

# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

### Your submission can be:

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

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

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

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

To CTS

Received

14 MAR 2014

Thames-Coromandel District Council  
Coromandel

File No: .....

### Submitter Details

Full Name(s) ALEXANDER BRUCE WARD CATHERINE SUZANE WARD

or Organisation (if relevant) PURIM PARTNERSHIP

Email Address port.jackson@farmside.co.nz

Postal Address PORT JACKSON

RD4 COROMANDEL 3584

Phone no. include area code (07) 866 6979

Mobile no. 021 039 5263

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

### PRIVACY ACT 1993

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

\* see attached 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:

\* see attached submission

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

Retained ☐ Deleted ☐ Amended ☐ as follows:

\* see attached 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 A.B. Ward CSL Date 13/03/2014

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

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## Submission on Proposed Thames-Coromandel District Plan

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

Name of Submitter: Alexander and Catherine Ward  
2611 Port Jackson Road  
RD4  
Coromandel 3584  
Phone: 07 866 6979  
Email: portjackson@farmside.co.nz

### Overview

Our Names are Alexander and Catherine Ward and we farm 2,200 hectares at the northern tip of the Coromandel. The property we farm is a combination of family land and land leased from the Department of Conservation. The properties are located on Map 1 Zones (Cape Colville) and Map 1 Overlays (Cape Colville).

As fifth generation farmers on the northern Coromandel we have a proud 158 year history as caretakers of this land. It is without doubt that the iconic undeveloped landscape of this area is apparent because of the family policy not to subdivide for short term gain, as has happened in most other parts of the peninsula.

The properties we farm contribute significantly to our local district and country socially, culturally and economically. Agriculture is the backbone of the country and still New Zealand's number one export earner.

Contributing significantly to the TCDC rate pool based on property value we receive very little in the way of supporting infrastructure and has always been the case. There is a gravel road, which is under increasing pressure from tourists and at times is in poor repair. All other infrastructure including water, sewage, storm water, rubbish and recycling is provided by us at our own cost.

The farmland along the coast adds exceptional diversity to an already spectacular area. We are regularly photographed and questioned about the operation we are running by New Zealanders and overseas tourists alike. We are complemented on the high standard of the farm and healthiness of our livestock. There are very few weeds and pests here that are rampant in other areas of the Peninsula due to vigilance from our family for generations. We still perform regular weed work on council land along Port Jackson road at our own cost.

Running a successful business on a large hill country property and raising a young family in a remote area such as Port Jackson requires a huge amount of organization and fortitude. Our children are home schooled as there is no school

bus on Port Jackson road. There is a once a week mail service with expensive and slow internet service.

We feel that many parts of this plan are biased against and severely disadvantage our farming operation now and for future generations. The rules, regulations and resource consent gaining requirements are unnecessary and will challenge the economic viability of our farm and our existence in the area. This is an insult to a family who has proven to be extremely capable and diligent caretakers for generations.

Once economic viability has been removed there is a high probability that only wealthy overseas investors will buy the land as a playground. Many of these people will be absentee owners with little connection or affiliation to the area. There could be potentially be a loss of culture and history in the area.

If these restrictions are imposed there will be an imminent devaluation in the land as it will be less attractive to potential purchasers. This will reduce ratable value causing this money to be found in other areas.

The TCDC District Plan Draft document has been difficult to interpret with regular cross referencing which can be confusing and time consuming to follow. The maps are at times inaccurate.

Many points in the Proposed District plan will affect our farming business and we have outlined our opposition/support to these below:

### **Section 3 – Definitions**

#### **Hazardous Facility – Oppose in part**

Please do not include the use of agrichemicals, fuel and fertilisers that are used for a farming operation.

It is impractical and costly to have to require resource consent in order to store the above.

#### **Temporary Living Place – Support**

Keep this definition as it is.

### **Part III – Section 15 – Settlement Development and Growth**

#### **Section 15.3 Objectives and Policies – Policy 10b Moehau Peninsula – Oppose**

What is the Moehau Peninsula? We have never heard of it? Please provide clarification.



If it is the Northern tip of the Coromandel Peninsula we oppose that "development and growth should not occur where it increases demand for additional water ....".

As 5<sup>th</sup> generation caretakers of the land in this area we have not and do not intend in the future to subdivide the land for short-term gain. However to run our businesses and provide for the succession of the family we need the flexibility to build additional dwellings.

It is notable that apart from the gravel road, we provide all the infrastructure mentioned in this policy at our own cost.

