authority to District Plan  
add to 1st Paragraph 3.2 Sentence. Where the RMA directs  
that the District plan will set  
local rules these rules will have full weight  
under the RMA.  
Users of the District Plan or actions it controls  
need to be aware of the powers the RMA invests in the DP.

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

Retained ☐ or Deleted ☐ or Amended ☐ as follows:

(also as given in additional pages) to ask the RMA authority  
in the DP.

## 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 John Sadle 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)





18.1.4 I oppose the plan provision as given and ask that it be amended.

"~~the District Plan~~  
~~paper roads shall be recognise~~  
add. The District Plan shall specifically recognise the right of the public to use paper roads where public monies have been used in formation and or maintenance. Where public money has not been spent the Council should recognise the right of public access or reinstatement as and when required.

reason: the prt take over of paper roads can design legitimate Public access to public and other land.

18.1.7. I oppose the provision as it stands request amendment to add. The plan recognises that water transport of aggregate has potential to replace Heavy Road transport.

18.3 amend to 1b "car parking in urban areas be angle parking where ever possible"

reason: with the rail trail and increase in cycling that should be encouraged this will add to the safety of cyclists in our towns and villages.



# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

### Submitter Details

Full Name(s)

DAVID NIKORIMA ROBSON

or Organisation (if relevant)

Email Address

dave.robson@clear.net.nz

Postal Address

33 LINCOLN ST  
PONSONBY, AUCKLAND 1021

Phone no.  
include area code

(09) 378 9598

Mobile no.

(029) 778 9598

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

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

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## Your Submission

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

MAORI CULTURAL SITES

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:

See attached paper.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

Added as indicated in attached paper

## 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 Oliver Brown 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:

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

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## Submission of David Robson to the Proposed Thames Coromandel District Plan

**My submission pertains to the following sections:**

### **Section 8: Overlay issues, objectives and policies –archaeological sites and Maori cultural sites**

1. Maori values are more than just archaeological sites and similarly archaeological sites is not just Maori heritage. Archaeological sites and Maori cultural sites should have separate sets of objectives and policies. **My submission is that too much focus is put on archaeological values over Maori values.**

### **Section 17 – Tangata Whenua**

2. **My submission is to support the establishment of a Maori Cultural Sites schedule (Appendix 1.2).**

#### **Maori cultural sites schedule**

3. There is an obvious lack of items included in Appendix 1.2, the Maori cultural sites schedule. **My submission is to quickly populate the schedule by including Maori cultural sites that have significant and tapu Maori values to iwi/hapu/whanau and kaitiaki.**
4. There are nearly 340 pa sites recorded by the NZ Archaeological Association within the Thames Coromandel District. There may be a dozen or so more unrecorded pa sites that have not been reported to any Agencies or Organisations. All pa sites have important and significant Maori values to iwi/hapu because of their association with past events and an eponymous ancestor. **My submission is that all these pa sites merit entry onto the Maori cultural sites schedule.**
5. As Maori Land Blocks were processed through the Native/Maori Land Court in earlier times, burial grounds and wahi tapu were set aside, made inalienable and in most cases formally gazetted as urupa and burial Reserves. However many burial grounds and wahi tapu that were set aside, recorded in the Maori Land Court minutes, annotated on the early plans were not gazetted as a Reserve but were alienated and as a result a number are unknown except by agencies that have access to old records. There are half a dozen or so burial places or wahi tapu within Thames Township that are not gazetted. There are numerous around the District that are on lands that in most cases the owners are probably unaware of. **My submission is that these un-gazetted burial grounds and wahi tapu merit entry onto the Maori cultural sites schedule.**
6. In general, no inappropriate disturbance of a Maori Cultural site in the schedule should be allowed by the plan. Some maintenance of a Maori cultural sites may be required and other customary uses (eg burials, pouwhenua) may be required at times. **My submission is that any work on a Maori cultural site should be a non-complying activity.**



### Section 33: Maori land Overlay

7. In the Thames Coromandel District there is very little Maori land that would qualify as Papakainga lands under the proposed Plan. I can suggest that Manaia and Wharekaho may be the only kainga. There are two situations that need clarifying in order to increase the qualification as a papakainga.
8. At Maramarahi Road, Totara there is ancestral land that whanau still occupy that currently has been in-filled and originally fitted the cross-lease criteria. The land parcel is only 2400 sq metres and 4 or 5 houses can be located on the land. Similarly, land around Marae is suitable for papakainga housing however the houses pr square metre requirement is too restrictive. **My submission is that the housing density requirement is reduced to allow current papakainga living to be formally established.**
9. The 1967 Maori Affairs Amendment Act deemed any Maori land to be general land where the lands had 4 or fewer owners. At the time Maori were also consolidating shares to escape the uneconomic share regime. The proposed plan appears to exclude general land owned by Maori as qualifying for this section of the proposed plan. **My submission is that ancestral lands still owned by the descendants of the original owners that were subject to the 1967 Maori Affairs Amendment Act shall qualify for the provisions in section 33 of the proposed plan.**

**Nga mihi**

**Dave Robson**

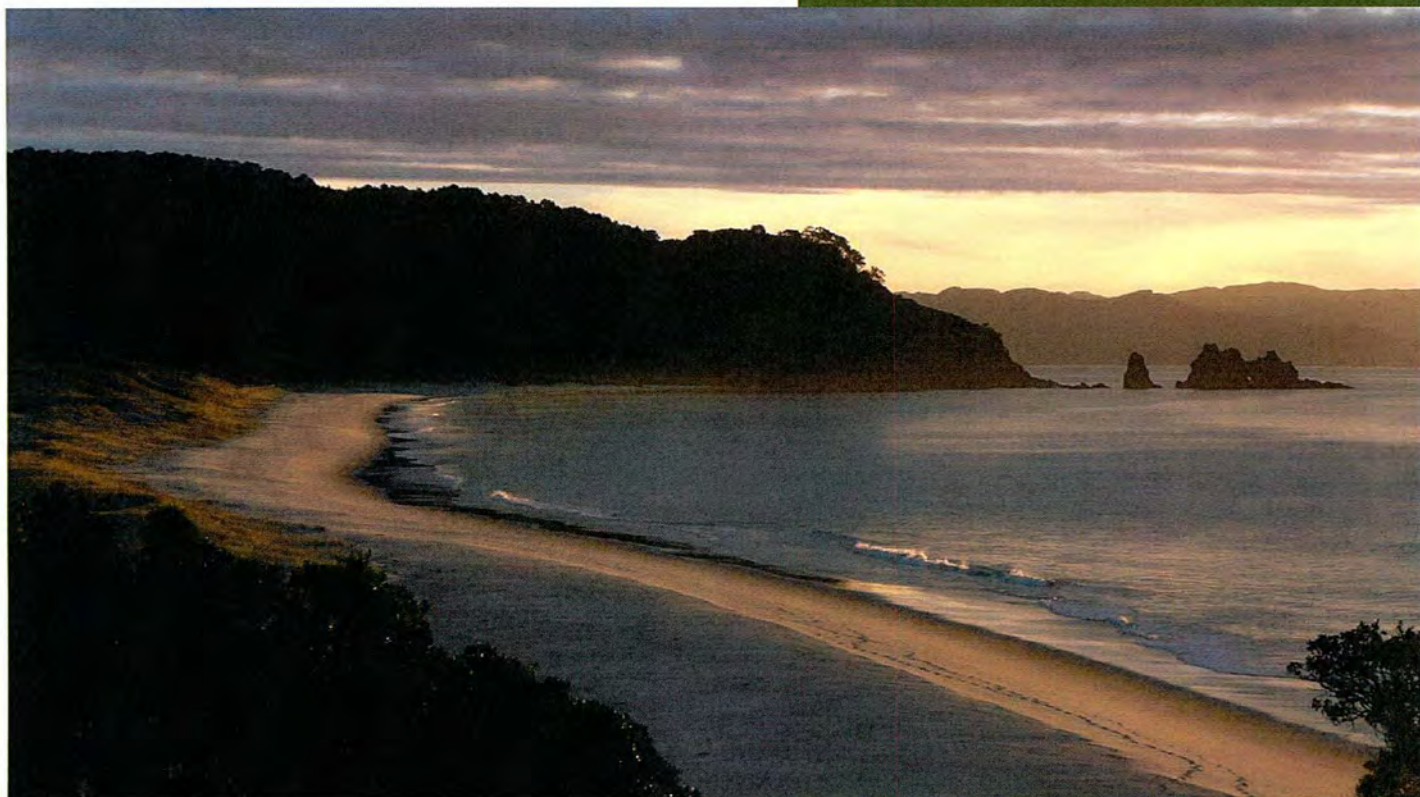


THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Submission on the Proposed Thames-Coromandel District Plan



Coromandel Watchdog of Hauraki

[watchdog.org.nz](http://watchdog.org.nz)

March 2014



To: District Plan Manager

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**1. This is a submission on the notified Thames-Coromandel District Council Proposed District Plan (the Plan) and is lodged by the Coromandel Watchdog of Hauraki Inc. (being an incorporated society formed in 1995) (Coromandel Watchdog).**

- 1.1. Coromandel Watchdog will not gain an advantage in trade competition through this submission.
- 1.2. Coromandel Watchdog wishes to be heard in relation to its submission.
- 1.3. Coromandel Watchdog is interested in the entire Plan and wishes to be involved in any discussions concerning the Plan.
- 1.4. Coromandel Watchdog opposes the Plan in its current form for the following reasons:
  - 1.4.1. It does not promote the sustainable management of resources;
  - 1.4.2. 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.
  - 1.4.3. 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).
  - 1.4.4. It does not avoid, remedy or mitigate adverse effects on the environment.
  - 1.4.5. For the further reasons set out below in this submission.
- 1.5. This submission addresses a number of specific topics and provisions. Coromandel Watchdog seeks that the Thames Coromandel District Council make the changes set out in this submission and/or such similar or consequential relief.
- 1.6. In particular, Coromandel Watchdog seeks that mining activities (of any description excluding quarrying) be prohibited in all zones and in relation to all overlays, except where it is included as a site specific activity and/or in a



site development plan and/or in a structure plan identified in Special Purpose Provisions. 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. Further details as to the Special Purpose Provisions will be provided at the hearing.

- 1.7. Giving effect to the general and specific relief set out below ensures that the provisions of the Proposed District Plan raised by this submission:
  - 1.7.1. Address the relevant provisions in sections 5-8 of the RMA;
  - 1.7.2. Implement the statutory tests in section 32 and the requirements in the First Schedule of the RMA;
  - 1.7.3. Address relevant statutory functions of the consent authority and the related statutory requirements for the District Plan;
  - 1.7.4. Address the considerations identified by the Environment Court for planning instruments in decisions such as *Long Bay-Okura Great Park Society Inc. v North Shore City Council* (and subsequent case law);
  - 1.7.5. Avoid, remedy or mitigate the relevant and identified environmental effects.
  - 1.7.6. Ensure consistency with 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 Blueprint and the Waikato Conservation Management Strategy).



## **Contents**

- i. Title Page
- ii. Cover Page
- iii. Contents
  
- 1. Introduction
- 2. Background
  - 2.1 Coromandel Gold: The history of gold mining in the Coromandel and opposition to it
  - 2.2 The Framework of the Plan
    - 2.2.1 Planning Context
    - 2.2.2 Legislative Framework
      - a) The Resource Management Act (RMA)
      - b) Subordinate Planning Documents
      - c) The Crown Minerals Act 1991 (CMA)
      - d) Hauraki Gulf Marine Park Act (HGMPA)
  - 2.3 The Coromandel Experience
  - 2.4 Impacts of Mining
    - 2.5.1 Economic Impacts
    - 2.5.2 Social Impacts
    - 2.5.3 Environmental Impacts
- 3. Submission
  - 3.1 Introduction
  - 3.2 Submission Point 1: Sections 14 & 37 Mining Activities
    - 3.2.1 Reasons
    - 3.2.2 Decision sought
  - 3.3 Submission Point 1 a: Enhanced controls for any mining activities in Special Purpose Provisions
  - 3.4 Submission Point 2: Section 32 - Landscape and Natural Character Overlay Rules
    - 3.4.1 Reasons
    - 3.4.2 Decision sought
  - 3.5 Submission Point 3: Section 10 - Natural Hazards
    - 3.5.1 Reasons
    - 3.5.2 Decision sought
  - 3.6 Submission Point 4: Section 7 - Coastal Environment
    - 3.6.1 Reasons
    - 3.6.2 Decision sought
  - 3.7 Submission Point 5: Section 12 - Contaminated Land and Hazardous Substances
    - 3.7.1 Reasons
    - 3.7.2 Decision sought
  - 3.8 Submission Point 6: Sections 6 & 29 - Biodiversity
    - 3.8.1 Reasons
    - 3.8.2 Decision sought
  - 3.9 Submission Point 7: Sections 8 & 31 - Historic Heritage: Archaeology; Māori Cultural Sites; Heritage Items and Heritage Areas
    - 3.9.1 Reasons
    - 3.9.2 Decision sought
- 4. Alternative Submission
- 5. Conclusions and Recommendations



## **1. Introduction**

Coromandel Watchdog is a grassroots, not-for-profit, community organisation. Watchdog was established in 1979 with the objective of working to protect the peninsula from the gold mining industry and the long term detrimental, and widespread impacts of the industry.

Since then Watchdog has had a long history of engaging in planning processes and sees the strength of these processes in upholding community values at a legislative level. This history includes robust participation in the last District Plan review and consequential Memorandum of Understanding with the Council.

Watchdog is participating in this District Plan review process because we recognise the Plan as vital framework, which is related to other legal and planning tools, and from which stems the consent process. Watchdog supports the Council to give weight and integrity to their direction for the Peninsula (as set out in the Blueprint (2009), Council's Submission to the CMA Review (2012), and in Council's Vision, Mission and Outcomes (2013)) by supporting changes to the plan to allow for strong protection of the Natural Character of the Thames-Coromandel area in this Plan.

This submission outlines why and how Mining Activities should be prohibited in the District, including the Acts to which the Council is responsible, which require the Plan to protect biodiversity and sustainability. We support changing the Plan so that all Zones and Overlays are protected from mining with a prohibited status for all activities. We support a Plan Change Process being required for any Mining Activity consent application. This proposal, as explained in our submission, is fundamentally beneficial to the Council and the communities of the District.



## **2. Background**

### **2.1: Coromandel Gold: The history of mining in the Coromandel and opposition to it**

The mining operations, which began 1867 and ended in 1930, left a toxic legacy. The economic benefits of this era are inconsequential, with the bust far outweighing any boom and the cost of cleaning up the mess still on-going. The impacts of this period have lasted now longer than the period of time itself. This is the legacy we have inherited and the Council must recognise and learn from this in its decision to allow any future mining and as to how it will manage the contaminated sites spread throughout the district.

Mining has not gone unopposed in the District. Opposition to mining has been widespread and relatively successful. Local community organisations successfully campaigned against mining throughout the 1980's and 1990's culminating in the passing of the Coromandel No Mining Bill banning mining in conservation land in northern Coromandel. In 2010, when that protection came under threat tens of thousands of New Zealanders united to retain the integrity of Schedule Four and the communities of the Coromandel were reactivated.

Opposition to further mining activities in the District continues to be widespread, strong, community led, non violent, from a cross-section of the community, and, successful. It is vital that if the history of mining is recognised in the Plan that the history of opposition to mining also be recognised, as it is in the Council's submission to the Crown Minerals Act Review (2012).

## **2.2 The Framework**

### **2.2.1 Planning Context**

Since the last District Plan review process there has been extensive work of identifying and mapping significant natural areas, outstanding and amenity landscapes, these have been included in the Plan and have their own rules which override District Wide Rules. This framework in the plan allows for prohibition of mining activities across these overlays to protect their significant value (as recognised in legislative framework outlined below).

Prohibition is not a ban. Under a prohibited status, a plan change process must occur before it is possible to apply for a resource consent. The plan change process leaves greater power with the Council and therefore also with tangata whenua, residents and other affected parties. The resource consent process leaves much to be desired, it often results in disempowerment and discouragement due to inequitable legal costs.

### **2.2.2 Legislative Framework**

#### **a) The Resource Management Act (RMA)**

##### **i - General overview**

The scheme of the RMA is hierarchical, both within the RMA itself and in terms of

the subordinate statutory planning documents which are created under the RMA. It moves from the statutory purpose and overarching principles in Part 2 (sections 5-8) to national policy statements (sections 45-55) (including the NZCPS (sections 56-58A)) then to regional policy statements (sections 59-62), then to regional and district plans (sections 63-70 and 72-77). Within the plans, the hierarchy continues through a structure of objectives, policies and rules or other methods.

## **ii - Part 2 matters**

The purpose of the RMA, set out in section 5, is a complex statement encompassing both the enabling of people and communities to provide for various dimensions of their wellbeing while also avoiding, remedying or mitigating the adverse effects of people's activities on the environment. The purpose of the Resource Management Act 1991 ("RMA") is "to promote the sustainable management of natural and physical resources" which means managing the use, development and protection of those resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing; while

- a) sustaining the potential of those resources to meet the reasonably foreseeable needs of future generations;
- b) safeguarding the life-supporting capacity of water and ecosystems; and
- c) avoiding, remedying or mitigating any adverse effects of activities on the environment.
- d) These elements form environmental bottom lines that should be achieved by proposed activities.

## **iii - The matters of national importance set out in section 6 must be recognised and provided for.** Sections 6(a), (b) and (c) are particularly relevant:

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.
- (b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.
- (c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

**iv - Section 7** provides for 'other matters' which persons exercising functions and powers under the RMA must 'have particular regard to'. These matters must be specifically considered and given appropriate weight.

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) Kaitiakitanga:
  - (aa) The ethic of stewardship



(b) The efficient use and development of natural and physical resources

...

(c) The maintenance and enhancement of amenity values

(d) Intrinsic values of ecosystems

...

(f) Maintenance and enhancement of the quality of the environment

(g) Any finite characteristics of natural and physical resources

(h) The protection of the habitat of trout and salmon

...

**v** - There are many elements to a mining operation, including the extraction of ore in an open pit, the crushing and use of chemicals to extract the minerals, the transport of hazardous substances, and waste disposal on a large scale. The Plan in its current form does not give effect to the Part 2 purpose and principles including ss5 (social, cultural wellbeing; health and safety; avoidance, remediation, mitigation of effects); ss6(a), (b) and (c) (preservation of coastal environment and protection of outstanding natural features and landscapes and significant indigenous vegetation and significant habitats of indigenous fauna); s7(aa) (stewardship); s7(b) (efficient use of resources); s7(c) (amenity values); s7(f) (quality of environment).

**vi** - Mining does not fulfil the purposes and principles of the RMA - to promote the sustainable management of natural and physical resources.

3.11.1.6.1 "Section 5 concerns are '... to ensure present people and communities do not, in pursuit of their own well-being, consume or destroy the existing stock of natural and physical resources, so as improperly to deprive future generations of the ability to meet their needs.' See Canterbury R.C. v Selwyn D.C. W/142/96 at page 13 1997 NZRMA

**vii** - Our submission shows that there is frequent and large-scale environmental devastation and threats to human health from modern gold mines, with many of the worst effects manifesting well after closure. It may perplex why gold mines with potential for adverse affects are approved in highly developed countries like the United States, Canada and Australia when the extent of the environmental and health risks is so evident, and the answer lies in the fragmented laws in those countries. They do not have an integrated Resource Management law as we do in New Zealand. We are at the forefront of this integrated approach, and unlike other countries, we require our management of resources to be sustainable.

**viii** - It is also instructive to consider some decisions of the Environment Court where it found that proposals did not promote sustainable management:

- Development of a comprehensive residential use on an important lake side promontory would modify the finite natural resources of the site and defeat the purposes of s5 - see Gill & Others v Rotorua D.C. & Schwanner, W029/93 1 &2 NZPTD 631, (1993) 2 NZRMA 604.
- Where land had high potential value for primary production, subdivision for residential use would be in conflict with sustainable management - see

Pickmere & Others v Franklin D.C. A046/93 1&2 NZPTD 655

- In the particular circumstances of the case it was held that a proposal would not promote sustainable management because of the future need for the natural character of the coastal environment and the need to avoid adverse visual effect on it - see Lambley v Whangarei D.C. A086/93 1&2 NZPTD 771.
- Subdivision of productive land into lots that may not be big enough for independent production in the long term would not promote sustainable management, see Meekel v Whakatane D.C. A060/94 3 NZPTD 721.
- The word "sustain" places the emphasis on ensuring that resources are not used up at a rate greater than their recuperative properties allow, see Marlborough D.C. v Southern Ocean Seafoods Ltd W006/95 4 NZPTD 182, [1995] NZRMA 220.

The plain purpose and intention of the RMA leads you to one conclusion: mining in the Thames-Coromandel District cannot promote sustainable management of natural and physical resources. The Council has a strong mandate from the RMA to make mining a prohibited activity in certain zones, and to impose the strictest controls to ensure the environment is protected from the adverse effects of mining which infringe these fundamental RMA requirements for sustainable management of resources.

#### **b) SUBORDINATE PLANNING DOCUMENTS**

The Plan in its current form (particularly in relation to mining activities) is contrary to the provisions of the New Zealand Coastal Policy Statement 2010, the Waikato Regional Council Regional Policy Statement, as well as other strategies (including Blueprint and the Waikato Conservation Management Strategy). [Further details will be provided at the hearing.]

#### **c) THE CROWN MINERALS ACT 1991 (CMA)**

Mining in New Zealand is regulated principally by two Acts: the CMA and the RMA. The CMA is intended to manage and allocate Crown-owned minerals, while the RMA manages and controls the environmental effects associated with mining activity.

The CMA applies to Crown-owned minerals. Crown-owned minerals include all gold, silver and petroleum. The Crown also owns a number of other minerals as an incident of the ownership of land, and through reservation of Crown ownership of minerals in the alienation of land from the Crown. Generally, all land disposed of by the Crown since 1 April 1948 by way of freehold title has minerals reserved to the Crown. There were also reservations of mineral ownership to the Crown before this date.

There has not been an adequate assessment carried out of the interrelationships between the RMA and other legislative regimes (such as the Crown Minerals Act), which impact on amenity, social wellbeing and the property interests of affected community.



Schedule 4 of the CMA prohibits mining on all conservation land on the Coromandel Peninsula north of the Kopu-Hikua Road and in the internal waters of the Coromandel Peninsula, the Plan should give effect to this.

#### **d) HAURAKI GULF MARINE PARK ACT 2000 (HGMPA)**

The Hauraki Gulf Marine Park Act 2000 recognises that the Hauraki Gulf has a quality and diversity of biology and landscape that makes it outstanding within New Zealand. The islands of the Gulf are valued as the habitats of plants and animals, once common, now rare, and are often the only places in the world where these species exist naturally.

Section 7 of the HGMPA recognises the national significance of the Hauraki Gulf. The interrelationship between the Hauraki Gulf, its islands, and catchments and the ability of that interrelationship to sustain the life-supporting capacity of the environment of the Hauraki Gulf and its islands are matters of national significance.

Section 8 provides protection and enhancement measures. The following two measures are important:

- the protection and, where appropriate, the enhancement of the life-supporting capacity of the environment of the Hauraki Gulf, its islands, and catchments.
- the protection and, where appropriate, the enhancement of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments.

The contamination issues associated with mining activities are outlined in detail in this submission. The Plan in its current form is contrary to sections 7 and 8 of the HGMPA.

## **2.3 The Coromandel Experience**

The Coromandel holds a special place in many people's hearts. The forgiving climate, white sandy beaches and lush flora and fauna makes it a year-round destination and visitors come from both near and far to relax and rejuvenate. The natural environment is an inherent part of the visitor experience and the lifestyles and livelihoods of residents. The Coromandel is a national treasure, its diverse economy and communities are precious deserve to have the aspirations outlined in the Coromandel Peninsula Blueprint realised.

## **2.4 Impacts of Mining**

### **2.4.1 Economic Impacts**

Of late in we are often being told that extractive industries are good for the economy, when in fact gold mining presents very real dangers to our economy and offers little to neither our national nor local economies.

Gold mining is a boom and bust industry meaning that income from a mine, direct and indirect, is unstable and short term whereas, the detrimental effects are significant and long term. Whilst mining does provide employment, generally it is a very small percentage and predominantly lower paid positions that go to locals while nonresidents who already work in the industry fill specialised roles. The combination of gold being a finite resource and the boom and bust nature of the industry means that every mine will eventually close the employment it provides is unstable and unreliable.

Furthermore, the adverse effects of having the mine in the first place will remain, from reduced land values, to the rate increases due to stress on infrastructure, to costly hearing processes to prevent or mitigate the effects of the mine, to increased insurance in areas where increased flooding occurs, and the damage to our ecosystems - which inherently hold value as they support other industries.

In the Coromandel in particular our economy relies on the health of our natural environment. For sustainable industries such as aquaculture and tourism, along with the many other smaller cottage industries, mining threatens their survival.

Here in the Coromandel especially we have too much to lose by allowing a mine in our area.

#### **2.4.2 Social Impacts**

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.

Some of these impacts are:

- Social disharmony such as rises in youth delinquency, mental health issues and drug and alcohol problems
- A drain on community volunteers who could instead be contributing to projects of community benefit
- Loss of quality of life
- Loss of recreation areas
- Visual impacts
- Increased road accidents
- Residents being made to feel powerless
- Dust, vibration and noise pollution

These problems stem from the effects of industrialisation of an area and the boom and bust nature of gold mining and can take considerable time to mitigate and recover from. When considering the prohibition of mining activities throughout our district Watchdog asks that the social impacts are considered.

#### **2.4.3 Environmental Impacts**

The myth of modern mining being safe now and therefore immune to the toxic and long-



term impacts of historical mining is dangerous and untrue. Mining still causes huge environmental contamination in the form of acid mine drainage, toxic waste storage and brings major industrialisation to the areas affected.

### **Underground Mining**

The use of terms such as 'keyhole mining' and 'surgical extraction' hide the realities of what will happen if new mining operations go ahead, whether underground or surface mining, the adverse effects are significant.

An underground mining operation still requires considerable above-surface associated infrastructure to be built and installed. This includes access roads, bridging, work platforms/land benching, drainage works, siltation works, the supply of electricity and/or natural gas, storage of fuels, equipment and vehicles, and the siting of large scale processing equipment. The processing of ore requires that it be transferred to a plant either on-site or further afield.

The toxic by-products are the same; releasing of heavy metals such as arsenic and mercury and the subsequent acid mine drainage and indefinite storage of toxic tailings (whose ecological footprint is much larger than the mine itself might be) and the risks they pose to human health and environmental sustainability as well as the economic costs of cleaning them up.

### **Impacts and threats of mining to biodiversity**

The detrimental impacts that industrialisation mining would have on the biodiversity value of the Coromandel would be significant. Many of our ecosystems are delicate, our endemic species rare and the effects mining would have on the water table, to air quality, the disturbance of vibration and dust, would undermine their survival.

The Department of Conservation, alongside community conservation groups such as the Moehau Environment Group, are working hard to re-establish and protect endemic species such as the Coromandel Brown Kiwi, the Archey's Frog, the Helms Butterfly, Moehau Stag Beetle and native species such as the Pateke and North Island Robin or Toutouwai in this area. The conservation efforts would be devastated by a gold mine in the area.

### **3. Submission**

#### **3.1 Introduction**

This submission now turns to the specifics of the matters raised by Coromandel Watchdog of Hauraki Inc., referring to specific points or parts of the Plan.

Given the outstanding landscapes and ecology of the Coromandel Peninsula, and for the benefit of future generations, we need much stronger planning regulations to protect our communities and environment.

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. Large scale industrial mining is contrary to the Natural Character of this District.

#### **3.2 Submission Point 1: Sections 14 & 37 Mining Activities**

Coromandel Watchdog opposes these sections and seeks that mining activities (of any description excluding quarrying) be prohibited in all zones identified in these Sections. Primarily we seek the deletion of Section 14 and 37 and the Plan amended so that objectives, policies and rules as amended below are included in relevant sections of the Plan.

If these sections are not deleted we seek the relief outlined below, specifically:

**14.1, 14.2.2, 14.3, 37.1 and 37.4**

##### **3.2.1 Reasons**

Given the significant adverse effects associated with mining activities, it is appropriate that a precautionary approach be adopted and that mining activities be prohibited in all zones and overlays. A prohibited activity status does not make impossible that activity being carried out in the future. However, it would ensure that mining activities would require a plan change. Plan changes involve a different and more consultative process than that for applications for resource consent. A plan change would lead to greater community involvement, which is appropriate for an activity with high potential for significant adverse effects on the community.

A plan change process also has the following characteristics:

- (a) Notification and public consultation is mandatory;
- (b) A cost/benefit evaluation under section 32 is required;
- (c) A holistic approach may be taken (rather than a focus on one site as happens with a resource consent application);
- (d) Any person has standing to get involved;
- (e) The local authority considering the plan change acts as a planning authority, rather than as a hearing authority as it does when considering resource consent applications. The



latter role is a narrower, quasi-judicial role.

Many zones are left vulnerable to underground and surface mining and their significant adverse effects - this is contradictory to the objectives and policies in Section 14. To remain consistent, in particular with Objective 3, prohibited status must be applied to all zones to allow for an alternative Plan Change Process as outlined above.

Prohibited activity status may be appropriate in circumstances where the Council takes a precautionary approach due to insufficient information about an activity to determine what provision should be made for that activity in the local authority's plan (*Coromandel Watchdog of Hauraki Inc. v Chief Executive of the Ministry of Economic Development* [2008] 1 NZLR 562). Mining activities fall within that category. Adverse effects from mining activities are site specific and/or variable across the district. There is insufficient information currently available to determine the provisions that should apply if mining activities are included in 'blanket' district-wide rules. Prohibited activity status is appropriate in this case.

The Sections existence in its current form will cause on-going litigation because:

- Mining is potentially toxic, harmful and hazardous
- Modern mining is inconsistent with the Natural Character of the District
- It is not Sustainable Management as described in the RMA
- It is inconsistent with Community Values
- It contradicts the Coromandel lifestyle and economy based on tourism, fishing, and clean, green countryside vibe
- There is strong community support for a 'no mining' stance on the Coromandel

The language in Section 14.1 does not 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 effects of Mining Activities on small communities, such as Waihi, and potential for catastrophic environmental effects on human habitat.

The sentence "The District has a long history of mining for gold and other minerals" (p73) does not acknowledged that the Gold Mining Boom lasted under 70 years, between 1867 and 1930, and was a small scale industry compared to the Mining Activities of today.

This Section does not acknowledge the long term economic, social and environmental legacy and the detrimental effects that historical mining has in the District.

Of particular concern in Section 14.1 is the statement "The Plan includes provisions to enable the Council to take the presence of mineral resources into account when assessing proposals for subdivision, use and development of land" (p73). Along with Section 14.2.2, this gives Mining Activities precedence over other forms of development. We oppose Mining Activities having such a priority.

There is no acknowledgement of the 40 year history of the 'No Mining' campaign in Coromandel, and the fact that a large number of Coromandel residents are opposed to mining, and also how this opposition has contributed significantly to our Natural Character.



Prospecting and exploration cannot be considered in isolation to other mining activities, they are precursors to mining. Permits are granted without consultation with communities affected by the activities. We know there is gold in the ranges of the peninsula. Any prospecting or exploration activities provide information to companies as to whether they want to apply for a mining permit.

From the time a prospecting permit is applied for, the draining of community resources begins. The stress, physical health effects, financial strain and uncertainty for the future takes a heavy toll on the community. This is unnecessary when there lacks sufficient evidence that gold mining is globally, nationally or locally beneficial or that it is environmentally safe. Energy and resources in the community could instead be directed into other projects of community benefit.

Section 37.4.1 fails to provide any rules for Underground Mining activities in affected Zones outside the access Zone. It is obvious that Underground Mining will have effects in all Zones it occurs in, and provision must be made for these.

We support Quarrying activities to be separated from Mining Activities to avoid confusion, and to allow the continuation of Quarrying activities in the District without unnecessary litigation. Quarrying differs from mining in many ways including that the resources are used locally and the activity has direct benefit to the local community.

### **3.2.2 Relief sought**

We require Sections 14 and 37 be amended to prohibit mining, or other such relief that has the same effect, for the plan to remain consistent with the Natural Character and Community Values of the District.

Amend Section 14 as follows:

#### **14.1**

The District has a long history of mining for gold and other minerals historically occurred in the District between 1867 and 1930 on a much smaller scale than modern mining operations. Since then mining activities have been limited to extensive prospective activity and the opening of a hobby-scale mine. There is a long history of strong, active community opposition to the resumption of mining on the Coromandel Peninsula.

Some minerals are in areas that have high landscape, natural character or biodiversity values. Industrialisation from mining activities poses a significant threat to the value of these areas. Deciding whether, where and how to extract protect these areas from adverse effects from mining activities minerals is an important and significant resource management issue for the District.

The Plan separates mining activities into separate components that reflect the potential effect these activities have on the environment. These activities are: prospecting, exploration, underground mining, surface mining, mineral processing, and waste



rock/tailings storage and quarrying. These activities are all connected and should not be considered separately when assessing impacts of an activity, for example prospecting is likely to lead to exploration/mining or underground or surface mining will inevitably require mineral processing plants and tailings storage facilities.

...

~~While mining can have economic benefits to the District, m~~ Mining operations also have the potential to adversely affect the natural and built environment, ~~unless carefully managed.~~ These impacts depend on the sensitivity and importance of the area, the scale of the operation, and how well the operation is managed.

...

#### 14.2.2

Delete section 14.2.2.

#### 14.3

Amend 14.3 as follows:

##### Objective 1a

Mining activities do not compromise or ~~significantly~~ adversely affect identified landscape, natural character or biodiversity values within the District.

##### Objective 1b

Mining activities provide economic, social and environmental benefits to the District, and avoid, ~~remedy, mitigate or compensate for~~ adverse effects on the environment, economy and community.

##### Policy 1a

Mining activities shall avoid adverse effects on the **Outstanding Landscape Overlay, Natural Character Overlay**, and areas of significant indigenous vegetation and significant habitats of indigenous fauna.

##### Policy 1b

Mining activities shall ~~remedy, mitigate or compensate~~ avoid adverse effects on existing natural values within the **Coastal Environment**.

##### Policy 1c

Existing mining extraction activities shall:

- a) ~~Remedy, or mitigate~~ and avoid further land modification and adverse effects on the ecological, landscape, heritage, natural character, soils, water quality, cultural and amenity values of surrounding areas and on the

amenity values of settlements; and

b) Avoid natural hazard and instability risk; and

c) Avoid or remedy adverse effects on water supply catchments; and

d) Avoid mobilisation of heavy metal and sulphide concentrates outside the excavation and fill area; and

e) Limit heavy vehicle movements to a scale that does not compromise the safety of road users and the amenity values of the neighbourhood.

#### **Objective 2**

~~Mining activities are not unduly constrained by subdivision, use and development.~~

#### **Policy 2a**

~~Subdivision, use and development shall be located and use appropriate buffers to safeguard the efficient operation of and access to existing aggregate extraction and mining operations.~~

#### **Objective 3 2**

People, property and the environment are protected from contamination and residual risks posed by mining activities.

#### **Policy 3 2a**

The identification, assessment and management of the potential effects of mining activities shall ensure that these activities avoid contamination of people, property and the environment.

#### **Policy 3 2b**

Mining activities shall be located so that any residual risks to people, property and the environment, particularly soil and water contamination, are ~~minimised~~ avoided.

#### **Objective 4 3**

Historic and cultural heritage values of archaeological sites and Māori cultural sites are protected from inappropriate mining activities.

#### **Policy 4 3a**

Mining activities that are likely to destroy or damage or adversely affect the historic and cultural values of historic sites, archaeological sites and Māori cultural sites shall be avoided.

### **Amend Section 37 as follows:**

#### **37.1**



## RProspecting

1. Prospecting is a ~~permitted~~ prohibited activity.

## RULE 2 Exploration

1. Exploration is a ~~permitted~~ prohibited activity, provided:
  - a) It is in the Industrial Area, the Rural Area or the Conservation Zone; and
  - b) No more than 50 m<sup>2</sup> of indigenous vegetation is cleared; and
  - e) Prior to commencing exploration a rehabilitation plan is provided to the Council detailing the steps that will be undertaken to rehabilitate the site upon completion of exploration.
2. Exploration that is not permitted under Rule 2.1 b) or c) is a ~~restricted discretionary~~ activity.
3. The Council restricts its discretion to all the matters in Table 3 at the end of Section 37.
4. Exploration that is not permitted under Rule 2.1 a) is a ~~discretionary~~ activity.

...

## 37.4

### RULE 3 Mineral processing

#### Quarrying

#### Surface mining

#### Underground mining

#### Waste rock/tailings storage

1. The activity status of an activity listed in Rule 3 is shown in Table 1.

Table 1 - Activity Status of Mineral Processing, Quarrying, Surface mining, Underground mining and Waste rock/tailings

storage

Zone	Mineral processing	Quarrying	Surface mining	Underground mining	Waste rock/tailings storage
Rural	Non-complying Prohibited	Restricted discretionary	Discretionary Prohibited	Discretionary Prohibited	Non-complying Prohibited
Rural Lifestyle	Non-complying Prohibited	Restricted discretionary	Discretionary Prohibited	Discretionary Prohibited	Non-complying Prohibited
Industrial	Discretionary Prohibited	Restricted discretionary	Prohibited	Discretionary Prohibited	Non-complying Prohibited
Light Industrial	Discretionary Prohibited	Restricted discretionary	Prohibited	Discretionary Prohibited	Prohibited
Marine Service	Non-complying Prohibited	Non-complying	Prohibited	Discretionary Prohibited	Prohibited
Airfield	Non-complying Prohibited	Non-complying	Non-complying Prohibited	Discretionary Prohibited	Prohibited
Road	Non-complying Prohibited	Non-complying	Non-complying Prohibited	Discretionary Prohibited	Prohibited
Commercial	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Gateway	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Pedestrian Core	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Conservation	Non-complying Prohibited	Discretionary	Non-complying Prohibited	Discretionary Prohibited	Prohibited
Open Space	Prohibited	Non-complying	Prohibited	Non-complying Prohibited	Prohibited
Recreation Active	Prohibited	Non-complying	Prohibited	Non-complying Prohibited	Prohibited
Recreation Passive	Prohibited	Non-complying	Prohibited	Non-complying Prohibited	Prohibited
Coastal Living	Non-complying Prohibited	Non-complying	Prohibited	Discretionary Prohibited	Prohibited



Extra Density Residential	Prohibited	<del>Prohibited</del>	Prohibited	<del>Non-complying</del> Prohibited	Prohibited
Low Density Residential	Prohibited	<del>Prohibited</del>	Prohibited	<del>Non-complying</del> Prohibited	Prohibited
Residential	Prohibited	<del>Prohibited</del>	Prohibited	<del>Non-complying</del> Prohibited	Prohibited
Village	Prohibited	<del>Prohibited</del>	Prohibited	<del>Non-complying</del> Prohibited	Prohibited
Waterfront	Prohibited	<del>Prohibited</del>	Prohibited	<del>Non-complying</del> Prohibited	Prohibited

...