#### **Part IV – Section 24 – Rural Area**

##### **24.1 Background – Support**

We like this description especially paragraph 2 and 3.

##### **24.3 Objectives and Policies**

###### **Policy 5b – Oppose in Part**

Include "unless clearance is for maintaining pasture for farming operations"

###### **Policy 6c – Oppose in part**

Screen planting is impractical and will inhibit sea views.

#### **Part VI – Section 29 – Biodiversity**

##### **29.3 (Rule 3) – Support in part**

Include the clearing of up to 5m cube of manuka or kanuka per 12 month period for firewood purposes as a permitted activity.

We have always cut firewood to heat our houses and water. In power cuts we use wood stoves to cook on. It would make life a lot harder if this activity was restricted.

#### **Part VI – Section 32 Landscape and Natural Character**

##### **32.3 - Rule 1a – Oppose**

50m2 gross floor area is far too restricting when operating a farm.

##### **32.3 – Rule 2 – Oppose**

Amend this rule so that farming activities are excluded from the 10m3 restriction. We wish it to remain as it currently stands.



This is unrealistic for a farming operation to work with as it is imperative that tracks are constructed and well maintained in order for us to comply with OSH regulations.

### **32.3 – Rule 5 – Oppose**

One dwelling per lot in an outstanding landscape overlay should be a controlled activity not a restricted discretionary activity.

### **32.3 – Rule 7 – Oppose**

Remove “afforestation, all subdivision activities, and two or more dwellings per lot” from rule 7.

### **32.7 – Rule 15 – Oppose in part**

Amend this rule so that it doesn’t include farming activities. We wish it to remain as it currently stands.

## **Part VIII – Section 56 – Rural Zone**

### **56.4 – Rule 4 – Farming – Support**

Keep this rule in its entirety

### **56.4 – Rule 6 – Earthworks – Support in part**

Please add to Rule 6 that earthworks in relation to the maintenance of roads, farm tracks and stock races are included.

### **56.4 – Rule 11 – Afforestation – Support in part**

Please remove point 1b from this rule.

It is important that we have the ability to plant trees in the coastal zone where it supports our farming business.

### **56.4 – Rule 12 – Accessory Building – support in part**

Include accessory buildings associated with farming activities as a permitted activity.

### **56.4 – Rule 13 – Goat Farming – support**

We use a minimum amount of goats for weed control on a small area of the farm.

### **56.4 – Rule 15 – Home Business – Clarification**

Point 1G refers to Table 9 at the end of section 56. This is not present.



## **Zone Maps**

### **Map 1 Zones (Cape Colville) – Clarification Sought**

The open Space Zoning that is shown is covering our private property and an area of QEII trust covenant land. Please explain.

## **Coastal Environment Map**

### **Coastal Environment Line – Oppose**

The blue purple line that has been drawn on supposedly the first coastal ridge covers large productive areas of agricultural and forestry land on the family farm and the DOC lease block. The line is irregular and inconsistent, not even following the first coastal ridge at times.

Because of contour and restricted infrastructure, the area included in the coastal environment zone is the nerve center of our farming operation in both Port Jackson and Fletcher Bay with most buildings and facilities located here. Because of the peninsulas history with sea transportation, houses and farm buildings were traditionally built close to the coast and the roads, which came later linked to the existing infrastructure.

We oppose extra restrictions which erode property owners rights on the area within this line as it is not complementary to running a successful farming business.

The Coastal Environment line needs to be removed as its basis is flawed as almost all of the agricultural land included in its area is not subject to coastal processes.

### **Natural Character Map – Cape Colville – Oppose**

The Natural Character overlay map is also an erosion of our rights as property owners putting landscape and ecological values ahead of economic and social values in our area.

The patches of bush identified in the map are an integral part of our farming business and lifestyle. As fifth generation custodians of these patches of bush we have no intention of removing them as they provide shelter for stock and make the property visually appealing.



There are inconsistencies in the accuracy of these maps regarding the bush patches identified.

**Outstanding Landscape – Cape Colville - Oppose**

The entire Coromandel Peninsula has outstanding landscape values. To single out specific areas without consultation is clearly biased and unfair of the property owners concerned. Especially as mentioned above that the area identified includes the core of our farm infrastructure associated with running a successful business. An Outstanding Landscape overlay severely impedes our ability to run an efficient progressive farming business.

There are large tracts of land on the Coromandel where Outstanding Landscape values can be applied without compromising productive farmland which is generating lively hoods and economic prosperity for the district. This overlay will reduce property price and hence ratable value causing that money to be sourced from other areas.