NO:

1. *The underground mining rule ~~only~~ applies to the zone where the activity is at the ground surface and to all zones that are affected by the activity. The rule does not apply to other zones where activity is underground.*

### **3.3 Submission Point 1 a: Enhanced controls for any mining activities in Special Purpose Provisions**

Coromandel Watchdog seeks that mining activities (of any description excluding quarrying) be prohibited in all zones and in relation to all overlays, except where it is included as a site specific activity and/or in a site development plan and/or in a structure plan identified in Special Purpose Provisions. Further details as to the Special Purpose Provisions will be provided at the hearing. However, any mining activity should be the subject of firm controls and measures to avoid, remedy or mitigate adverse effects, including:

- (a) Enhanced public notification requirements in respect of any
- (b) Enhanced amenity compensation requirements;
- (c) Limits on the hours of operation;
- (d) Limits and restrictions on the number of vehicle movements
- (e) Restrictions on tailing storage;
- (f) The requirement for rehabilitation plans to be submitted outlining applications relating to mining activities; associated with mining activity; proposed mitigation, timing for closure of mining activities, enhanced bond obligations and related matters;

(g) The requirement for independent monitoring, particularly in relation to blasting, vibration, water-related issues that impact on land settlement/amenity effects, noise and air quality. In the event of breach, enforcement mechanisms that incentivise the consent holder to comply or that require payments to be made to an independently administered social wellbeing fund or similar for use by the community;

(h) The requirement for any consent holder to fund independent

(i) The requirement for any consent holder to fund an independent

(j) The requirement that any consent holder must fund a dispute social research in relation to community health and wellbeing prior, during and after mining activities; Community Liaison officer, complaints handling and resolution processes. All reports should be provided on a website managed by the Council that includes live updates on GIS maps of activities in order to achieve transparency; resolution process that enables affected residents to access authorised representatives of the consent holder to address concerns and complaints in a timely manner, with the involvement of an independent mediator or facilitator;

### **3.4 Submission Point 2: Section 32 - Landscape and Natural Character Overlay Rules**

We oppose Section 32 in its current form, specifically:

**32.3, 32.5, 32.7**

#### **3.4.1 Reasons**

For the multitude of reasons outlined in the background of this submission and in 6.2.1, we require the Plan to Prohibit all Mining Activities in Outstanding Natural Landscapes, Natural Character and Amenity Landscape Overlays in the Section 32 rules.

#### **3.4.2 Relief Sought**

**32.3**

Amend 32.3 as follows:

...

**RULE Above-ground electricity or telecommunication line**

**7 Afforestation**

All subdivision activities

Electricity or telecommunication facility

Telecommunication mast, tower, dish and associated antenna and equipment



Two or more dwellings per lot

~~Underground mining~~

1. An activity listed in Rule 7 is a **non-complying activity**.

**RULE** Mineral prospecting

**8** Mineral exploration

Mineral processing

Quarrying

Underground mining

Surface mining

Waste rock/tailings storage

1. An activity listed in Rule 8 is a **prohibited activity**.
2. The underground mining rule applies to the zone where the activity is at the ground surface and to all zones than are affected by the activity.

...

### 32.5

Amend Section 32.5 as follows:

...

**RULE** Quarrying

**13** ~~Surface mining~~

~~Underground mining~~

1. An activity listed in Rule 13 is a **discretionary activity**.

**RULE** Mineral prospecting

**14** Mineral exploration

Underground mining

Surface mining

Waste rock/tailings storage

Mineral processing

1. An activity listed in Rule 14 is a **prohibited activity**.
2. The underground mining rule applies to the zone where the activity is at the ground surface and to all zones than are affected by the activity.

...

**32.7**

Amend Section 32.7 as follows:

...

**RULE 1'Quarrying**~~Surface mining~~~~Underground mining~~

1. An activity listed in Rule 17 is a **non-complying activity**.

**RULE Mineral prospecting****18 Mineral exploration**Surface miningUnderground mining

Mineral processing

Waste rock/tailings storage

1. An activity listed in Rule 18 is a **prohibited activity**.
2. The underground mining rule applies to the zone where the activity is at the ground surface and to all zones than are affected by the activity.

**3.5 Submission Point 3: Section 10 - Natural Hazards**

We support Section 10 in part, specifically:

**10.1, 10.3 - Objective 1, all Policies relating to this objective, specifically Policy 1f**



We seek the retention of this objective and all policies relating to it, specifically policy 1f, to avoid inappropriate mining development that increases the risk levels of natural hazards in the District.

### **3.5.1 Reasons**

It is pleasing that the geological instability of the District is acknowledged in this Section. Geological instability coupled with inappropriate development poses significant adverse affects to the safety of the District and must be avoided.

Geological instability is the reason for the landslide occurring underneath the Golden Cross Mine's Waitekauri Tailings Dam near Waihi, and at the Council's landfill in Whitianga, not to mention the slips on roads after heavy rainfall. A precautionary approach outlined by 1f is appropriate in this District given the nature of natural hazards.

### **3.5.2 Decision sought**

#### **10.1**

Retain 10.1

#### **10.3**

Retain Objective 1 and all policies relating to it.

## **3.6 Submission Point 4: Section 7 - Coastal Environment**

We support Section 7 in part, specifically:

### **7.3**

We seek the retention of Objective 1 and we seek additional policy to ensure Mining Activities are avoided by classifying them as Prohibited activities.

### **3.6.1 Reasons**

We 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.

The Hauraki Gulf Marine Park Act protects the entire Gulf from pollution, such as will inevitably occur from any Mining Activity; Mining Activities in Coastal areas multiply this risk and must be avoided.

Special provisions are required where resources to be extracted are sufficiently rare, and the extraction activity may be of a scale that affects the environment, so these effects need to be managed by limiting the locations where that activity may occur at any one time. Mining Activities are a case where this applies.

The importance of Coastal Amenity is crucial to the economic and community viability of the District; therefore all Mining Activities must be Prohibited in this area.

### **3.6.2 Decision sought**

#### **7.3**

Retain Objective 1.

#### **Additional Policy**

Add a section to Part 6 to allow for rules for the Coastal Environment. Add a rule as follows:

#### **RULE Mineral prospecting**

##### **X Mineral exploration**

Surface mining

Underground mining

Mineral processing

Waste rock/tailings storage

1. An activity listed in Rule X is a **prohibited activity**.
2. The underground mining rule applies to the zone where the activity is at the ground surface and to all zones than are affected by the activity.

### **3.7 Submission Point 5: Section 12 - Contaminated Land and Hazardous Substances**

We oppose Section 12 in part, specifically:

#### **12.1.1, 12.2**

We seek amendment to this section to reflect the contribution of mining activities to contaminated land.

#### **3.7.1 Reasons**

Historical mining activities have been a significant cause of contaminated land in the District, including the effects of acid mine drainage and irresponsible tailings disposal.

#### **3.7.2 Relief sought**

Amend sections 12.1.1 and 12.2 to identify mining activities as a cause of contamination in the District.



### **3.8 Submission Point 6: Sections 6 & 29 - Biodiversity**

We support Sections 6 and 29 in part.

We seek **additional policy** to strengthen the sections and protect biodiversity from significant adverse effects from mining activities.

#### **3.8.1 Reasons**

Protection of biodiversity is essential for the ecosystem services which maintain and improve our environment. Ecological health is the key to the economic future of the Coromandel. Mining activities have major negative impacts on the integrity of native habitats and the species which rely on them.

Vibration caused by underground mining would have major adverse effects on surface flora and fauna.

We require the Plan to uphold biodiversity values expressed in the RMA Section 6, and acknowledge the difference between 'sustainable management' and 'sustainable development'.

The Objectives and Policies in Sections 6 and 29 must be strengthened to reflect community and biodiversity values upheld by the Waikato Regional Policy Statement, the Resource Management Act, and the Hauraki Gulf Marine Park Act.

#### **3.8.2 Decision sought**

##### **Additional Rule**

Add a rule to Section 29 as follows:

##### **RULE Mineral prospecting**

##### **X Mineral exploration**

**Surface mining**

**Underground mining**

**Mineral processing**

**Waste rock/tailings storage**

1. An activity listed in Rule X is a **prohibited activity**.
2. The underground mining rule applies to the zone where the activity is at the ground surface and to all zones than are affected by the activity.

### **3.9 Submission Point 7: Sections 8 & 31 - Historic Heritage: Archaeology; Māori Cultural Sites; Heritage Items and Heritage Areas**

We support Sections 8 and 31 in part.

We seek **additional policy** to strengthen the sections and protect our heritage from significant adverse effects from mining activities.

#### **3.9.1 Reasons**

Protection of these areas is critical to the unique heritage of our District. Mining activities have major impacts on the integrity of historical sites, particularly archaeological areas and Maori Cultural Sites.

Vibration caused by underground mining would have major adverse effects on historic heritage. Lack of protection of historic sites from mining activities displays a cultural insensitivity and disrespect to the spiritual and cultural value that these sites hold.

#### **3.9.2 Relief Sought**

Add a rule to Section 31 as follows:

**RULE Mineral prospecting**

**X Mineral exploration**

**Surface mining**

**Underground mining**

**Mineral processing**

**Waste rock/tailings storage**

1. An activity listed in Rule X is a **prohibited activity**.
2. The underground mining rule applies to the zone where the activity is at the ground surface and to all zones than are affected by the activity.



## **4. Alternative Submission**

This alternative submission is made without prejudice to Coromandel Watchdog's primary submission that mining (of any description) be prohibited in all zones and all overlays (except by way of provision in the Special Purpose Provisions by way of Plan Change).

If and only to the extent that the Commissioners are minded not to accept Coromandel Watchdog's primary submission, Coromandel Watchdog makes the following alternative submissions:

1. Coromandel Watchdog submits that mining activities (of all description including prospecting and exploration) be classified as non-complying in all zones, except:
  - a. In respect of the zones where the Plan proposes that mining activities be prohibited (at rule 3 of section 37);
  - b. In relation to the Conservation, Rural, Rural Lifestyle, Coastal Living, Extra Density Residential, Low Density Residential and Residential Zones, where mining activities should be prohibited.
2. For the avoidance of doubt, Coromandel Watchdog's alternative submission does not affect its position that mining activities be prohibited in all overlays and areas of high value, including the following:
  - a. Outstanding landscape overlay;
  - b. Amenity landscape overlay;
  - c. Natural character overlay;
  - d. Significant ecological areas;
  - e. Significant geological areas;
  - f. Coastal environment.

## **8. Conclusions and Recommendations**

Mining has severe and long lasting detrimental impacts on the environment, communities, economies and biodiversity. Historical mining operations have left a toxic legacy throughout the district and community opposition to further mining activities in the District has been and continues to be widespread and successful.

In the District, mining would have adverse effects on values identified as needing protection in legal framework identified in this submission. Mining is not a sustainable industry, due specifically to acid mine drainage and tailings, but also due to the unstable nature of employment, the revenue of the industry and the finite nature of gold. Mining activities are inconsistent with the RMA, HGMPA, Schedule 4 of the CMA, the New Zealand Coastal Policy Statement 2010, the Waikato Regional Council Regional Policy Statement, as well as the Coromandel Blueprint and the Waikato Conservation Management Strategy.

A plan change would be much more appropriate for mining activities than allowing any activities to proceed directly to the resource consent stage. There is legal premise to prohibit mining in identified zones and overlays.

To remain consistent with requirements of superior legislative framework including international and national planning instruments the Plan must give effect to relief sought in this submission.

We recommend:

- that mining activities be prohibited in all zones and overlays; or other such relief that has a similar effect;
- that any mining activity goes through a Plan Change Process rather than directly to resource consent;
- that language in the plan is amended to reflect history and remain consistent with community values and council direction.

Coromandel Watchdog thanks the Council for the opportunity to make this submission.



# 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

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: Tari  
4:02pm

### 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) Wendy Livingstone

or Organisation (if relevant) Te Aroha College

Email Address [wlivingstone@karaha-college.school.nz](mailto:wlivingstone@karaha-college.school.nz)

Postal Address PO Box 218

Te Aroha

Phone no.  
include area code

07 884 8625

Mobile no.

027 634 2276

**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)

235 Colville Road
Amenity Landscape designation
Coastal Environment Line
Natural Character Overlay

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:

Having used the land for the last 14 years as part of our annual school camp it is evident the land is already <sup>and has been</sup> well managed environmentally and has always been user friendly to as a school group. There are already adequate
--

The decision I seek from the Council is that the provision above be: coastal reserves at Kikihakere

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 W. H. H. H. Date 14/3/14

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

## Trade Competition

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

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

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

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

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

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 by

14 MAR 2014

Name:

Lily Watson

RECEIVED BY:

Address:

Achilles Cres, Auckland

Phone:

0275547783

Email:

candracraft@gmail.com

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

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

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

**I oppose Section 37 - Mining Activities.**

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



## **I oppose Section 14 - Mining Activities.**

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

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

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

My further comments:

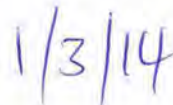
- I would like to speak to my submission.
- I would consider presenting a joint case with others who have made a similar submission.
- I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Signature:



Date:





THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

## Proposed Thames Coromandel District Plan

### Submission by

Name: *Irene McLellan*

Address: *CANADA*

Phone:

Email:

*imclellan2@hotmail.com*

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

**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.**

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

**I oppose Section 37 - Mining Activities.**

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



## **I oppose Section 14 - Mining Activities.**

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

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

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

**My further comments:**

*Keep Coromandel beautifully natural!*

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

Yours sincerely,

Signature:

*Michelle*

Date:

*Mar. 1/14*



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

## Proposed Thames Coromandel District Plan

### Submission by

Name: STEFANIE ROUSSEL

Address: 309 THE DRIVE

Phone: 0226991096

Email: ROUSSELSTEFANIE@YAHOO.COM

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

**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.
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- 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.**

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



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

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

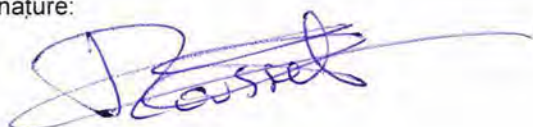
**My further comments:**

Mining where there is so much wildlife  
is just wrong!  
Thing for the FUTURE!

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

Yours sincerely,

Signature:



Date: 01-03-2014



# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

### Your submission can be:

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

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

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

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

### Submitter Details

Full Name(s)	Sally Ann EVER	
or Organisation (if relevant)	—	
Email Address	sallyevers@ihug.co.nz	
Postal Address	14 Emerson St, Berhampore, Wellington, 6023	
Phone no. <small>include area code</small>	(04) 3828962	Mobile no. 027 6296699

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

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

### PRIVACY ACT 1993

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



## Your Submission

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

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

**My submission is:**

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

I support ☐ oppose ☒ the above plan provision.

**Reasons for my views:**

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

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

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

## Proposed District Plan Hearing

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

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

Signature of submitter S Evers Date \_\_\_\_\_

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

## Trade Competition

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

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

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

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

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

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

THAMES-COROMANDEL DISTRICT COUNCIL  
Private Bag, 115 Markay Street, Thames 3560  
phones: 07 368 0300 | fax: 07 368 0234  
customerservice@tcdc.govt.nz | [www.tcdc.govt.nz](http://www.tcdc.govt.nz)





Dear Mayor Leach and TCDC Councillors,

My name is Sally Evers and I own a holiday house in Opoutere

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

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

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

- Will decrease the income I receive from my holiday home – income I use to offset expenses such as rates and maintenance.
- Could reduce the value of my property as holiday home ownership becomes less desirable in the Coromandel due to the limitations imposed on holiday rental.
- Will mean less choice for tourists wishing to stay in the Coromandel, resulting in fewer visitors to the region, impacting on Coromandel businesses as result.
- Will not change the amenity effects arising from holiday home usage on the Coromandel.

I urge you to reconsider these rules in your Draft Annual Plan for 2013/2014 and look to implement a system more like that used by Queenstown Lakes District Council that provides allowance for holiday houses to better distinguish them from true commercial accommodation.

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

### **As Principal Relief**

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

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

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

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

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

While I have some sympathy for ratepayers having to fund extensions to public utilities due to the influx of summer visitors, I do not believe that accommodation available for rental through such sites as Book a Bach (which I use) are mostly responsible for that influx. Such agencies have standards which do not permit over crowding. Visitor numbers per dwelling are appropriate to the size of the dwelling.

The more casual camping on the lawn or section of owner-occupied dwellings is rather more of a problem. Typically they make no contribution through rental fees to the costs of new wastewater treatment plants and the like funded through rates (and taxes) of the bach owner.

I look forward to your response.

Name: Sally Evers

Address; 14 Emerson St, Berhampore, Wellington 6023.



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

## Proposed Thames Coromandel District Plan

### Submission by

Name: *Serene Woolf*

Address: *47 Adams Rd RD2 Thames*

Phone: *07 868 2488*

Email: *serenewoolf@yahoo.com*

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

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

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

### **I oppose Section 37 - Mining Activities.**

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



## **I oppose Section 14 - Mining Activities.**

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

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

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

My further comments:

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

Yours sincerely,

Signature:

*Serene Woolf*

Date:

*1/3/2014*



**PROPOSED THAMES COROMANDEL DISTRICT PLAN** **THAMES-COROMANDEL DISTRICT COUNCIL**

Sheena Beaton  
8874 State Highway 26  
RD1 Puriri  
THAMES

14 MAR 2014

RECEIVED BY: Tui.  
4:09pm

10 March 2014

My family and I are residents of the Thames area for the past 7 years and before moving here, I visited the peninsula often and always left feeling revived from the natural beauty this place.

Before returning to New Zealand and settling here I traveled the world for nearly 10 years. I visited many countries that have been negatively affected by mining, particularly gold mining. It would be utterly crazy for the District Plan to potentially allow the Coromandel to be opened up to overseas mining companies who have no investment in our country other than profiting from our resources. To risk destroying our sustainable industries for short term minimum profits would be very short sighted.

The incredible landscape and beauty of our home is truly special and I implore that stronger planning regulations be put in place in order to protect this special place and its unique ecology from mining activities.

The Coromandel has a unique Natural Character on which our international and local tourism industry relies on. **I therefore ask the council under section 9 and 32 to maintain the Natural Character of the Coromandel and Prohibit mining in the Outstanding Natural landscape, Natural Character and Amenity Overlays** in the section 32 rules.

**Also I require the plan to protect Schedule 4 land on the peninsula from all mining activities** by including all identified Schedule 4 land within the Conservation Zone **and classifying mining activities as Prohibited activities.**

The Coastal zone has been removed without giving adequate protection to coastal biodiversity from the potentially disastrous effects of mining. **I want the Coastal Environment Overlay to include a rule Prohibiting all mining activities.**

Land contamination due to mining activities is a major problem and no matter what type of mining is undertaken toxic waste is always produced. Our thriving aquaculture industries could suffer terribly from heavy metal pollution from mining and therefore **I ask that the council upholds the Hauraki Gulf Marine Park Act to protect the Gulf from potential pollution.**

Toxic tailings have already been a huge problem in our area and Taxpayers have paid \$17 million to clean up the Tui mine in Te Aroha. The legacy of the mammoth tailings damn in Waihi is just plain scary. Newmont can wipe their hands clean of any responsibility for the damn just 10 years after they leave and

it will be up to us to maintain it and deal with any problems for ever after. No mining activities can be undertaken without producing tailings and our peninsula roads are totally unsuitable for transporting tailings around. **Please consider this when amending section 12 to protect our land from Contamination and Hazardous Substances.**

I am also really concerned about the situation of mining under people's homes in Waihi. I would hate to see the same problems happening in our communities so I want the plan to **Prohibit** mining under people's homes.

**To finish, I want to express how strongly I oppose any part of the Proposed District Plan which allows any mining activities, including underground mining in the district especially in conservation, coastal, rural and residential zones. I want the plan to be amended so that all mining activities are prohibited in all zones and overlays.**

**PLEASE make your children and grandchildren proud!!**

Thank you for the opportunity to submit on this plan.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Beaton', with a stylized flourish at the end.

Sheena Beaton



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: TWI  
4:09pm

## Proposed Thames Coromandel District Plan

### Submission by

Name: Warren Field

Address: 42 Pembroke St, Papakōwhiri, Auckland

Phone: 021 243 0893

Email: agentalvin@hotmail.com

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

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

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

My further comments:

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

Yours sincerely,

Signature:



Date:

8/3/14



## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

### Submission by

Name: Jennifer Milne

Address: 415 Ensor St, Thames

Phone: 07 186 2800665 Email: beehappy069@hotmail.com

14 MAR 2014

RECEIVED BY: Tmi  
4:09pm

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- I want the Plan to acknowledge the long term economic, social and environmental legacy and the detrimental effects of historical mining in the District.
- Of particular concern to me is the statement "The Plan includes provisions to enable the Council to take the presence of mineral resources into account when assessing proposals for the subdivision, use and development of land." (p73) Along with Section 14.2.2 this gives mining priority over other forms of development. I oppose Mining Activities having such a priority. I completely disagree with the intention of Section 14.2.2 and require this to be removed as it is unrepresentative of community values.
- The Coromandel Peninsula Blueprint, where community values were assessed, has not been fully translated into the Plan and sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.
- There is no acknowledgment of the fact that a large number of Coromandel residents are opposed to mining, TCDC must acknowledge this, and that the 40 year history of the 'No Mining' campaign in Coromandel has contributed significantly to our Natural Character.