Thank you for taking the time to read our submission and we welcome the chance to be heard in support of our submission.

With Regards

*A. B. Ward.*  


Alexander and Catherine Ward



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14 MAR 2014

Thames-Coromandel District Council  
Coromandel

File No: .....

### Submitter Details

Full Name(s) DONALD. HUGHES

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

Email Address \_\_\_\_\_

Postal Address 407 TE KOUA ROAD . R.D. 1. COROMANDEL 3581

Phone no.  
include area code

07 866 8885

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

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## Your Submission

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

p 74. 14.3 Mining Activities. Objectives and Policies.  
1(a) (b) and 1(e) to 3(a)

\* and see attached submissions on other provisions.

### 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 above provisions should more clearly differentiate between aggregate extraction with an end use acceptable to residents and ratepayers and mining for gold with its doubtful and amorphous end benefit for the community.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

The placement of gold mining in a separate mining activity category.

## 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

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

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Proposed Thames - Coromandel District Plan.

Submission of DONALD HUGHES continued

② Page 267. 37.4. Other Mining Activities.

I oppose the provisions as drafted in the table above.

The table should place all Surface Mining, Underground Mining and Mineral Processing in the 'Prohibited Activities' category.

The provision should be amended in order that the Proposed District Plan mirror the prohibitions afforded by the Crown Minerals Act amendments, via Schedule 4 listing.

③ p 479. Zone Rules 58.5. Restricted Discretionary Activity.  
Two or more dwellings per lot.

I oppose the above plan provision.

The Table 4 standards on p 400 re site coverage for some large lots in sensitive coastal areas is inadequate. There is no reference to consideration of the effect of granting the consent for two or more dwellings on adjoining lots, thus allowing sub-division by other means in sensitive areas of coastal land.

The provision should be amended to limit the possibility of such development and rule 20(3), page 479 deleted in order that public notification should be required.

④ p 382. Zoning. Marine Service Zone. Aq.8. Table 4. 3(b)  
The frequency and duration of effects in 3(a) (eg odour, fumes, noise) are tolerable.

The provision should be amended to (i) state the parameters of such effects considered tolerable or (ii) state where they can be found (eg in an appendix).

(iii) The provision should also provide reference to opportunities for public input in the consenting process.

D. Hughes. D. Hughes Page 4423



DONALD HUGHES  
407 TE KOUMA ROAD  
RD1 - COROMANDEL 3581.

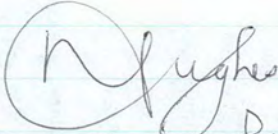
Submission 963  
Page 3.

Proposed Thames - Coromandel District Plan  
Submission of DONALD HUGHES continued.

- (5) Notice of Requirement for a Designation -  
PE Lot 3 DP 13227 and PE Lot 2 DP 35279  
SH25 / Te Kouma Road Intersection, Te Kouma.

I oppose the inclusion of the above notice in the Proposed District Plan as drafted.

Section 8.5.1. Point 11. Consultation and Notification should clearly state the Councils intention to consult with residents and other frequent users of the Te Kouma Road, regarding the adequacy of the proposed intersection upgrade.

  
D. HUGHES



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Coromandel

File No:

### Submitter Details

Full Name(s)	Catherine Donoghue		
or Organisation (if relevant)			
Email Address	katedonoghue@xtra.co.nz		
Postal Address	124 Colville Road Coromandel		
Phone no. include area code	07	8668543	
Mobile no.	027	692 6494	

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See separate sheet.

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I support ☐ oppose ☐ the above plan provision.

Reasons for my views:


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Signature of submitter Cathe Mawghe Date 14-3-14

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## Section 9 Landscapes, natural character

The issue of forestry appears to be given scant regard.

I support any initiative to review the forestry companies permits and incorporate those areas currently in forestry into an overall plan that focuses on the effects of forestry on the land, waterways, harbours. Important too is the effects of logging trucks on our roading infrastructure.

I support any plans to barge logs.

## Section 14 Mining

I support Watchdogs Submission.

I would like to see the situation around permits and applications clarified. Pointless to prospect where you can't mine.

I support the entire peninsula being off limits to hard rock mining.

## Section 18 Transport

Our coastal roading system will become more and more difficult to maintain due to climate change related events.

Logging trucks particularly do massive damage. I object to the TDC budget being spent on the maintenance required for these trucks.

I support moves to look at barging existing logs and reducing in time the amount of land in pine trees. [See biodiversity - mono species pine forests not promoting this concept]



My submission is that enhanced environments should underpin all planning decisions on the peninsula.