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


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

My further comments:

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

Yours sincerely,

Signature:



Date: 14/03/14



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

## Proposed Thames Coromandel District Plan

## Submission by

Name:

Abbey Andersen

Address:

25 Pohue creek rd RDS Thames

Phone:

8632345

Email:

abby.meg@hotmail.com

RECEIVED BY: Taii.  
4:00pm

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 within the Conservation Zone and classifying mining activities as prohibited activities.
- I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to **Prohibit** Mining Activities under people's homes.
- I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.

**I oppose Section 37 - Mining Activities.**

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



## **I oppose Section 14 - Mining Activities.**

- I want the language of in Section 14.1 (Mining Activities) to clearly state how future mining activities will have a major adverse impact on the unique Conservation Values and Natural Character of the Coromandel. We must acknowledge the adverse impacts of the modern Mining Industry on small communities.
- I want the TCDC to remove the sentence: "The District has a long history of mining for gold and other minerals." (p73), and instead acknowledge that the Gold Mining boom lasted only 70 years, between 1860 and 1930, and was a small scale industry compared to the Mining Activities of today.
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- ☒ I would consider presenting a joint case with others who have made a similar submission.
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Yours sincerely,

Signature:

*Abbey Andersen*  
*AA*

Date:

*14/03/14*



14 MAR 2014

## Proposed Thames Coromandel District Plan

### Submission by

Name:

Sue Smith

Address:

25 Pohue Creek rd rds Thames

Phone:

868 2345

Email:

suesea@slingshot.co.nz

RECEIVED BY: TAI

4:21 PM

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My further comments:

- I would like to speak to my submission.
- ① I would consider presenting a joint case with others who have made a similar submission.
- I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Signature:

Sue Smith  
[Handwritten signature]

Date: 14 / 3 / 14



## Proposed Thames Coromandel District Plan

### Submission by

Name: *Megan Cole*

Address: *42 Pembroke St, Papakōwhiri, Auckland.*

Phone: *021 136 1581*

Email: *Megcolenz@gmail.com*

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: *TMI*  
*4:04pm*

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**My further comments:**

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

Yours sincerely, *Megan Cole*

Signature: *MAC*

Date: *07/03/14*



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

**TO:** Thames Coromandel District Council

**FROM:** Bridget Hackshaw 2/62 St Georges Bay Road, Parnell 1052

**Name of Submitter:** Bridget Hackshaw

1. This is a submission on the proposed Thames-Coromandel District Plan ("PDP").
2. I could not gain an advantage in trade competition through this submission.
3. The specific provisions of the PDP that this submission relates to are set out in **Appendix 1**.
4. My submission is set out in **Appendix 1**.
5. I consider that unless the relief sought in this submission is granted, the PDP and in particular the specific provisions challenged:
  - 5.1 Will not promote the sustainable management of resources;
  - 5.2 Will be inconsistent with the resource management principles expressed in Part 2 of the Resource Management Act 1991 ("RMA");
  - 5.3 Will be inappropriate and/or contrary to sound resource management practice;
  - 5.4 Will be contrary to relevant provisions in the New Zealand Coastal Policy Statement of 2010 ("NZCPS"); and
  - 5.5 Will not enable people in communities to provide for their social and economic well-being; and
  - 5.6 Will enable the generation of significant adverse effects on the environment that should be addressed through the provisions of the PDP.
6. I seek the decisions from Thames Coromandel District Council ("TCDC") set out in **Appendix 1**, or such similar and consequential relief as necessary to address this submission.
7. I wish to be heard in support of this submission.
8. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Dated Friday 14 March 2014



Bridget Hackshaw

## APPENDIX 1 – SUBMISSION

### Section 10 and Section 34 – Natural Hazards

1. This submission concerns the provisions of the PDP directed at coastal erosion and in particular the Future Coastal Protection Line (“FCPL”) and Current Coastal Erosion Line (“CCEL”).
2. Whangapoua Beach Community is a long established residential settlement, with houses established the full length of the beachfront. Property owners are aware of the potential for coastal erosion and in recent years have experience in employing beach restoration measures to reinstate and rehabilitate principally the public dune systems in front of their properties.
3. The provision for one dwelling per lot in the Coastal Living Zone is supported. Similarly the FCPL is accepted, to the extent that it enables and facilitates development of houses and associated buildings as a permitted activity in the Coastal Living Zone in the area between the FCPL and CCEL, in accordance with the existing Coastal Living Zone Rules.
4. Section 34.11 Rule 9 refers to buildings and extensions to buildings, “in the Current Coastal Erosion Area overlay” and treats them as a non-complying activity. It is assumed that the reference to the Current Coastal Erosion Area is to the area seaward of the CCEL shown on the Overlay Map 12A. On that basis the Rule is opposed to the extent that it limits development within existing residential property boundaries. Such development should be provided for on a permitted activity basis in accordance with the Coastal Living Zone Rules.
5. The position of the CCEL is incorrect, inappropriate and does not reflect the knowledge and experience of property owners at Whangapoua Beach. It is therefore sought that the CCEL be:
  - (i) Deleted; or
  - (ii) Relocated to coincide with the Beachfront Yard/existing seaward title boundaries of the beachfront properties at Whangapoua.
6. Section 34.13 Rule 15 is assumed to apply to those activities occurring between the FCPL and CCEL.
7. It is further assumed that Rule 15 does not intend to require resource consent for a single dwelling on a site at Whangapoua Beach in the Future Coastal Protection Area; and that existing houses, extensions or alterations to existing houses, and new houses within this area remain a permitted activity in the Coastal Living zone.



8. To the extent that it does not affect the permitted activity status of such activities, Rule 15 is supported. Otherwise it is opposed and should be amended to confirm that it does not affect the permitted activity status of activities in the Coastal Living zone.
9. Rule 15 introduces new assessment matters and criteria in Table 4, “for all activities that are a restricted discretionary activity in the underlying zone and district-wide rules”.

Table 4 matters include requirements to consider whether a proposal can adapt to sea level rise over the next 100 years; and “site-specific assessment of underlying beach geology, beach contour, elevation or other factor (that) indicates that coastal erosion risk is unlikely in 100 years’ time at that site”.

10. In the Coastal Living zone, one dwelling per lot is a permitted activity provided it meets the standards in Table 5 (being yard, height, boundary controls etc). A dwelling that infringes any of the Table 5 controls is a restricted discretionary activity. As a restricted discretionary activity, consent would be required under Section 34.13 Rule 15 and Table 4 above, even where the extent of the particular infringement was minor. That is unduly onerous and serves no practical purpose, particularly given that many of the development controls applying in the Coastal Living zone have no or little bearing on the issues of sea level rise, or coastal erosion.
11. Rule 15 is opposed and should be amended to read:

*“For all activities that are restricted discretionary activities in the underlying zone and district-wide rules, except for single dwellings in the Coastal Living zone, the Council extends its discretion to include all the matters in Table 4.”*

#### **Section 41 – Coastal Living Zone – Visitor Accommodation**

12. This submission opposes the provision for visitor accommodation contained at Section 41.4 Rule 2. In particular it is not appropriate to impose a limit of “6 tariff paid visitors staying on-site at any one time”.
13. There are very many homes at Whangapoua Beach and elsewhere on the Peninsula that are able to accommodate more than six people (paying or otherwise) comfortably, without any adverse environmental effects. The Rule does not find support in the Zone Purpose, or any relevant objectives and policies for the zone.
14. Rather it appears to have been introduced for the unlawful purpose of protecting commercial interests of one section of the community, to the disadvantage of residential property owners. Accordingly Section 41.4 Rule 2 should be deleted in its entirety.

## **Protection of the Coastal Environment, Including New Chums / Wainuiototo Bay and Whangapoua Harbour**

15. New Chums/Wainuiototo Bay and Whangapoua Harbour environs, are areas with high landscape, natural character and biodiversity values, which require protection under Section 6(a) and (c) of the Resource Management Act and Policies 11, 13 and 15 of the New Zealand Coastal Policies Statement. The Rural zoning of the farm behind New Chums Beach is supported, as is the Recreation Passive Zoning of the Headland and section of the beach. Also supported is the Natural Character and Outstanding Landscape overlay areas, and the position of the Coastal Environment Line.
16. The following subdivision and development provisions of the PDP are opposed and specified amendments sought.

### Section 16 and Section 38 – Subdivision in the Coastal Environment

17. Rules 8 and 9 providing for subdivision in the Rural Production Zone are opposed to the extent that they provide for subdivision in the Coastal Environment. In order to give effect to Part 2 RMA the NZCPS, subdivision within the Coastal Environment should be avoided. That is particularly the case in respect of the rural zoned land behind New Chums/Wainuiototo Bay.
18. Avoiding subdivision would also be consistent with the Council's Coromandel Peninsula Blueprint adopted by the Council in December 2009. The Blueprint concentrates development within the three main urban hubs of Thames, Whitianga and Whangamata, while recognising the special character of small coastal settlements and the rural environment, and seeks protection of highly valued natural resources including areas such as New Chums/Wainuiototo Bay.
19. It is important to prevent settlement development or growth outside of the urban areas, particularly in the Coastal Environment Areas of the Rural zone, as well as in outstanding natural landscapes, amenity landscapes and natural character areas.
20. The provisions of the PDP provide for inappropriate subdivision in these areas. The subdivision standards for the Rural zone within the Coastal Environment Area, including at New Chums/Wainuiototo Bay and around Whangapoua Harbour, are opposed. The following amendments are sought:

### Section 16

- (a) Background – amend the reference in the fourth paragraph to subdivision in undeveloped areas of the Coastal Environment to require that subdivision outside of existing urban zones be avoided, rather than “carefully managed” to protect its special character and values.
- (b) Issue 16.2.1 – delete the words “poorly planned” so that the sentence reads “Subdivision can adversely affect the Districts special values ...”;



- (c) Objective 1 and associated policies – amend the objectives to make clear that subdivision is enabled in existing settlements, urban zones and the Rural Lifestyle zone but discouraged elsewhere in the district and avoided in the Coastal Environment Area.
- (d) Objective 5 and associated policies – amend to require avoidance of subdivision on headlands and ridgelines.
- (e) Policy 5b –the views from private places can be as significant as those from public places. Accordingly delete the reference at the end of this policy to public places.

### Section 38

- (f) Rule 8 Conservation Lots in the Rural zone – use of the defined term “the site” in this rule is ambiguous. Does it, for example mean that part only of the site need have been the subject of a previous subdivision application? Does it mean that the site to be subdivided must be wholly within an area identified on Figure 1?
- (g) The creation of Conservation Lots within the Coastal Environment Area should be avoided. Amend Rule 8.1 as follows in order to remove the provision of Conservation Lots within the Coastal Environment Area:

*“Subdivision creating one or more Conservation Lots in the Rural zone, excluding those parts of the Rural zone within the Coastal Environment Area, is a restricted discretionary activity provided ... “*

- (h) Rule 9 subdivision creating one or more additional lots – again this is not appropriate in the Coastal Environment Area. Accordingly amend Rule 9.1 to read:

*“Subdivision creating one or more additional lots within the Open Space Zone or Rural Area, excluding land within the Coastal Environment Area, is a discretionary activity provided ...”*

- (i) Amend Rule 9.2 so that the activity status is prohibited.

### Development in the Coastal Environment

The proposals for development in the Rural Area between the Coastal Environment Line and the coast and harbours is opposed. The following amendments are sought:

#### Section 24 – Rural Area:

- (a) Amend Issue 4 by adding the following sentence to the end of the issue:

*“Subdivision and development in the Coastal Environment is to be avoided.”*

- (b) Amend Issue 4(d) so that it reads:

*“Development spreading outside of its naturally contained area in existing settlements leading to ribbon development and adverse effects on natural character is to be avoided.”*

- (c) Amend Policy 1c so that it reads:

*“Subdivision in the Rural Zone, outside of the Coastal Environment Area, shall be provided for, ...”*

- (d) Amend policy 1d to delete references to subdivision and development in the Coastal Environment parts of the Rural Area.

- (e) Amend Policy 3a under Objective 3 to read:

*“Residential activities may occur in the rural zone outside of the Coastal Environment where reverse sensitivity effects can be demonstrably minimised.”*

- (f) Objective 5 and related policies – delete the references to subdivision and development in the Coastal Environment so that in respect of the objective and each policy they refer to “use of the Coastal Environment (excluding subdivision and development)”.

- (g) Objective 6, policy 6a and 6b – delete the provision for new buildings in the Coastal Environment.

- (h) Objective 6, policy 6c – delete references to subdivision and development in the Coastal Environment.

- (i) Objective 7 – amend to read:

*“The open, unspoilt character of the Districts Coast is maintained.”*

- (j) Objective 7 policy 7a – this provides that residential development in the Coastal Environment should be directed to existing coastal settlements and is supported.

- (k) Objective 7 policy 7b – this provides for development in the Rural Lifestyle zone in the Coastal Environment and is supported.

## Section 56 – Rural Zone

### Section 56.4 – Permitted Activities

- (l) Amend Rule 3 Visitor Accommodation sub rule 4 to read:

*“Visitor accommodation that is not a permitted activity under Rule 3.1(b) is a discretionary activity, except in the coastal environment where it is a non-complying activity”.*



- (m) Rule 12.1 – amend the Rule to read:

*“An activity listed in Rule 12 is a permitted activity provided:*

*(a) ....*

*(b) ...*

*(c) Any new dwelling or minor unit is not allowed in the Coastal Environment.”*

- (n) Amend Rule 12 by adding after the words “minor unit” and “one dwelling per lot”, the words “except in the Coastal Environment Area”
- (o) Rule 25 – amend to exclude the development of the listed facilities/activities in the Coastal Environment.
- (p) Rule 26 – add a new subrule 2:

*“Development in the Coastal Protection Area outside of the existing settlements.”*

### **Forestry – Section 56**

21. Rural Zone provides for Afforestation as a permitted activity in the specified circumstances. The rule is supported to the extent that afforestation is not a permitted activity in the Coastal Environment.
22. Further, it is not considered appropriate that afforestation be a permitted activity in the catchments of harbours within the district including and in particular Whangapoua Harbour. Forestry activities have contributed substantially to the degradation of the quality of Whangapoua Harbour and require closer regulation to avoid adversely affecting waterways and harbours. The requirement for a forest plan to qualify as a permitted activity is not sufficient.
23. Accordingly Rule 11 is opposed. Further, Table 8 assessment criteria for afforestation as a restricted discretionary activity is too general and does not particularise the outcomes sought.
24. The following amendments are sought:
- (a) Change the activity status for Afforestation outside of the Coastal Environment in Rule 11 to discretionary;
- (b) Re-write the assessment criteria in Table 8 to specify the particular outcomes sought, ensuring that they avoid adverse effects on waterways and harbours;
- (c) Amend the activity status in Rule 11.2 to read “non complying activity”.

**Rural Zone Land bounded by the Punga Punga River, Coastal Living Zone on McMahon Avenue, Te Punga Road and the Denise Driveway at Whangapoua**

25. This submission refers to the Rural zoned land at the above location at Whangapoua. The land is zoned rural and farmed. It is highly susceptible to flooding and on several occasions in recent years the Punga Punga River has breached its banks causing the area to be swept with floodwaters to a significant depth.
26. This area, in addition to being farmland, provides habitat for many species of birds including endangered species.
27. It is also within the Coastal Environment Area, outside of the existing coastal settlement.
28. The land should not be filled, subdivided or developed. Its low lying flood prone nature ensures that it acts as a reservoir, protecting upstream residential developments within the developed Coastal Living zone, during times of flood.
29. The land also provides a wildlife habitat that is substantially protected from predators.
30. The PDP should include express recognition of the following factors:
  - (a) The flood prone nature of the land;
  - (b) Its natural function as a reservoir providing essential protection for existing residential development within the settlement of Whangapoua (Anarake and Opera subdivisions); and
  - (c) Its value as a bird habitat, including endangered species such as the brown teal duck/pateke.
31. The following amendments are sought:
  - (a) Section 56.7 – amend to read as follows:
 

*“56.7 Non-complying activities and prohibited activities”*
  - (b) Add a new sub-rule 26.2 as follows:
 

*“Subdivision and development (including earthworks and filling) is a prohibited activity on the rural zoned land bounded by the Punga Punga River, Coastal Living Zone on McMahon Avenue, Te Punga Road and the Denise Driveway at Whangapoua”*



## Proposed Thames Coromandel District Plan

### Submission by

Name: Don Dick  
 Address: 2 Waiohiki Rd. Thames  
 Phone: 021 880909 Email: info@yachtpro.co.nz

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: Tani  
4:01 PM

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.
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- 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.
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### **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.
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- Of particular concern to me is the statement "The Plan includes provisions to enable the Council to take the presence of mineral resources into account when assessing proposals for the subdivision, use and development of land." (p73) Along with Section 14.2.2 this gives mining priority over other forms of development. I oppose Mining Activities having such a priority. I completely disagree with the intention of Section 14.2.2 and require this to be removed as it is unrepresentative of community values.
- The Coromandel Peninsula Blueprint, where community values were assessed, has not been fully translated into the Plan and sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.
- There is no acknowledgment of the fact that a large number of Coromandel residents are opposed to mining, TCDC must acknowledge this, and that the 40 year history of the 'No Mining' campaign in Coromandel has contributed significantly to our Natural Character.

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

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

My further comments:

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

Yours sincerely,

Signature:



Date:

14/03/2014



## Proposed Thames Coromandel District Plan

### Submission by

Name: Sally Fode

Address: 2 Waiotahi Rd Thames

Phone: 07 868 7738 Email:

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: TMI  
4:29pm

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

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My further comments:

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

Signature:



Date:

12/3/14



## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

Submission by

Name: Jackie Black

Address: 29 Station Rd R.O.I. Thames

Phone: 07 8661181

Email: gozone@xtra.co.nz

14 MAR 2014

RECEIVED BY: Tui  
4:04 PM

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

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**My further comments:**

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

Signature:

*Ja Black*

Date: *14.3.2014*



# THAMES-COROMANDEL DISTRICT COUNCIL

## Proposed Thames Coromandel District Plan

### Submission by

Name: *Michael O'Donnell*

Address: *116 Regent Heights*

Phone: *8688118*

Email: *mike.odonnell@xtra.co.nz*

14 MAR 2014

RECEIVED BY: *TMI*  
*4:01 PM*

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**My further comments:**

*I see the peninsula as the head space for Auckland & Hamilton in the future. I do not want our forest & waterways further damaged just for the profit of overseas multinationals!!!*

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

Yours sincerely,

Signature: *W O'Donnell*

Date: *14.3.14*



# 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) Jan and Peter McAdam

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

Email Address mcadam@ihug.co.nz

Postal Address Pukemapu Road, Oropi, Tauranga

Phone no. ( ) \_\_\_\_\_  
include area code

Mobile no. **021-716-955**

**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)

Part 1 Section 3 - Definitions: Visitor accommodation

**My submission is:**

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

I support ☐ oppose ☒ the above plan provision.

**Reasons for my views:**

This definition is too broad, and should be amended to specifically exclude the rental of private homes to any number of persons. Requiring a resource consent for this activity is not warranted as the adverse character and amenity effects are not of scale or duration to require consent.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

"Visitor accommodation: means [current wording]. To avoid doubt, the rental of private dwellings for a tariff does not constitute visitor accommodation."

## 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 Jan and Peter McAdam Date 14 March 2014

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

## Trade Competition

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

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

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

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

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

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)



## Proposed Thames Coromandel District Plan

### Submission by

Name: *Conall Stewart*

Address: *267 Bennett Road, Te Mata*

Phone: *0220458552*  
*8684559*

Email: *stewartconall07@gmail.com*

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: *TM*  
4:24pm

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

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**My further comments:**

*I would like the Peninsula not to be further damaged by Mining Activities.*

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

Yours sincerely,

Signature:

*Connell Stewart*

Date: 14/03/14



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: TMI

**Proposed Thames Coromandel District Plan****Submission by**Name: *Yvonne Andrew*Address: *304 Ngati Maru Highway, R.D. 4, Thames*Phone: *07-8688409* Email: *yvonneandrew@gmail.com*

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

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

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

My further comments:

*The Coromandel is too precious to mine. It is important to treasure values other than the purely economic. Preservation of our Natural Character is important for future generations and worthy of our protection.*

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

Yours sincerely,

*Yvonne Andrew*

Signature:

*Yvonne Andrew*

Date: *12/3/14*



To: **THAMES-COROMANDEL DISTRICT COUNCIL**

Submission 933

Name of submitter: **Jane McCartney**

This is a submission on the **PROPOSED THAMES-COROMANDEL DISTRICT PLAN 2013**

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

**Section 29.2 Biodiversity Activity Table** and **Section 29.3 Rule 2 Clearing indigenous vegetation outside of the Rural Area.**

My submission is:

Under Rule 2 any clearance of indigenous vegetation on land that is outside the Rural Area or is on a site that is less than 4000m<sup>2</sup> and is not connected to a reticulated water and wastewater system requires a resource consent. This is unreasonable and unjustified given that landowners and occupiers in the Rural Area are able to clear indigenous vegetation as a permitted activity for the reasons set out in Rule 3.1. (a) to (n). Landowners and occupiers throughout the District should have the same rights to clear indigenous vegetation for development and maintenance of their properties.

I oppose Section 29.3 Rule 2 on the grounds that the Rule 2 does not allow for the formation of a building platform or access drive, or for removal of vegetation for safety/fire prevention reasons or to maintain solar access to buildings on land outside the Rural Area or on sites less than 4000m<sup>2</sup> that are not connected to a reticulated water and wastewater system. The site size proposed affects many sites to be zoned Coastal Living. Many older subdivisions with larger sites will be impacted.

It is unclear how the site size constraints work. Does it mean that according to the site size within a subdivision one neighbour can clear a house site as of right while next door the owner must pay for a consent to clear vegetation for a house site or access.

One approach could be to amend the site size or water reticulation constraints. However it could be difficult to consider what the maximum site size should be as there are such a range of site sizes within this zone. Amending the rules for the Coastal living zone as suggested below would provide a more appropriate outcome.

I seek the following decision from the local authority:

1. Delete points (a), (b) and (c) from **Rule 2.1.**
2. Insert the following points (a) to (j) in Rule 2
  - a) *It is for the removal of vegetation that endangers human life or existing buildings or structures, or poses a risk to the integrity of, the safe use of, or access to existing network utilities.*
  - b) *The area to be cleared is dominated by exotic vegetation (eg forestry, domestic garden, pasture, horticulture), or;*
  - c) *It is mahinga kai according to Maori custom; or*
  - d) *It is for ecosystem restoration works (eg beachcare, removing pest trees), or;*
  - e) *It is within 10m of an existing house, a proposed house with resource consent or building consent or an approved building platform; or*
  - f) *It is to create a driveway from the road to a house specified in e) above; or*
  - g) *It is for survey work, tracks, fences or existing formed roads, including 1m clearance to either side; or*
  - h) *It is for clearing 5m either side of existing network utility infrastructure and is undertaken by or commissioned by the network utility operator; or*
  - i) *It is not within 10m of a permanent waterbody wider than 1m, unless the work is authorised by Waikato Regional Council and*
  - j) *It 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.*



**I oppose any rule** that prevents people from cutting firewood for their own personal use. Ever since purchasing our Tuatewa property in the 1970s we have cut firewood for our own use as initially there was no electricity for heating and or cooking, and the power supply is still unreliable in winter. Our use has not resulted in significant damage to the biodiversity on our site. What this rule will result in is the planting of exotics such as Guntrees or Pines for firewood, which could have a more dramatic impact.

I wish to be heard in support of my submission.

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

Submitter:

Jane McCartney

Address for service of submitter:	Jane McCartney
Telephone:	(09) 376 5346
Email:	janemccartney@gmail.com
Contact person:	Jane McCartney



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

TMI 4:01pm

**Proposed Thames Coromandel District Plan****Submission by**Name: Craig DickAddress: 8874 SH26, RD1 Ruri, ThamesPhone: 868 1125Email: dickyaire@hotmail.com

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

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

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

**I oppose Section 37 - Mining Activities.**

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

## **I oppose Section 14 - Mining Activities.**

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

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

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

My further comments: *It concerns me greatly that such an important document as this, that has been written by such an important representative group, could opt to utilise such non-committal and multi-interpretational language. Your basic psychology, that media adopt in their language use also, is purposefully adopted to slip between 'legislation' and 'blatantness'. This very 'loosely' worded document describes a vast spectrum of action that could be taken and holds very little accountability for the authors once it has been accepted. — Drop the "spin" on this and commit to something definite that we can discuss constructively!*

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

Yours sincerely, *Craig Dick*

Signature: *[Signature]*

Date: *13/3/14*



# SUBMISSION

TELEPHONE 0800 327 646 | WEBSITE [WWW.FEDFARM.ORG.NZ](http://WWW.FEDFARM.ORG.NZ)

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To: **Thames Coromandel District Council**

From: **Federated Farmers of New Zealand**

On the: **Proposed Thames Coromandel District Plan**

Date: 14 March 2014

Contact: Sally Millar  
Regional Policy Advisor

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**Federated Farmers wishes to be heard in support of this submission**

# SUBMISSION TO THAMES COROMANDAL DISTRICT COUNCIL ON: PROPOSED THAMES COROMANDEL DISTRICT PLAN

## 1. INTRODUCTION

Federated Farmers is a not-for-profit primary sector policy and advocacy organisation that represents the majority of farming businesses in New Zealand. Federated Farmers has a long and proud history of representing the interests of New Zealand's farmers.

The Federation aims to add value to its members' farming business. Our key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:

- Our members may operate their business in a fair and flexible commercial environment;
- Our members' families and their staff have access to services essential to the needs of the rural community; and
- Our members adopt responsible management and environmental practices.

This submission is representative of member views and reflect the fact that resource management and government decisions impact on our member's daily lives as farmers and members of local communities.

Farming has a significant presence and contribution to the Thames Coromandel District. Federated Farmers seeks to uphold and enhance the value of farming. Federated Farmers of NZ therefore thanks the Thames Coromandel Council for this opportunity to provide a submission on the Proposed Thames Coromandel District Plan. We look forward to being involved in the process moving forward.

We are supportive of many of the issues, objectives and policies identified. However there are some aspects of the plan which we have concerns.

This submission is representative of member views and experiences with the management of resources within the Thames Coromandel district. It reflects the fact that resource management and District Council policies and plans impact on our member's daily lives as farmers, members of the local community, landowners and ratepayers.

This submission has been formulated after consultation with members, policy staff and industry groups. It is important that it is not viewed as a single submission, but rather as a collective one that represents the opinions and views of our members.

The following attached section covers specific comments on definitions, issues, objectives, policies, and rules in the Proposed Plan (Plan). In all cases where submissions have been made Federated Farmers will consider alternative amendments where it will give effect to our submission.

**Sally Millar**  
REGIONAL POLICY ADVISOR

Federated Farmers of New Zealand  
P O Box 447 Hamilton  
P 07 858 2589  
F 07 838 2960



Specific provision submitting on					Support		Our Submission is		We seek the following decision from Council on this provision	
					Support	In Part	Oppose			
1	Part I Introduction	Numbering and Plan format				✓		Federated Farmers supports the simplified layout of the Plan including the tabbed sections, we however have found the numbering format somewhat confusing and difficult to replicate in a submission format		
2	Part I Introduction	Definitions	3		✓			Federated Farmers supports the use of definitions that have already been adopted in the Waikato Regional Policy Statement or Plan. We consider that this provides clarity and certainty. Similarly we also support the use of definitions from other legislation such as the Local Government Act and Historic Places Act where appropriate.	Federated Farmers submits that the Thames Coromandel Proposed District Plan ("PDP") uses where appropriate definitions that have already been adopted.	
3	Part I Introduction	Definitions	3	Accessory Building		✓		Federated Farmers considers that for clarity the definition clearly provides that farm building are not considered accessory buildings	Federated farmers submits that the definition of accessory building is amended to; ".....A dwelling, minor unit or farm building is not an accessory building"	
4	Part I Introduction	Definitions	3	Building		✓		Federated Farmers considers that artificial shelter should be specifically excluded from the definition of building as would be included in the current definition.	Federated Farmers submits that the definition of Building be amended to specifically exclude artificial shelter	
5	Part I Introduction	Definitions	3	Earthworks		✓		Support the definition in part. However Federated Farmers considers that for clarity that cultivation is specifically excluded from the definition	Federated Farmers submits that the definition of Earthworks is amended to specifically exclude cultivation	
6	Part I Introduction	Definitions	3	Farming		✓		Federated Farmers supports the definition of farming but seeks amendment to include the buying in of feed and fertiliser as part of the definition of farming (see submission on intensive farming). Federated farmers further considers that routine earthworks necessary as part of the farming activity should also be included in this definition	Federated Farmers submits that the definition of farming be amended to include the buying in of feed and fertiliser and routine earthworks necessary as part of the farming operation	
7	Part I Introduction	Definitions	3	Fence		✓		Federated Farmers considers that artificial shelter as part of crop protection be specifically included in the definition of fence	Federated farmers submits that the definition of fence is amended to include artificial shelter	
8	Part I Introduction	Definitions	3	Forestry		✓		Federated Farmers considers that small woodlot forestry that is primarily undertaken for soil conservation purposes or stock shelter should be captured by Plan rules primarily aimed at extensive areas of forestry plantations and therefore consider that they should be excluded from the definition and/or the rule regime in the Plan. Further Federated Farmers does not consider linear planting solely for shelter purposes should be considered forestry.	Federated Farmers submits that the definition of Forestry be amended to exclude small wood lot forest up to 4 hectares and trees planted solely for shelterbelt purposes.	
9	Part I Introduction	Definitions	3	Hazardous Facility		✓		Federated Farmers supports the definition of Hazardous Facility subject to our proposed amendments to the hazardous substances policies and rules being adopted	Federated Farmers submits that the definition of hazardous facility be retained subject to our proposed amendments to the hazardous substances policies and rules being adopted	
10	Part I Introduction	Definitions	3	Hazardous Substance		✓		Federated Farmers supports the definition of Hazardous Substance subject to our proposed amendments to the hazardous substances policies and rules being adopted	Federated Farmers submits that the definition of Hazardous Substance be retained subject to our proposed amendments to the hazardous substances policies and rules being adopted	

Specific provision submitting on						Support		Our Submission is		We seek the following decision from Council on this provision	
						Support	In Part	Support	Oppose		
11	Part I Introduction	Definitions	3	Historic Heritage Curtilage			✓	Federated Farmers that it is the values of the item that need to be protected and an understanding of the values of a particular site will better inform what and how best to protect the identified item		Federated Farmers submits that the definition Historic Heritage Curtilage be amended to: "means <i>land surrounding and integral to the values of a historic heritage item</i> ..." and any consequential amendments to give effect to this submission	
12	Part I Introduction	Definitions	3	Home Business			✓	Federated Farmers submits that for clarification that farm contracting businesses and the like that are undertaken as ancillary to the farming enterprise is included in this definition		Federated Farmers submits that the definition of home business is amended to include that farm businesses and services that are ancillary to the farming enterprise are included within the definition of Home Business	
13	Part I Introduction	Definitions	3	Intensive Farming			✓	Federated Farmers considers that for certainty there needs to be more explicit clarification so that pastoral farming where feed such as hay, silage or concentrate, or fertiliser such as nitrogen is brought onto the farm does not trigger the intensive farming definition. Federated Farmers seeks that such activities are explicitly excluded from the definition of intensive farming or explicitly included in the definition of farming. Further Federated Farmers considers there should be a domestic scale exclusion for poultry		Federated Farmers submits that the definition of intensive farming is amended to specifically exclude pastoral farming where feed and or fertiliser is brought in to supplement the grazing of pasture or in the alternative the definition of farming is amended to specifically include such activity. Federated Farmers further submits that the third bullet point poultry is amended to "Poultry of more than 25 head"	
14	Part I Introduction	Definitions	3	Land Disturbance			✓	Federated Farmers considers that the act of subdivision in itself does not cause land disturbance but the subsequent land use that may be at issue		Federated Farmers submits that the definition of Land Disturbance be amended to ".... <del>Subdivision</del> <del>and</del> <del>use of land for development</del> ...."	
15	Part I Introduction	Definitions	3	Mining Terms			✓	Federated Farmers seeks that the definition of quarry specifically excludes quarries for on farm use. The definition of farming provides that "activities accessory to farming that are not otherwise referenced in the Plan are included in this definition. As quarrying is referenced to it is not included in the definition of farming. Federated farmers considers small quarries for on farm use and minor adverse effects should not be subject to the same restrictions as commercial quarries and therefore be exempt from the definition of quarrying		Federated farmers submits that the definition for quarry be amended to exclude small quarries for on farm use.	
16	Part I Introduction	Definitions	3	Reverse Sensitivity			✓	Federated Farmers supports the intent of the definition but considers that the wording be amended for clarity		Federated Farmers submits that the definition for reverse sensitivity is amended to; "is the vulnerability of a lawfully established activity to a new activity or land use. It arises when a lawfully established activity causes potential, actual or perceived adverse environmental effects on the new activity, to a point where the new activity may seek to restrict the operation or require mitigation of the effects of the established activity"	



Specific provision submitting on						Support		Our Submission is		We seek the following decision from Council on this provision	
						Support	In Part	Support	Oppose		
17	Part I Introduction	Definitions	3		Sustainable Use		✓	Federated Farmers considers that a Sustainable Management Plan or Permit should be excluded from the definition of sustainable use to avoid confusion in regards to rule 29.3.3.1(c) and 29.4.4.1		Federated Farmers submits that the definition of sustainable use be amended to, ".....indigenous ecosystem on the site over a long term (e.g. Ministry of Primary Industries harvesting permit, tea tree oil)....."	
18	Part I Introduction	Definitions	3		New Definition - Ridgeline			Landscapes and Natural Character chapters refers to the term ridgeline. Federated Farmers considers it is appropriate for clarity and certainty that a definition is included for the term. Federated farmers considers that controls in relation to ridgelines be limited to ridgelines where the backdrop is either the sea or sky. It is Federated farmers understanding that this is the commonly accepted parameters for ridgeline in the Landscape profession	✓	Federated Farmers submits that the term Ridgeline be defined as; "a ridgeline for the purposes of this plan is where it has a sea or sky backdrop" or word that will give effect to our submission	
19	Part I Introduction	Process	5.3.11		Hauraki Gulf		✓	Federated Farmers considers that this provision needs to be reworded to also reflect the importance of the Hauraki Gulf to the District		Federated Farmers submits that 5.3.11 be amended to also reflect that the Hauraki Gulf's importance to the District, not just that the land use in the District causes an adverse effect on the Hauraki Gulf environment	
20	Part I Introduction	Cross Boundary Matters	5.4		Methods and Approaches	✓		Support the clear statement of responsibilities		Federated Farmers submits that the provision is retained as written	
21	Part II Overlay Issues, Objectives and Policies	Biodiversity	6.1		Background		✓	The 3rd paragraph refers to the process for identifying SNA's through the Waikato Regional Council(WRC) Biodiversity programme as reflected in the Regional Policy Statement(RPS). However this statement needs to further reflect the RPS that notes the WRC identification was primarily in the form of a desk top exercise and that further assessment in the form of ground truthing is required to confirm whether or not it is an SNA		Federated Farmers submits that 6.1 is amended to reflect that the identification of SNA's by WRC was a primarily a desktop exercise and that ground truthing is required to confirm whether or not the site is a SNA, as described in the RPS	
22	Part II Overlay Issues, Objectives and Policies	Biodiversity	6.1		Background		✓	Federated Farmers considers that there needs to be a clearer statement of what is the current state of biodiversity in the District and the trends over the life of the Operative Plan in regards to losses or gains and where in the District have the occurred. Without this there is no foundation from which to identify issues and determine objectives policies or methods in regards to biodiversity		Federated farmers submits that included in 6.1 is a statement of the current state of Biodiversity in the District and the identified trends of losses and gains that have occurred during the Operative Plan	
23	Part II Overlay Issues, Objectives and Policies	Biodiversity	6.2.1		Issues		✓	Federated farmers considers that it needs to be recognised that it is only inappropriate or poorly managed subdivision use and development that will contribute to the loss and reduction of the Districts biodiversity.		Federated Farmers submits that 6.2.1 be amended to: "Inappropriate subdivision, use and development.....", or in the alternative "Subdivision use and development <u>can</u> contribute....."	
24	Part II Overlay Issues, Objectives and Policies	Biodiversity	6.2.2		Issues		✓	Federated farmers considers that not all poor land management practices contribute to the loss of important biodiversity, rather only those practices that have biodiversity impacts		Federated Farmers submits that 6.2.2 be amended to; "poor land management practices <u>may</u> contribute ....."	





Specific provision submitting on					Support			Our Submission is		We seek the following decision from Council on this provision
	Part II Overlay Issues, Objectives and Policies	Biodiversity	6.3.1.(e)	Policy				Support In Part	Oppose	
31	Part II Overlay Issues, Objectives and Policies	Biodiversity	6.3.1.(e)	Policy					✓	Federated Farmers considers that the matters raised in policy 1(e) needs to recognise that the only need to be applied where it is appropriate to maintain the values of the biodiversity that would otherwise be affected.
32	Part II Overlay Issues, Objectives and Policies	Biodiversity	6.3.2	Objective 2					✓	Federated Farmers is opposed to this objective and consider that the specific issues of clearance of indigenous biodiversity can be adequately dealt with in Policy 6.3.1(b)
33	Part II Overlay Issues, Objectives and Policies	Coastal Environment	7					✓		Federated Farmers conditionally supports Section 7 subject to the appropriate policies and methods that allow normal farming activities to continue
34	Part II Overlay Issues, Objectives and Policies	Historic Heritage	8						✓	The plan makes reference to the New Zealand Archaeological Association. Federated Farmers considers that this is an incorrect reference and it should be the New Zealand Historic Places Trust as the statutory body administering the Historic Places Act
35	Part II Overlay Issues, Objectives and Policies	Historic Heritage	8.3.2.2(a) & (b)	Policy					✓	While Federated Farmers support the Objective 8.3.2 as a goal, we consider that the Policies need to reflect a degree of flexibility. The RMA is not absolute and decisions need to be made on balancing all factors. Therefore their may be occasions that the Policies cannot be achieved that this needs to be recognised
36	Part II Overlay Issues, Objectives and Policies	Historic Heritage	8.3						✓	The Objectives and Policies need to better recognise that Historic Heritage will only be maintained or enhanced for future generations with the ongoing goodwill of the landowner. Regulation can only prevent an activity from occurring. Lack of ongoing maintenance will only cause the site or item to decay. If the Thames Coromandel community want these items and sites maintained and even enhanced they should contribute. Federated Farmers consider that the Plan indicates this support by have objectives and policies for the incentivisation of the maintenance of these sites.
37	Part II Overlay Issues, Objectives and Policies	Historic Heritage	8.3.1.1(b)	Policy					✓	Federated Farmers considers this Policy does not make sense, as if it is unknown or unidentified how can it be managed? Federated Farmers presumes that it is intended to cover accidental discovery of a site and considers it either needs to be reworded to reflect that or deleted.
										Federated Farmers submits that 6.3.1.(e) be amended to: "Subdivision, use and development in the Coastal Environment shall, where appropriate, avoid adverse effects on: ..."
										Federated Farmers submits that 6.3.2 and subsequent policies be deleted
										Federated farmers submits that it provides conditional support subject to appropriate policies and methods be used in the Plan does not restrict normal farming activities in the Coastal Environment
										Federated Farmers submits that all reference to the New Zealand Archaeological Associate be deleted and substituted with New Zealand Historic Place Trust
										Federated Farmers submits that 8.3.2.2(a) and (b) be amended by deleting the word "shall" in each Policy and replacing with the word "should"
										Federated Farmers submits that there is a new objective and policies that recognises that many of the historic heritage items require ongoing maintenance to ensure they remain for future generations and that the burden of looking after these items should be a responsibility of the wider TDC community not just the property owner
										Federated Farmers submits that 8.3.1.1(b) is either deleted or reworded to better reflect that it is related to accidental discovery of a site.