### Section 6 Biodiversity

Critical that we look at enhancing biodiversity not just maintaining it.

I support parts of the plan that promote the preceding statement.

### Section 7 Coastal Environment

The Coromandel Peninsula, because it is a peninsula, is one of the most vulnerable areas in the country.

I support parts of the plan that has the T.C.D.C planners being authorities on the issue of climate change and using their expertise to support other communities.

The issue of climate change has to immediately assume importance.

Natural solutions will emerge when the issue of climate change is understood.

Catchment protection becomes essential, I support parts of the plan that acknowledge this.

Ofcourse coastal communities must be restricted to current areas. I support the E.D.S. submission on coastal development.

### Section 8 Historic Heritage

Proper planning processes that incorporate Heritage values should be compulsory in all our towns and villages. Our uniqueness in this area is our aesthetic and this attracts tourists.

The new supermarket planned for Coromandel should never have gained council approval.

I support extra personel assigned to this area from the T.C.D.C. who have appropriate training and who will make informed decisions.



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### Submitter Details

Full Name(s) MRS. SHIRLEEN CLIVENA NOTMAN.

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

Email Address —

Postal Address 340 EDWARD STREET, COROMANDEL 3506

Phone no. 07 8668 737  
include area code

Mobile no. 027 687 3357.

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LOT 1 DPS. 23687 - ALSO LOT 2 DPS. 23687.  
ZONED RURAL - RESIDENTIAL. Is it possible in the future  
That these 2 Blocks could be changed to Residential

### 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 2 Blocks are gently sloping land with  
good access of Albert St. South AND EDWARD St. Water and  
sewerage being available. Plus this property  
adjoins a zoned housing area. This land does not flood.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

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Signature of submitter *Scott Mann* Date 14th March 2014,

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

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PART OF Block 2. looking down to  
Block 1 - View of COROMANDEL HARBOUR.



THIS FENCE IS THE LEGAL ACCESS  
TO Block 1 - SOUTH END OF  
ALBERT STREET COROMANDEL



## Coromandel Town – South East Housing Extension

### 1.0 Background

Over the past two years the Coromandel/Colville Community Board has been investigating various options to increase the amount of land available for residential development within Coromandel Town.

In 2004/2005 Boffa Miskel prepared an initial overview of the planning issues facing Coromandel Town in the documents entitled Coromandel Township and Environs – Looking into the Future.

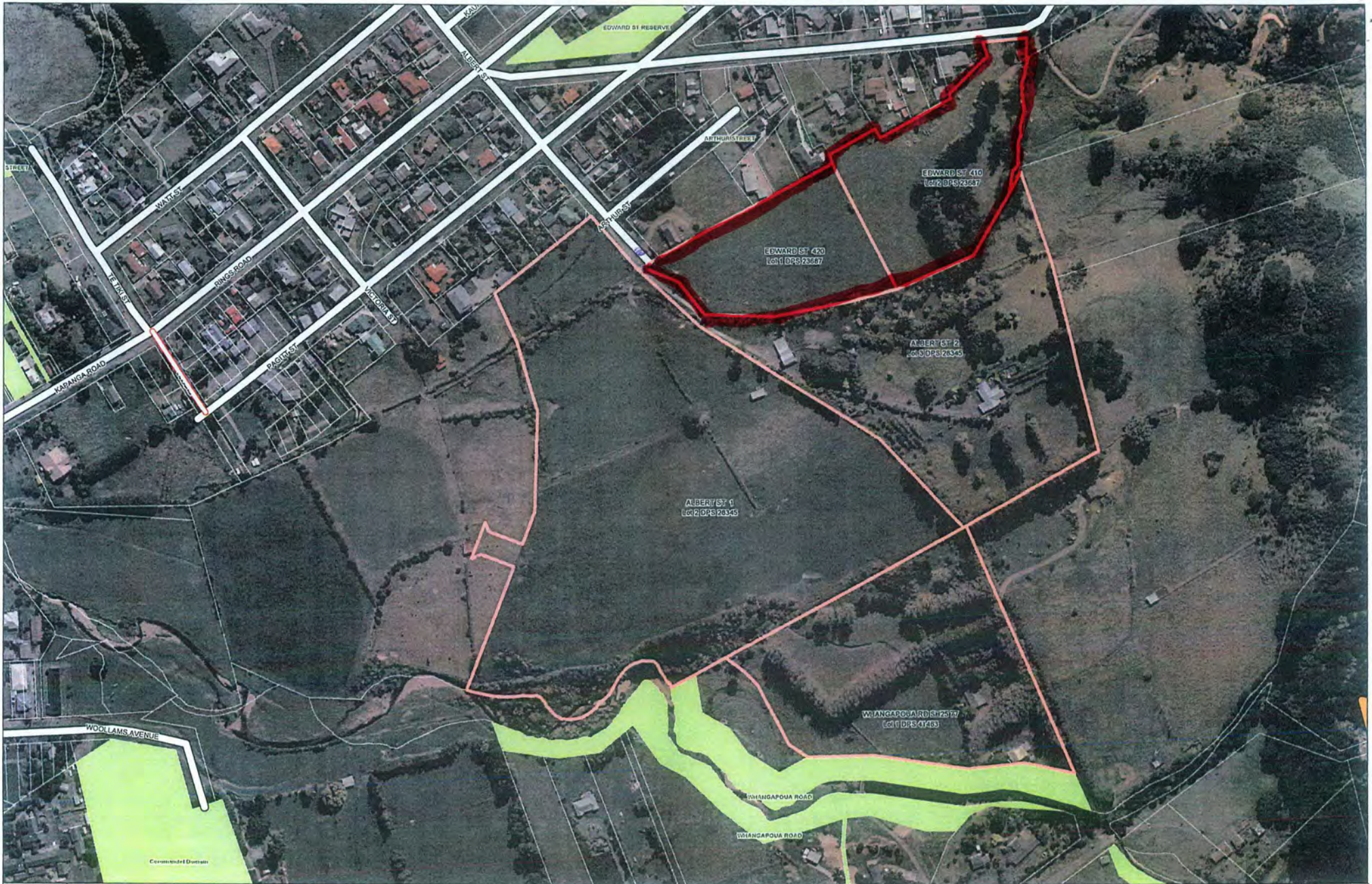
A number of public meetings have been held during 2005 and 2006 to discuss various planning issues raised in these documents. As a result of these meetings and discussions with affected landowners, the Community Board has concluded that providing additional residential land is an important step in providing for the sustainable growth of Coromandel.