Specific provision submitting on					Our Submission is			We seek the following decision from Council on this provision	
	Part II Overlay Issues, Objectives and Policies	Historic Heritage	8.3.3.3(a)	Policy	Support	Support in Part	Oppose		
38	Part II Overlay Issues, Objectives and Policies	Historic Heritage	8.3.3.3(a)	Policy			✓	Federated Farmers considers that the focus should be on retaining the values of the site/item. Doing so will prove a clearer direction on what activities can/can't be undertaken and what physical attributes need to be retained to maintain those values	Federated Farmers submits that 8.3.3.3(a) is amended that it is the specific values of the site or item that it is to be retained.
39	Part II Overlay Issues, Objectives and Policies	Historic Heritage	8.3.3.3 (c )	Policy	✓			support the use of an item to facilitate its protection. If there is an economic use of a heritage item it is more likely that the item will be maintained and its heritage values protected, providing a win - win for the landowner and the wider community	Federated Farmers submits that 8.3.(c ) is retained
40	Part II Overlay Issues, Objectives and Policies	Historic Heritage	8.3.3(d), (e ), (f) & (g)	Policy			✓	Where the item or structure is in private ownership It needs to be noted that these policies should to be balanced with the needs of the owner which may be as a private residence or a business requiring an economic return from the property or the land that the item is sited. Where this is the case denying the landowner the ability to make best use of the item or the land could mean that the item as a result is not used or maintained the values of the item are lost.	Federated Farmers submits that the owner of such an item should not be restricted from making a functional use of an item as this is more likely ensure protection rather than non use and this needs to be clearly provided for in the Plan
41	Part II Overlay Issues, Objectives and Policies	Historic Heritage	8.3.4				✓	Where the item or structure is in private ownership It needs to be noted that these policies should to be balanced with the needs of the owner which may be as a private residence or a business requiring an economic return from the property or the land that the item is sited. Where this is the case denying the landowner the ability to make best use of the item or the land could mean that the item as a result is not used or maintained the values of the item are lost.	Federated Farmers submits that the owner of such an item should not be restricted from making a functional use of an item as this is more likely ensure protection rather than non use and this needs to be clearly provided for in the Plan
42	Part II Overlay Issues, Objectives and Policies	Historic Heritage	8.4	Non Regulatory Methods	✓			Federated Farmers supports the use of non regulatory methods to achieve the objectives. However we consider that other methods should also be included such as funding assistance that may be available. Federated Farmers accepts that the District Plan cannot direct the Long Term Plan (LTP) process, however it can flag that	Federated Farmers submits that 8.4 be amended by adding 8.4.3 <u>"The Council will consider the use of the LTP process to develop funding policies to enable assistance to be provided where appropriate for the identification and protection of historic heritage."</u>
43	Part II Overlay Issues, Objectives and Policies	Landscape and Natural Character	9.1.1	District Landscape Assessment			✓	9.1.1 which provides for how the Districts landscapes were assessed omits to make any reference to the Regional Policy Statement assessment criteria as the basis for undertaking this assessment. While the RPS provides that the Criteria "should" be used in determining "outstanding natural features and landscapes" of local significance it is Federated Farmers opinion that as Council is required to give effect to the RPS the Plan should indicate that it has used the criteria and/or why it has deviated from the criteria. Further providing for the assessment criteria in the Plan gives a defacto definition of what is an outstanding landscape in the District.	Federated Farmers submits that 9.1.1 be amended to provide what criteria has been used as the assessment tool for the identification of landscapes and natural features in the District. Federated Farmers submits that if the criteria of the RPS has not been used that it provides the reasons why as well as how effect is being given to the RPS. Federated Farmers further submits that the provision of clear identified criteria provides for a definition of what is an outstanding landscape or feature in the District.



Specific provision submitting on					Our Submission is		We seek the following decision from Council on this provision	
					Support	Support in Part	Oppose	
44	Part II Overlay Issues, Objectives and Policies	Landscape and Natural Character	9.1.2	Outstanding Landscapes			✓	<p>Federated Farmers considers that reference should be made to the outstanding landscapes of Regional Significance in the District as identified in the RPS and then whether further outstanding landscapes have been identified and the process for doing so. Federated Farmers is also concerned with the outstanding landscapes and outstanding natural features being grouped together as it is our understanding they have a different identification process. Also outstanding natural features are discrete landforms as opposed to the broader outstanding landscapes and therefore different values and protection mechanisms required. This is particularly where farmland has been identified as an outstanding landscape and there is also an outstanding natural feature on or bordering the property. Federated farmers would expect the rules for protection of the outstanding landscapes to reflect that the farming activities have created that landscape and therefore part of the values of the landscape and be able to continue with limited restrictions, whereas it would be anticipated that there would be different controls required for the protection of the natural feature values.</p> <p>Federated Farmers submits that 9.1.2 be amended to show recognise that outstanding Landscapes and Natural features of regional significance have been identified in the Regional Policy Statement. Federated Farmers further submits that Outstanding landscapes should not be treated the same as outstanding Natural Features and therefore need to be identified separately in the Plan. Federated Farmers seeks that any consequential amendments are made to give effect to this submission</p>
45	Part II Overlay Issues, Objectives and Policies	Landscape and Natural Character	9.1.3	Amenity Landscapes			✓	<p>Federated Farmers supports in part the interpretation of amenity landscapes, specifically paragraph 2 which provides that all zones have an amenity whether urban, rural or coastal. Therefore we are opposed to the overlay mapping of specific areas to being an amenity landscape. These are predominantly rural, working landscapes that were created by farming practices over time. These landscapes need to continue to change as farm management practices evolve driven by economics and environmental management requirements</p> <p>Federated Farmers submits that the amenity overlay is deleted and all consequential references to it. In the alternative the amenity overlay is removed from all productive working landscapes. Federated Farmers submits the issue of amenity are adequately addressed through the specific Zones</p>

Specific provision submitting on					Our Submission is		We seek the following decision from Council on this provision	
					Support	Support in Part	Oppose	
46	Part II Overlay Issues, Objectives and Policies	Landscape and Natural Character	9.1.4	Natural Character			✓	<p>Section 6(a) of the RMA provides for "the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands and lakes and rivers and their margins and the protection of them from inappropriate subdivision use and development". However the area identified in the maps of the Plan as the Natural Character Overlay bears little or no relationship to that as described as areas for natural character protection in the RMA. The area described as the natural character overlay in the Plan is effectively an amalgamation of the outstanding and amenity landscapes which Federated Farmers considers is incorrect. Federated Farmers considers that the Natural Character overlay and all objectives policies and methods in relation to natural character should be withdrawn and a new correct assessment is undertaken of what is to be protected under s6(a) of the RMA</p> <p>Federated Farmers submits that the Natural Character Overlay and all associated objectives, policies and methods is withdrawn from the Plan and a reassessment done as per s6(a) of the RMA</p>
47	Part II Overlay Issues, Objectives and Policies	Landscape and Natural Character	9.2.1	Issues		✓		<p>Federated Farmers submits that 9.2.1 be amended by "....District's outstanding and amenity landscapes by:...."</p>
48	Part II Overlay Issues, Objectives and Policies	Landscape and Natural Character	9.3.1	Objectives		✓		<p>Federated Farmers submits that 9.3.1 is amended to; "Ensure Outstanding Landscapes retain the values and characteristics by protecting from...."</p>
49	Part II Overlay Issues, Objectives and Policies	Landscape and Natural Character	9.3.1.1(a)	Policy		✓		<p>Federated Farmers submits that 9.3.1.1(a) be amended to; "Maintain the values and characteristics of Outstanding Landscapes by avoiding significant adverse effects of subdivision, use and development by: ...."</p>
50	Part II Overlay Issues, Objectives and Policies	Landscape and Natural Character	9.3.1.1(b)	Policy		✓		<p>Federated Farmers submits that 9.3.1.1(b) is amended to; "Permanent buildings and other structures in Outstanding Landscapes shall be designed and located so they do not impinge on the values and characteristics including by: a)...."</p>



Specific provision submitting on					Support			Our Submission is		We seek the following decision from Council on this provision	
					Support	In Part	Oppose				
51	Part II Overlay Issues, Objectives and Policies	Landscape and Natural Character	9.3.1(d)	Policy			✓	Federated Farmers considers that this policy is not adding anything that is not already covered in the other policies and should be deleted	Federated Farmers submits that 9.3.1.1(d) is deleted		
52	Part II Overlay Issues, Objectives and Policies	Landscape and Natural Character	9.3.2	Objectives			✓	As per Federated Farmers submission on 9.1.3, we consider that amenity issues are adequately covered within the Zone requirements and all other reference to amenity values should be deleted	Federated Farmers submits that 9.3.2 and subsequent policies be deleted		
53	Part II Overlay Issues, Objectives and Policies	Landscape and Natural Character	9.3.3	Objectives			✓	With draw from plan as per submission to 9.1.4	Federated Farmers submits that 9.3.3 is withdrawn from the Plan as per our submission to 9.1.4		
54	Part II Overlay Issues, Objectives and Policies	Landscape and Natural Character	9.3.4	Objectives			✓	With draw from plan as per submission to 9.1.4	Federated Farmers submits that 9.3.4 is withdrawn from the Plan as per our submission to 9.1.5		
55	Part II Overlay Issues, Objectives and Policies	Natural Hazards	10			✓		Federated Farmers supports in principle the Natural Hazards issues objectives and policies subject to submissions below	Federated Farmers submits that Section 10 is retained subject to other points raised in this submission		
56	Part III District Wide Issues Objectives and Policies	Contaminated Land and Hazardous Substances	12.3.1	Objectives	✓			Support that the focus of the Objective and subsequent policies are limited to the change of land use as directed by the NES	Federated Farmers submits that 12.3.1 be retained as written		
57	Part III District Wide Issues Objectives and Policies	Contaminated Land and Hazardous Substances	12.3.2	Objectives		✓		Federated Farmers supports the intent of this Objective and subsequent policies, however this is subject to amendments to the methods in relation to the on farm storage and use of agrichemicals, fertiliser and fuel.	Federated Farmers submits that 12.3.2 be retained subject to our submissions in relation on the methods in Section 36 being adopted		
58	Part III District Wide Issues Objectives and Policies	Contaminated Land and Hazardous Substances	12.3.4	Objective	✓			Support that the focus is on the sensitive activity not locating near hazardous activities to manage reverse sensitivity effects.	Federated Farmers submits that 12.3.4 be retained as written		
59	Part III District Wide Issues Objectives and Policies	Mining Activities	14			✓		Federated Farmers seeks that quarrying for on farm use is exempted from Section 14 Mining Activities. We consider these activities have minor effects and should explicitly provided for as permitted under the definition of farming	Federated Farmers submits that quarrying for on farm use is explicitly exempt from Section 14 Mining Activities		
60	Part III District Wide Issues Objectives and Policies	Subdivision	16.3.1.1(a)			✓		Federated Farmers considers that it should only be identified Historic Heritage Areas and Historic Heritage Items that can be protected from the effects of subdivision	Federated Farmers submits that 16.3.1.1(a) be amended to; "...and natural environment (including identified Historic Heritage Areas and sites with a Historic Heritage Item)"		
61	Part III District Wide Issues Objectives and Policies	Subdivision	16.3.1.1(c)			✓		Federated Farmers considers that the Policy should be amended to encourage and promote rather than require an outcome	Federated Farmers submits that 16.3.1.1(c) be amended to; "Subdivision in the Rural Lifestyle Zone shall protect the special values of the Rural Area and achieve promote significant biodiversity gains"		

Specific provision submitting on					Support		Our Submission is		We seek the following decision from Council on this provision
					Support	In Part	Support	Oppose	
62	Part III District Wide Issues Objectives and Policies	Subdivision	16.3.2	Objective		✓			Federated Farmers supports the objective, however there are other activities that can be impacted by reverse sensitivity effects other than mining and should be recognised in the policies. For example lifestyle blocks constraining normal farming activities
63	Part III District Wide Issues Objectives and Policies	Subdivision	16.3.3	Objective and Policies 3(a) to 3(c)	✓				Support that the policies to this objective in that reserves and other open spaces will only be created as a result of subdivision when there is a demonstrable need
64	Part III District Wide Issues Objectives and Policies	Subdivision	16.3.6 (a)	Policy		✓			Federated notes there is a typographical error and 16.3.6(a) should refer to 1(c) of Section 6 Biodiversity
65	Part III District Wide Issues Objectives and Policies	Subdivision	16.3.7	Objective 7 and Policies				✓	Federated Farmers submits that water quality matters are a function of regional councils not territorial authorities. Further we consider that the duplication of functions and controls is a waste of resource and creates uncertainty for resource users. Federated farmers also considers that the act of subdivision does not cause an impact on the environment, rather it is the subsequent land use that can cause adverse effects.
66	Part III District Wide Issues Objectives and Policies	Subdivision	16.3.8	Policy 8(d)		✓			Federated Farmers supports the intention of council to waive the requirements for esplanade reserves in certain circumstances. Flexibility is important because taking esplanade strips or reserves is not always appropriate, including when protection of the riparian area is more appropriately achieved by an alternate mechanism or involves only a minor boundary adjustment.
67	Part III District Wide Issues Objectives and Policies	Subdivision	16.3.11	Objective and Policies 11(a) and 11(b)	✓				Federated Farmers supports the objective and policies that recognises the rural area is primarily for production activities and the use of the land for those activities. Federated Farmers further supports 11(b) that recognises that subdivision can facilitate the best use of the land and increased economic growth and productivity.
68	Part III District Wide Issues Objectives and Policies	Utilities	19.3	Objective 1 and Policy 1b		✓			Federated Farmers supports the intent of Objective 1. The development, operation and maintenance of network utility infrastructure can create adverse effects on amenity, natural character and public health and safety. There is also the ability to adversely effect the efficient use of land for primary production purposes and this needs to be acknowledged within the policy also.
									Federated Farmers submits that further policies are added to Objective 16.3.2 to reflect that it is not only mining that can be affected by reverse sensitivity effects.
									Federated Farmers submits that 16.3.3 and subsequent policies be retained as written
									Federated Farmers submits that 16.3.6(a) be amended by replacing the words - "Policy 1(d)" with "Policy 1(c) "
									Federated Farmers submits that Objective 7 and Policies 7a,7b and 7c are deleted
									Federated Farmers submits the following reason to waiver taking an esplanade reserve is added into Policy 9d - <u>(e) the subdivision involves only a minor boundary adjustment and no additional building sites will be created</u>
									Federated Farmers submits that 16.3.11 and Policies are retained as written
									Federated Farmers submits that Objective 19.3.1 is retained as written . That Policy 1b is amended to <i>include the requirement to avoid adverse effects on existing land uses as well</i>



Specific provision submitting on					Support		Our Submission is		We seek the following decision from Council on this provision
					Support	In Part	Oppose		
69	Part III District Wide Issues Objectives and Policies	Utilities	19.3.2.2(a)	Policy		✓		Federated Farmers considers when protecting future electricity transmission corridors it should be limited to those that are at least in the planned horizon and not encompass a possible wish list of the utility operator, because uncertainty can have significant economic implication for affected resource users	Federated Farmers submits that 19.3.2.2(a) is amended to; "Existing and future <u>planned</u> electricity....."
70	Part IV Area Issues, Objectives and Policies	Rural Area	24.2.1	Issues		✓		Federated Farmers considers that subdivision use and development can also have positive effects on the Rural Area, the issue should identify that it is inappropriate activities that have the negative effects listed. Further Federated Farmers does not consider that (b) deteriorate rural amenity and character" reads well and should be amended to" (b) adversely effect rural amenity and character"	Federated Farmers submit that 24.2.1 be amended to; "Inappropriate <del>deteriorate</del> subdivision, use and....(b) Adversely effect <del>deteriorate</del> rural...."
71	Part IV Area Issues, Objectives and Policies	Rural Area	24.2.2	Issues			✓	Federated Farmers recognises that reverse sensitivity can be an issue if not properly managed. However Federated Farmers has concerns the way 24.2.2 is written as it infers that it is the rural activities that need to be managed to control the issue of reverse sensitivity rather than the residential activity in the rural area. Federated Farmers considers the issue need to clearly frame that it is the residential activity that is creating the reverse sensitivity effect and therefore needs to be managed.	Federated Farmers submit that 24.2.2 be amended to "Residential activities in the Rural area can create reverse sensitivity effects that need to be managed to protect the productive potential of the land and the viability of activities that rely on the Rural area"
72	Part IV Area Issues, Objectives and Policies	Rural Area	24.3.1	Objectives	✓			Federated Farmers supports the objective	Federated Farmers submits that Objective 24.3.1 is retained as written
73	Part IV Area Issues, Objectives and Policies	Rural Area	24.3.1(a)	Policy		✓		Federated Farmers considers that the focus of this policy should be on significant adverse effects	Federated Farmers submits that 24.3.1(a) be amended by "...Rural Zone should occur where <u>significant</u> adverse effects...."
74	Part IV Area Issues, Objectives and Policies	Rural Area	24.3.1(d)	Policy		✓		Federated Farmers considers that as the Plan recognises there may be instances where access cannot be achieved because of topography, the area is ecologically sensitive, or there are health and safety issues it is therefore inappropriate to require public access to the coast in all cases. Further as the potential "alternative access" may not be in the ownership of the landowner undertaking the use or development the Plan cannot direct them to make the alternative access	Federated Farmers submits that 24.3.1(d) be amended to "....of the Rural Area <del>shall</del> should provide public .....alternative routes to the coast where they are in the same ownership where access may need...."
75	Part IV Area Issues, Objectives and Policies	Rural Area	24.3.2	Objective	✓			Federated Farmers supports the objective	Federated Farmers submits that Objective 24.3.2 is retained as written

Specific provision submitting on					Our Submission is			We seek the following decision from Council on this provision	
					Support	Support in Part	Oppose		
76	Part IV Area Issues, Objectives and Policies	Rural Area	24.3.2(a)	Policy		✓		While Federated Farmers supports the Policy we do not consider that it should be limited to high class soils rather the versatility of the total soil resource recognising that crops have differing requirements.	Federated Farmers submits that 24.3.2(a) be amended to ".....and versatility of high class soils for primary production"
77	Part IV Area Issues, Objectives and Policies	Rural Area	24.3.3.(a)	Policy		✓		Federated Farmers considers that this policy needs to be more clearly framed to state that it is the residential activities that need to be managed to control reverse sensitivity effects not farming and other activities that need to locate in the Rural Zone	Federated Farmers submits that Policy 24.3.3(a) be amended to "Residential activities may occur in the Rural Zones where it does not create reverse sensitivity effects <del>can be demonstrably minimised</del> "
78	Part IV Area Issues, Objectives and Policies	Rural Area	24.3.3(b)	Policy	✓			Federated Farmers supports the provision as written	Federated Farmers submits that Policy 24.3.3(b) is retained as written
79	Part IV Area Issues, Objectives and Policies	Rural Area	24.3.4 & Policies	Objective and Policies		✓		Federated Farmers supports Objective and Policies of 24.3.4. However as noted in the background the Rural Zone is where traditional rural activities (predominantly farming and forestry) occur. Farming activities evolve over time driven not only be economics but also to achieve better environmental practices, for example dairy shed effluent management and stand off pads. These changes need to be reflected in the Rural Zone and note that the amenity values are not static and need to be reflected. Federated Farmers therefore consider that 24.3.4 and policies should reflect the non static nature of amenity	Federated Farmers submits that 24.3.4 and its subsequent policies is amended to reflect that farming practices will change depending on economic and management drivers and changes to environmental practice and performance.
80	Part IV Area Issues Objectives and Policies	Rural Area	24.3.5(a)	Policy			✓	Federated Farmers submits that water quality and the discharge of contaminants to water is a function of regional councils not territorial authorities. Further we consider that the duplication of functions and controls is a waste of resource and creates uncertainty for resource users. Federated farmers also considers that the act of subdivision does not cause an impact on the environment or cause the discharge of contaminants, rather it is the subsequent land use that can cause adverse effects.	Federated Farmers submits that 24.3.5(a) be deleted
81	Part IV Area Issues Objectives and Policies	Rural Area	24.3.5(b)	Policy			✓	Federated Farmers considers that the specific coastal ecosystems are provided for in 24.3.5(c) and does not consider further protection of indigenous vegetation in the coastal area is required over and above the methods described in the Biodiversity Sections of the Plan and is in fact duplication	Federated Farmers submits that 24.3.5(b) is deleted
82	Part IV Area Issues Objectives and Policies	Rural Area	24.3.6(a)	Policy		✓		Federated Farmers considers that this policy is appropriate if the definition for ridgelines as proposed above is adopted and that hilltops is deleted.	Federated Farmers submits that it supports this policy being retained if the proposed definition for ridgelines is adopted and the term hilltops is deleted



Specific provision submitting on					Support		Our Submission is		We seek the following decision from Council on this provision
					Support	In Part	Oppose		
83	Part VI Overlay Rules	Biodiversity	29.1	Background		✓		<p>The Background provides that when a resource consent is required and there is indigenous vegetation present the vegetation will be assessed by a suitably qualified ecologist as per the Waikato Regional Policy Statement in regards its potential significance. However the Plan is unclear as to how the indigenous vegetation will be treated if it is determined to be significant – or conversely if it is determined that the area is not significant. If it is deemed significant does this mean that the area is scheduled in the Plan? Federated Farmers accepts the direction of s6(c) of the RMA, requiring that areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected, however if the plan creates uncertainty for the landowner that has indigenous vegetation on their property and how they may be affected. Federated Farmers also considers there is a lack of clarity as to who bears the cost of the assessment by an ecologist. It is Federated Farmers opinion that the cost of an assessment by an ecologist should be carried by Council(the community) as the information the assessment provides and the subsequent protection of significant areas primarily is of benefit to the wider community not the landowner.</p> <p>Other than our submissions below Federated Farmers is supportive of the recognition of the Plan recognising a range of permitted activities that have minor or less than minor effects on the values of indigenous vegetation.</p>	Federated Farmers submits that Plan provides greater clarity on how areas that are deemed to be significant are to be managed and further how landowners that have significant areas on their properties are going to be assisted and supported in the ongoing protections that is for the benefit of the wider community. Federated farmers further submits that the cost of getting an ecological assessment undertaken for a site is to be carried by the Council.
84	Part VI Overlay Rules	Biodiversity	29.3.3.1	Clearing indigenous vegetation in the Rural Area		✓			Federated Farmers submits that 29.3.3.1 is retained subject to amendments proposed below
85	Part VI Overlay Rules	Biodiversity	29.3.3.1(e)	Clearing indigenous vegetation in the Rural Area		✓			Federated Farmers submits that 29.3.3.1(e) is amended to: ".....by exotic vegetation (e.g. <u>its primary purpose is</u> ....)
86	Part VI Overlay Rules	Biodiversity	29.3.3.1	Clearing indigenous vegetation in the Rural Area		✓			Federated Farmers submits that 29.3.3.1 is amended by adding " <u>a) clearing up to 10m<sup>3</sup> of manuka or kanuka per 12 month period for firewood purposes</u> " and any consequential amendments made including to 29.3.3.4
87	Part VI Overlay Rules	Biodiversity	29.3.3.1(c)	Clearing indigenous vegetation in the Rural Area	✓			Support the provision to enable the harvesting of indigenous timber under a Sustainable Management Plan our Permit(SMP) as a permitted activity. However Rule 29.4.4.1 states that sustainable use is a controlled activity and the definition of sustainable use includes the harvesting of indigenous timber under a SMP. For clarity and certainty either the definition for sustainable use need to be amended or 29.4.4.1 exempt SMP from the Rule	Federated Farmers submits that 29.3.3.1(c) is retained as written but amendment made to either the definition of sustainable use or Rule 29.4.4.1 to exclude a SMP.

Specific provision submitting on					Support		Our Submission is		We seek the following decision from Council on this provision
					Support	In Part	Oppose		
88	Part VI Overlay Rules	Biodiversity	29.3.3.3	Clearing indigenous vegetation in the Rural Area	✓			Federated Farmers supports that discretion is limited to matters relating to the protection of the values of indigenous biodiversity	Federated Farmers submits that 29.3.3.3 is retained as written
89	Part VI Overlay Rules	Biodiversity	29.3.3.5	Clearing indigenous vegetation in the Rural Area		✓		Federated Farmers supports the provision but for clarity considers the close bracket needs to be shifted	Federated Farmers submits that 29.3.3.5 be amended to, "Clearing indigenous vegetation in the Rural Area (whether within the Coastal Environment or not) that is not a permitted under Rule 3.1m} is a non-complying activity"
90	Part VI Overlay Rules	Biodiversity	29.3.3.6	Clearing indigenous vegetation in the Rural Area	✓			Federated Farmers supports the limited notification of resource consent applications for biodiversity	Federated Farmers submits that 29.3.3.6 be retained as written
91	Part VI Overlay Rules	Biodiversity	29.4.4	Clearing indigenous vegetation in the Rural Area		✓		Federated Farmers supports this provision subject to clarification of the definition of sustainable use and the management of ground truthing/identification of SNA's that are covered in other submission points	Federated Farmers submits that 29.4.4 is retained as written subject to appropriate amendments to the definition of sustainable use and the management of ground truthing/identification of SNA's
92	Part VI Overlay Rules	Electricity Transmission Line Buffer Overlay	30.1	Background				Support the Background statements and the recognition of the NZCEP's in relation to working around transmission lines.	Federated Farmers submits that 30.1 is retained as written
93	Part VI Overlay Rules	Electricity Transmission Line Buffer Overlay	30.3.1	Earthworks	✓			Federated Farmers supports the provisions of 30.3.1	Federated Farmers submits that 30.3.1 is retained as written
94		Electricity Transmission Line Buffer Overlay	30.3.2	Structure within 12m of transmission line			✓	Federated Farmers is opposed to the restriction on buildings that are for non sensitive activities such as a farm building(not being a dairy shed) and consider that these should be a permitted activity, subject to conditions.	Federated Farmers submits that 30.3.2 be amended to include the following provisions; be an uninhabitable farm building or structure for farming activities (but not including a milking/dairy shed, or intensive farming buildings (excluding ancillary structures)); be an uninhabited horticultural building; all buildings and structures must comply with one of the following conditions: - a minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid line or - demonstrate that safe electrical clearance distances are maintained under all National Grid Line operating conditions and - be at least 12m from a National Grid support structure
95	Part VI Overlay Rules	Electricity Transmission Line Buffer Overlay	30.3.3	Structure between 12m and 32 m		✓		Federated Farmers supports this provision but subject to any consequential amendments as a result of our submission on 30.3.2	Federated Farmers submits that 30.3.3 is retained subject to any consequential amendments made as a result of our submission to 30.3.2



Specific provision submitting on					Support		Our Submission is		We seek the following decision from Council on this provision
					Support	In Part	Support	Oppose	
96	Part VI Overlay Rules	Historic Heritage	31.4.1	New Zealand Historic Place Trust		✓			Federated farmers submits that 31.4.1 is retained and that Council undertakes to ensure that the Plan does not have a duplication of provisions of the HPA
97	Part VI Overlay Rules	Historic Heritage	31.4.2	Accidental Discovery Protocol		✓			Federated Farmers supports the recognition that the HPA is the primary legislation and the NZHPT is the body that administers this Act for the protection of historic heritage. However this needs to be reflected in the Plan by ensuring that there is no duplication of controls by Council which will only create confusion with the landowner as well as adding unnecessary costs to all parties
98	Part VI Overlay Rules	Historic Heritage	31.5	Archaeological Sites and Maori Cultural Sites Overlay Rules		✓			While Federated Farmers accepts that these needs to be a process of accidental discovery of archaeological sites, it needs to be recognised that the discovery is often as a result of works being undertaken for business purposes and unnecessary delays by the relevant authorities can impose costs which in the worst case could place the activity or business in jeopardy. Therefore the process needs to be balanced with an undertaking by Council and the NZHPT to expeditiously complete any assessment to that the works can recommence. Federated Farmers also contends that the cost of an archaeological assessment should be carried by council as the information the assessment provides and subsequent protection of heritage items primarily is of benefit to the wider community not the landowner
99	Part VI Overlay Rules	Historic Heritage	31.6	Historic Heritage Item Overlay Rules		✓			Federated Farmers submits that the curtilage of any site is specifically limited to the protection of the identified values of that site Curtilage limited to the protection of the values of the site
100	Part VI Overlay Rules	Historic Heritage	31.7	Historic Heritage Area Overlay Rules		✓			Federated Farmers submits that the Plan more explicitly provides for non regulatory methods that encourage work with owners of heritage items to ensure their ongoing protection

Specific provision submitting on					Our Submission is			We seek the following decision from Council on this provision	
					Support	Support In Part	Oppose		
101	Part VI Overlay Rules	Landscape and Natural Character	32					Where outstanding landscapes have been identified on working productive farmland Federated farmers expects the rules for protection of the outstanding landscapes to reflect that the farming activities have created that landscape and therefore are part of the values of the landscape. Federated Farmers considers that farming in these areas should be able to continue with limited restrictions. The mapping identifies that some farms are wholly covered by an outstanding landscape overlay and as a result will have their normal farming activities, specifically routine earthworks and building constraints. Federated Farmers does not consider that existing use rights offer sufficient protection and seek that farming activities are exempt and the underlying zone and district wide rules only apply	Federated Farmers submits that 32.3 is amended so that only the underlying farming and district wide rules apply to farming activities and there are no further constraints in relation to the landscape overlays
102	Part VI Overlay Rules	Landscape and Natural Character	32.3.1(a)	Any other activity				Federated Farmers is opposed to farming activities being restricted to buildings of less than 50m2 for farmers that have land subject to the overlay. Farm buildings is an expected part of a farming landscape and should not be restricted.	Federated Farmers submits that 32.3.1(a) exempts farm buildings
103	Part VI Overlay Rules	Landscape and Natural Character	32.3.2.1(a)	Earthworks				Federated Farmers considers that works such as bridge construction that are permitted or consented by WRC should be exempt from this provision as it creates unnecessary duplication and costs.	Federated Farmers submits that 32.3.2.1(a) is amended to exempt works that are permitted or consented by Waikato Regional Council
104	Part VI Overlay Rules	Landscape and Natural Character	32.3.2.1(b)	Earthworks			✓	Federated Farmers considers that earthworks that are ancillary to a permitted or consented activity such as a consented building or dwelling (site preparation, access) or preparatory earthworks to construct a fence line.	Federated Farmers submits that 32.3.2.1(b) is amended to include earthworks that are ancillary to permitted or consented activities
105	Part VI Overlay Rules	Landscape and Natural Character	32.3.5.1	One dwelling per lot			✓	Federated Farmers is opposed to requiring that right to put a dwelling on a lot is a restricted discretionary activity that could be declined. Federated Farmers considers that this should be a controlled activity with the same matters for consideration as outlined in Table 1	Federated Farmers submits that 32.3.5.1 be amended to being a controlled activity
106	Part VI Overlay Rules	Landscape and Natural Character	32.3.7	Afforestation			✓	Federated Farmers is opposed to afforestation being non complying where the outstanding landscape is a working production landscape. This restriction can not only severely impact the economic opportunities of the farmer but also prevent forestry planting for soil conservation and other environmental benefits while providing an economic return for the landowner.	Federated Farmers submits that 32.3.7 afforestation is amended to exempt planting of working production landscapes from the rule



Specific provision submitting on										Our Submission is		We seek the following decision from Council on this provision
						Support	Support In Part	Oppose				
107	Part VI Overlay Rules	Landscape and Natural Character	32.5.11	Afforestation				✓	Federated Farmers is opposed to afforestation being restricted discretionary in the amenity overlay where the landscape is a working production landscape. This restriction can impact the economic opportunities of the farmer and may also act as a disincentive to forestry planting for soil conservation and other environmental benefits while providing an economic return for the landowner.	Federated Farmers submits that 32.3.7 afforestation is amended to exempt planting of working production landscapes from the rule		
108	Part VI Overlay Rules	Landscape and Natural Character	32.7					✓	As stated in our submission to 9.1.4 Federated Farmers considers that the Natural Character overlay and all objectives policies and methods in relation to natural character should be withdrawn and a new correct assessment is undertaken of what is to be protected under s6(a) of the RMA. Further as the overlays of Natural Character and the Outstanding Landscapes predominantly cover the same areas it is confusing to have two different rule sets for the same area.	Federated Farmers submits that the Natural Character Overlay and all associated objectives, policies and methods is withdrawn from the Plan and a reassessment done as per s6(a) of the RMA		
109	Part VI Overlay Rules	Natural Hazards	34.9.1	Accessory Building		✓			Federated Farmers supports this rule subject to our proposed amendment to the definition for accessory building being accepted that farm buildings are excluded from the definition	Federated farmers submits that 39.4.1 is retained provided that the definition to Accessory Building is amended as per our submission		
110	Part VI Overlay Rules	Natural Hazards	34.9.2	Any other activity				✓	The rule provides that activities retain their underlying zone status except that fences and permanent building are restricted discretionary activity in the High Flood Hazard Area. Federated Farmers considers that where the High Flood Hazard area is in the Rural Zone and is used for productive farm purposes it is inappropriate to require a consent for fencing for stock control. While it is understood that this issue is in relation to allowing water and debris movement in flood events Federated Farmers considers that the impact will be minimal for a fence used for stock control and should remain permitted	Federated Farmers submits that fences for stock control in the Rural Zone of the High Flood Hazard are remain a permitted activity		
111	Part VII District Wide Rules	Contaminated Land and Hazardous Substances	36.5	Contaminated Land	✓				Federated Farmers supports the approach of using the Resource Management(National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011	Federated Farmers submits that 36.5 is retained as written		

Specific provision submitting on					Support			Our Submission is		We seek the following decision from Council on this provision
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112	Part VII District Wide Rules	Contaminated Land and Hazardous Substances	36.6	Hazardous Substances			✓	Federated Farmers is concerned that use and storage of fertiliser, agrichemicals and farm fuel is in excesses of Properties in Table 3 and therefore not permitted activities. Federated Farmers accepts that agrichemicals, fertilisers and farm fuel need to be handled appropriately and this can be achieved by requiring compliance with accepted industry standards and codes of practice.		Federated Farmers submits that 36.6 is amended by adding the following rule: <u>Rule 8 The storage use on farm of agrichemicals, farm fuel, and fertiliser is a permitted activity provided: a) The storage and use of agrichemicals within the Rural Zone, in accordance with NZS8409:2004. b) The storage and use of Class 3 fuels within the Rural Zone in accordance with the Environmental Protection Agency's Approved Practice Guide for Above Ground Fuel Storage on Farms, September 2010. c) The storage and use of fertiliser within the Rural Zone in accordance with the: (i) Fertiliser (Corrosive) Group Standard HSR002569, and (ii) Fertiliser (Oxidising) Group Standard HSR002570, and (iii) Fertiliser (Subsidiary Hazard) Group Standard HSR002571, and (iv) Fertiliser (Toxic) Group Standard HSR002572, and (v) Fertiliser's Code of Practice for Nutrient Management 2007.</u>
113	Part VII District Wide Rules	Subdivision	38.4.2.1(a)	Boundary Adjustment			✓	The plan provides for a boundary adjustment as a controlled activity as long as the existing lot do not change more than 5% otherwise the activity is discretionary. Federated Farmers is opposed in the rural production zone. Boundary adjustment commonly occur in rural areas where farmers wish to purchase part of the neighbouring farm. This will be invariably cause the properties to change more than 5% and hence default to a discretionary activity. Federated Farmers considers that the reason for the provision may be to ensure that the smaller of the balance lots are at least the minimum lot size for the zone?. Federated farmers considers that it should be encouraged where an uneconomic unit is sold to a neighbour to be retained as a working productive unit with a balance lot being effectively rural lifestyle or residential for the seller		Federated Farmers submits that 38.4.2.1(a) is amended by deleting reference to the lots not changing by 5% and amended to that no lot can be smaller than the minimum lot size of the underlying zone or amendments that will give effect to our submission
114	Part VII District Wide Rules	Subdivision	38.5.8	Subdivision creating one or more conservation lots		✓		Federated Farmers supports this provision creating an economic incentive to protect identified priority areas of indigenous biodiversity. Federated Farmers considers that this provision should be extended beyond the limited extent of the priority areas to include any area that has been identified and groundtruthed as being a Significant Natural Area.		Federated Farmers submits that 38.5.8 be amending to allow the provision of creating a conservation lot throughout the District where the area can be shown to meet the Significance Criteria as out lined in the Regional Policy Statement



Specific provision submitting on					Support			Our Submission is		We seek the following decision from Council on this provision	
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115	Part VII District Wide Rules	Subdivision	38.6.9.1				✓	Federated Farmers does not support that the creation of additional lots in the Rural Area and Open Space Zone being a discretionary activity where all other Areas are considered as restricted discretionary. We do not believe there is any basis for the difference in activity status	Federated Farmers submits that 38.6.9.1 is amended to provide for the creation of additional lots to being a restricted discretionary status		
116	Part VII District Wide Rules	Subdivision	38.7.14		✓			Federated Farmers supports the minimum average lot of 20hectares as this provides for flexibility of land use.	Federated Farmers submits that 38.7.14 is retained as written		
117	Part VII District Wide Rules	Transportation	39.2.8	Airstrip	✓			Federated Farmers supports that an airstrip is a permitted activity in the Rural Zone for farming activities	Federated Farmers submits that 39.2.8 is retained as written		
118	Part VII District Wide Rules	Transportation	39.2.9	Helipad	✓			Federated Farmers supports that an helipad is a permitted activity in the Rural Zone for farming activities	Federated Farmers submits that 39.2.9 is retained as written		
119	Part VIII - Zone Rules	Rural Zone	56.2	Zone Purpose		✓		Federated Farmers generally supports the Zone Purpose. Any comments relating to the impact of the overlays to the Rural Zone are covered in that section of the Plan. We however consider the 6th bullet point which provides "increase nutrient runoff, riparian degradation and nitrification of waterways associated with intensive farming practices" is out side the functions of a territorial authority and are functions that are under the control of the regional council.	Federated Farmers submits that the 6th bullet point "increase nutrient runoff, riparian degradation and nitrification of waterways associated with intensive farming practices" of 56.2 be deleted		
120	Part VIII - Zone Rules	Rural Zone	56.4.2.1	Produce Stalls		✓		Federated Farmers supports in part the permitted activity standards to Produce Stall. However we consider that to require offsite parking particularly for the small seasonal stalls is onerous where there is suitable room in the road reserve to ensure that vehicles are safely off the carriageway. We also consider that 56.4.2.1a) needs amending for clarity.	Federated Farmers submits that 56.4.2.1a) is amended to "...except that 6.1 the front yard does not apply; and...". Federated Farmers submits that for small seasonal stalls the requirement for parking is amended so that is limited to be "safely off the carriageway".		
121	Part VIII - Zone Rules	Rural Zone	56.4.3	Visitor Accommodation			✓	Federated Farmers considers that this provision needs to differentiate between the rural and residential situation as Federated Farmers consider the requirements and affects created are significantly different. Visitor accommodation in the Rural Area is about creating an experience that is unique and therefore often provided in accommodation units that are remote and/or near bush environments and doesn't meet the standard and is a discretionary activity. Further the potential effects in relation to traffic and amenity values such as noise are also different to that created in the residential/urban area. Federated Farmers therefore seeks that the visitor accommodation requirements for the Rural Zone reinstates the Operative Plan standards	Federated Farmers submits that the visitor accommodation requirements in 56.4.3 are amended to allow 12 as a permitted activity and any consequential amendments to give effect to this submission		
122	Part VIII - Zone Rules	Rural Zone	56.4.4	Farming	✓			Federated Farmers supports this provision	Federated Farmers submits that Farming is retained as a permitted activity in the Rural Zone		

Specific provision submitting on							Support		Our Submission is		We seek the following decision from Council on this provision
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123	Part VIII - Zone Rules	Rural Zone	56.4.6	Earthworks				✓	Federated Farmers notes that 56.4.4 provides for farming as a permitted activity. However the definition of farming provides that "activities accessory to farming that are not otherwise referenced in the Plan are included in this definition". Earthworks are an activity accessory to farming and therefore the earthworks provisions apply to farming activities. However there is no reference in the earthworks provisions in relation to normal farming activities such as roads and tracks, earthworks to develop fenceline, cultivation etc. Federated farmers considers that these activities should be permitted in the Rural Zone by either amending the earthworks provisions or the definition of farming	Federated Farmers submits that the Plan is amended by either amending the definition of farming or the earthworks provisions of 56.4.6 to allow for earthworks that are part of a normal farming activity to be allowed such as roads and tracks, maintenance of accessways, fill around water troughs and earthworks as part of developing fencelines,	
124	Part VIII - Zone Rules	Rural Zone	56.4.11	Afforestation			✓		Federated Farmers supports this provision where it relates to large areas of forest. However consider this provision to be inefficient for small on farm woodlots that are often primarily established for reasons other than timber production such as stock shelter and soil conservation. Federated Farmers considers that this provision should only relate to afforestation on areas greater than 4 hectares	Federated Farmers submits that 56.4.11 be amended to only apply to afforestation of areas greater than 4 hectares	
125	Part VIII - Zone Rules	Rural Zone	56.4.13	Goat Farming	✓				Federated Farmers supports the provisions for Goat Farming	Federated Farmers submits that 56.4.13 be retained as written	
126	Part VIII - Zone Rules	Rural Zone	56.4.14	Noise	✓				Federated Farmers supports this provision in relation to noise specifically 56.4.14	Federated Farmers submits that 56.4.14 is retained as written	
127	Part VIII - Zone Rules	Rural Zone	56.4.18	Animal Sale Yards	✓				Federated Farmers supports the provision as written	Federated Farmers submits that 56.4.18 is retained as written	
128	Part VIII - Zone Rules	Rural Zone	56.4.20	Intensive Farming			✓		Federated Farmers supports this provision subject to the amendments to the definition of intensive farming being adopted	Federated Farmers submits that 56.4.20 being retained subject to the amendments to intensive farming being adopted	
129	Rural Lifestyle Zone	57.4.3	Visitor Accommodation					✓	Federated Farmers considers that this provision needs to differentiate between the rural and residential situation as Federated Farmers consider the requirements and affects created are significantly different. Visitor accommodation in the Rural Area is about creating an experience that is unique and therefore often provided in accommodation units that are remote and/or near bush environments and doesn't meet the standard and is a discretionary activity. Further the potential effects in relation to traffic and amenity values such as noise are also different to that created in the residential/urban area. Federated Farmers therefore seeks that the visitor accommodation requirements for the Rural Zone reinstates the Operative Plan standards	Federated Farmers submits that the visitor accommodation requirements in 57.4.3 are amended to allow 12 as a permitted activity and any consequential amendments to give effect to this submission	



Specific provision submitting on					Our Submission is		We seek the following decision from Council on this provision	
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130	Part VIII - Zone Rules	Rural Lifestyle Zone	57.4.6	Earthworks			✓	<p>Federated Farmers notes that 57.4.12 provides for farming as a permitted activity. However the definition of farming provides that "activities accessory to farming that are not otherwise referenced in the Plan are included in this definition" Earthworks are an activity accessory to farming and therefore the earthworks provisions apply to farming activities. However there is no reference in the earthworks provisions in relation to normal farming activities such as roads and tracks, earthworks to develop fenceline, cultivation etc. Federated farmers considers that these activities should be permitted in the Rural Zone by either amending the earthworks provisions or the definition of farming</p> <p>Federated Farmers submits that the Plan is amended by either amending the definition of farming or the earthworks provisions of 57.4.6 to allow for earthworks that are part of a normal farming activity to be allowed such as roads and tracks, maintenance of accessways, fill around water troughs and earthworks as part of developing fencelines,</p>
131		Rural Lifestyle Zone	57.4.11	Afforestation		✓		<p>Federated Farmers supports this provision where it relates to large areas of forest. However consider this provision to be inefficient for small on farm woodlots that are often primarily established for reasons other than timber production such as stock shelter and soil conservation. Federated Farmers considers that this provision should only relate to afforestation on areas greater than 4 hectares</p> <p>Federated Farmers submits that 57.4.11 be amended to only apply to afforestation of areas greater than 4 hectares</p>
132		Rural Lifestyle Zone	57.4.12	Farming		✓		<p>Federated Farmers submits that Farming is retained as a permitted activity in the Rural Lifestyle Zone</p>
133	Part VIII - Zone Rules	Rural Lifestyle Zone	57.4.13	Goat Farming	✓			<p>Federated Farmers submits that 57.4.13 be retained as written</p>
134	Part VIII - Zone Rules	Rural Lifestyle Zone	57.4.14	Noise	✓			<p>Federated Farmers submits that 57.4.14 is retained as written</p>

THAMES-COROMANDEL  
DISTRICT COUNCIL**Proposed Thames Coromandel District Plan****Submission by**

Name:

Sarah Vadeboncoeur Lafond

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sarahvadeboncoeur@gmail.com

14 MAR 2014

RECEIVED BY:

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 within the Conservation Zone and classifying mining activities as prohibited activities.
- I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to **Prohibit** Mining Activities under people's homes.
- I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.

**I oppose Section 37 - Mining Activities.**

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



## **I oppose Section 14 - Mining Activities.**

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

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

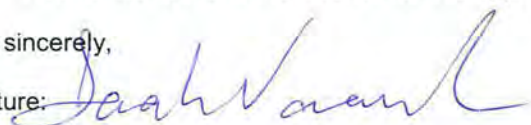
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My further comments:

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

Yours sincerely,

Signature:



Date:

01/03/14



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

**Proposed Thames Coromandel District Plan****Submission by**

Name:

Address:

Phone:

Email:

*Nikau Raley*  
*764B Kauraranga valley Rd, Thames*  
*(07) 8686668*

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Date:

1-3-14



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

**Proposed Thames Coromandel District Plan****Submission by**

Name: *Ngakerha Racey*  
 Address: *764B Kanaeranga valley Rd, Thames*  
 Phone: *(07) 8686668* Email: *ngakerha.racey@gmail.com*

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Signature:



Date: 1. 3. 14

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

**Proposed Thames Coromandel District Plan****Submission by**

Name: PIERRE COZIC

Address: 22 BAMBER HOUSE, View Road, 1024 Auckland

Phone:

Email:

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

**I oppose Section 37 - Mining Activities.**

- Section 37.4 Note 1 fails to provide any rules for Underground Mining Activities in affected Zones outside the access zone.
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- There is no acknowledgment of the fact that a large number of Coromandel residents are opposed to mining. TCDC must acknowledge this, and that the 40 year history of the 'No Mining' campaign in Coromandel has contributed significantly to our Natural Character.

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

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

My further comments:

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

Yours sincerely,

Signature:

Date: 01/03/14





## Proposed Thames Coromandel District Plan

### Submission by

Name: *Daryn Courtney*  
 Address: *316 Ngati Maru Highway Thames*  
 Phone: *0297711241* Email:

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

### 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.
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My further comments:

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

Yours sincerely,

Signature:



Date:

8/2/14



THAMES-COROMANDEL  
DISTRICT COUNCIL**Proposed Thames Coromandel District Plan**

Submission by

14 MAR 2014

Name:

CELINE KEARNEY

RECEIVED BY:

Address:

5 Sargeson Place Cambridge 3424

Phone:

07 823 5712

Email:

ckearney@net.gen

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My further comments:

*Mining does not create a sustainable future for this community. Let's invest in a sustainable future.*

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

Yours sincerely,

Signature:

*C. P. Kearney*

Date:

*08/02/2014*



## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

Submission by

Name: *ELLEN WILLIAMS*

14 MAR 2014

Address: *44 BALMORAL RD, MT EDEN, AUCKLAND*

RECEIVED BY:

Phone: *021135030*

Email: *ellen.louise.w@gmail.com*

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My further comments:

*Please stop destroying one of the most beautiful places on Earth all for the name of profit. I want my children to be able to enjoy this coast. Our environment is our most valuable asset, socially, economically, mentally and culturally. Stop stripping us of this.*

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

Yours sincerely,

Signature:



Date:

*08-02-14*



## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

### Submission by

Name: *Megan Williams*  
Address: *1/27 Moata Rd, One Tree Hill, Auckland*  
Phone: *0274 429964* Email: *megan.andellen@xtra.co.nz*

14 MAR 2014

RECEIVED BY:

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

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My further comments:

The Coromandel is a unique and valuable part of NZ's natural heritage. I am not happy for conservation land, of which we have so little nationally, to be given over to or under threat of development by mining industry.

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

Yours sincerely,

Signature:



Date:

8/2/14



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

**Proposed Thames Coromandel District Plan****Submission by**Name: *Vorry Mahal*Address: *7 Firth View Rd R.D. 5 Thames 3575*Phone: *078682204* Email: *info@olmecha.com*

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

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**My further comments:**

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

Yours sincerely,

Signature:



Date:

**From:** B Blair [papaarohaorganics@xtra.co.nz]

Submission 945

**Sent:** Friday, 14 March 2014 5:31:41 p.m.

**To:** TCDC General Mail Address

**CC:** Tony Brljevic

**Subject:** B Blair District Plan Sumissions- request for acceptance of technically late submissions

Kia ora

I have recently managed to send three emails each with a different 3MB attachment bearing my submissions re TCDC's Proposed District Plan. All of these emails will have been received after 5pm today.

Despite these emails being received by TCDC after the 5pm deadline, I ask that they be duly accepted for the following reasons:

1. I initially attempted to email a single attachment of 9MB at 4:40pm (totalling 9 separate submissions). By 4:50pm, this had not sent so deleted the email and rescanned my submissions into my laptop in three parts, assuming that the 9MB email had been too big to send. I then attempted to email my submissions in three separate emails each with a 3MB attachment. I sent these emails at 4:54pm, 4:55pm & 4:56pm.
2. Despite my efforts, none of these three emails would send. I live in Papa Aroha, an area without broadband connection, and the only way I can get internet is to activate my cell phone and tether it to my laptop. However although usually fine, cell phone connection in this area can 'come-in-and-out' of reception, and I noticed that the arrows indicating connection to the internet service were not coloured on my cell phone.
3. Frustrated that my best efforts would not be realised, I phoned my councillor Tony Brljevic and explained the situation to him. Tony encouraged me to keep persisting with my sending the emails and to send this email to explain what had occurred. He explained that TCDC has discretionary power to accept late submissions.
4. While I was talking to Tony, I managed to connect to the internet however the emails still would not send. I then closed my email programme, and reopened it, at which point, the emails did finally send. This was, according to my email programme, at 5:11pm.

I look forward to your positive response.

Yours sincerely

Bronwyn Blair  
1042 Colville Road  
RD 4 Coromandel  
3584



# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

### Your submission can be:

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

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

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

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

### Submitter Details

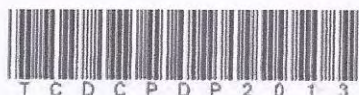
Full Name(s)	Bronwyn Lee Blair		
or Organisation (if relevant)			
Email Address	papaarohaorganics@extra.co.nz		
Postal Address	1042 Colville Rd - RD 4 - Coromandel 3584		
Phone no. include area code	07 866 7725	Mobile no.	

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

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

### PRIVACY ACT 1993

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## 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 15 - Settlement Development & Growth  
15.3 Objectives + Policies  
Objective 10, Policy 10C

### My submission is:

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

I support ☐ oppose ☒ the above plan provision.

### Reasons for my views:

This Policy 10 does not take account of other relevant considerations such as Hauraki Cult Marine Park, Community Plan, RMA. Sustainable development

The decision I seek from the Council is that the provision above be: does not mean development at any cost.

Retained ☐ Deleted ☐ Amended ☒ as follows:

- retention of
- a) to reference (i) sustainability (ii) heritage town status
  - b) to specifically prohibit dredging of harbour & all other activities that may have a negative environmental

## 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

14/3/14

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

## Trade Competition

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

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

☐ Y

☒ N

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

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

a) adversely affects the environment; and

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

☐ Y

☐ N

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THAMES-COROMANDEL DISTRICT COUNCIL  
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# 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

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

### Submitter Details

Full Name(s)	Bronwyn Lee Blair	
or Organisation (if relevant)		
Email Address	paparoaorganics@extra.co.nz	
Postal Address	1042 Colville Rd RD4 Coromandel	
Phone no. include area code	07 866 7725	Mobile no.

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## Your Submission

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

Map 11 Zones - Coromandel  
→ change of patukirikiri reserve status  
from Recreational Passive to Recreational  
Active

### 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 current passive nature of the reserve reflects community need for passive space for events/festivals. Active status would enable development that diminishes community's passive reserve resource.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

retain "Recreational Passive" zoning.

## 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 14/3/14

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

## Trade Competition

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

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

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

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- a) adversely affects the environment; and ☐ Y ☐ N  
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## Proposed Thames Coromandel District Plan

### Submission by

Name: Bronwyn Lee Blair  
 Address: 1042 Colville Rd. RD4. Coromandel  
 Phone: 07 866 7725 Email: papaarohaorganics@xtra.co.nz

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 within the Conservation Zone and classifying mining activities as prohibited activities.
- I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to **Prohibit Mining Activities** under people's homes.
- I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.

### **I oppose Section 37 - Mining Activities.**

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



## I oppose Section 14 - Mining Activities.

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

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

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

My further comments: My desire is to see a Coromandel Peninsula which recognizes its duty to care for and actively enhance & protect its unique environment and to actively promote its biodiversity. Mining is the opposite to this. The Coromandel Peninsula has many important tangata whenua & residents. I am a resident of 20+ years & have worked here in education & social services. I believe mining would seriously diminish the mana of the tangata whenua and permanent residents.

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

Yours sincerely,

Signature:

Date:

14/3/14



# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

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### Submitter Details

Full Name(s)	Bronwyn Lee Blair	
or Organisation (if relevant)		
Email Address	papaarohaorganics@extra.co.nz	
Postal Address	1042 Colville Rd. RD4, Coromandel/ 3584	
Phone no. <small>include area code</small>	07 866 7725	Mobile no.

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## Your Submission

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

Section 29 // 29.3 Permitted Activities  
Rule 3 - Clearing Indigenous Vegetation in  
the Rural Area

### 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:

Planting of indigenous vegetation (eg: manuka /  
kanuka) as part of a managed firewood  
planting should be allowed. Planting of firewood  
species should not be  
limited to introduced  
species.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

add n) It is part of a managed firewood plan where  
felled manuka/kanuka is replanted &/or allowed to  
regenerate

## 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 14/3/14

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

## Trade Competition

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

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

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

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

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### Submitter Details

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Email Address	papa.arohaorganics@xtra.co.nz	
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## Your Submission

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

Papaaroha Map 10 Zones

**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:**

Papa Aroha is of a rural nature & should stay that way.

**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 14/3/14

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

## Trade Competition

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

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

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

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

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### Submitter Details

Full Name(s)	Bronwyn Lee Blair	
or Organisation (if relevant)		
Email Address	papa arohaorganics@xtra.co.nz	
Postal Address	1042 Colville Rd. RD4. Coromandel 3584	
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## Your Submission

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

Section 11- Significant Trees  
Objective 2  
Policy 2b

### My submission is:

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

I support ☐ oppose ☒ the above plan provision.

### Reasons for my views:

This Policy gives an 'out' clause for developers/  
~~these~~ land owners/ sub dividers, to assert their  
property rights as more important than significant  
Trees.

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

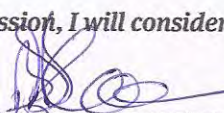
Retained ☐ Deleted ☒ Amended ☐ as follows:

Policy 2a is sufficient.

## 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 14/3/14

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

## Trade Competition

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

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

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

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

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# Proposed Thames-Coromandel District Plan



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## Your Submission

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

Section 39 - Transport
39.2 Permitted Activities.
Table 5
A.1 & F.23 & A.5 & A.2

**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:**

These Minimum Parking Standards
appear reasonable.

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

**Retained** ☒ **Deleted** ☐ **Amended** ☐ as follows:


## Proposed District Plan Hearing

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

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

**Signature of submitter**  **Date** 13/3/14

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

## Trade Competition

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

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

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

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

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

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## 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 58- Village Zone // 58.4 Permitted Activities // Rule 2

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 support the intent of the Rule but ~~oppose~~ which to notify of a grammatical error.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

amend point 1 to say "An activity listed in Rule 2 is a permitted activity provided"

## 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 14/3/14

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

## Trade Competition

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

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

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

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

a) adversely affects the environment; and

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

☐ Y ☒ N

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)

### Submitter Details

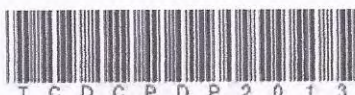
Full Name(s)	Bronwyn Lee Blair	
or Organisation (if relevant)		
Email Address	papaarohaorganics@extra.co.nz	
Postal Address	1042 Colville Rd. RD 4 Coromandel 3584	
Phone no. <small>include area code</small>	07 866 7725	Mobile no.

**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 58- Village Zone.  
58.4 Permitted activities.  
Rule 1 - inclusion of 'community facility'  
under Rule 1 as described in the Proposed District Plan as defined in the Plan's proposed definitions.

### 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 support the inclusion of community facility here as there are a few community facilities available &/or specifically built buildings for community facilities.

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

Retained ☒ Deleted ☐ Amended ☐ as follows:

Retain 'community facilities' in Rule 1 of 58.4 & Retain proposed definition of 'community facilities'.

## 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 14/3/14

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

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b) does not relate to trade competition or the effects of trade competition. ☐ Y ☒ N

n/a

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THAMES-COROMANDEL  
DISTRICT COUNCIL**Proposed Thames Coromandel District Plan**

Submission by

14 MAR 2014

Name: *Kate Ellis*

RECEIVED BY:

Address: *223 Mackay St.*Phone: *0278775186*Email: *KateEllis@gmail.com*

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

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

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

**I oppose Section 37 - Mining Activities.**

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



## **I oppose Section 14 - Mining Activities.**

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

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

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

My further comments:

Please protect our true heritage.

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

Yours sincerely,

Signature: 

Date: 8/2/2014



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

**Proposed Thames Coromandel District Plan****Submission by**

Name: R Thompson

Address: 10 Pryce Place Silverdale

Phone:

Email:

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**My further comments:**

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

Yours sincerely,

Signature:

*Thompson*

Date:

8/3/14



## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

### Submission by

Name:

Ahmen Mshol

Address:

7 Hilda View Rd 5, Thames 3578

Phone:

021 326 901

Email:

caraf@colmech.co.nz

14 MAR 2014

RECEIVED BY:

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My further comments:

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

Yours sincerely,

Signature:



Date:

8/3/14



## Proposed Thames Coromandel District Plan

Submission by *J. R. Ashby Beckham*  
 Name: *as above*  
 Address: *4216 Parawai Rd.*  
 Phone: *868 55 80* Email:

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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**My further comments:**

*Very bad for Thames town & district.*

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

Yours sincerely,

Signature:

*J. R. Ashby - Peckham*  
*J. R. Ashby - Peckham.*

Date: *1st March 2014*



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

**Proposed Thames Coromandel District Plan****Submission by**Name: *Lynda Browne*Address: *20 Welsh Hills Rd, Swanson, Auckland*Phone: *098339931*Email: *\_\_\_\_\_*

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### **My further comments:**

*The Coromandel Peninsula is a precious place for all who visit and while Mr Key believes mining and tourism + relaxation for NZers can co-exist, I don't believe this is true. Aucklanders need the joy of leisure + nature found in the Coromandel for all our health.*

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

Yours sincerely,

Signature:

*A. Browne*

Date: *1 March 2014*