This document outlines a proposal to re-zone an area of land to the south east of Coromandel Town from a Rural zone (Residential Policy Area) and Housing zone (Low Density Policy Area) into a Housing zone - Outside all Policy Areas, as set out in the Thames Coromandel Proposed District Plan.

KTB Planning Consultants have been engaged by the Community Board to progress this zone change proposal from the current concept stage, through the consultation process and eventually to a stage where a Plan Change application can be made to the Thames Coromandel District Council.

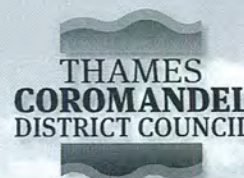
August 2006.







# Proposed Thames-Coromandel District Plan



## Submission Form

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

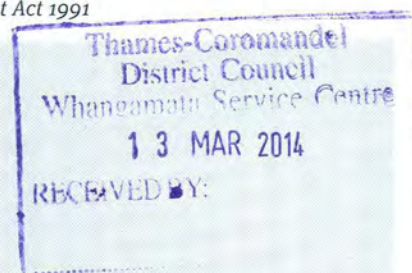
### Your submission can be:

**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) \_\_\_\_\_

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

WHANGAMATA COMMUNITY BOARD

Email Address \_\_\_\_\_

terrylauren@xtra.co.nz

Postal Address \_\_\_\_\_

Phone no.  
include area code

(07) 865 6266

Mobile no.

021 536 580

**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)

See attached sheets

**My submission is:**

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

I support ☐ oppose ☐ the above plan provision.

Reasons for my views:

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

Retained ☐ Deleted ☐ Amended ☐ as follows:

## 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 Larry Walker Date 13/3/2014

Person making the submission, or authorized 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)





## Submission - Proposed Thames Coromandel District Plan Whangamata Community Board - 13 March 2014

POINT	PLAN REFERENCE	SUPPORT/OPOSE	REASONS	DECISION SOUGHT
<i>Each matter raised will be addressed separately and referred to as a submission point</i>	<i>Identify the specific part of the Plan your submission point refers.</i>	<i>Specify whether you support or oppose the part of the Plan.</i>	<i>Reasons for your views.</i>	<i>Whether you want the part of the plan retained, amended or deleted and any changes that you seek.</i>
Item 302	Appendix A1.3 Whangamata Surf Shop	- Oppose	Evidence entered in the report prepared by Dr Ann McEwan is considered inaccurate and evidence supporting this claim is attached as Appendix "1".	The Whangamata Community Board wishes this building to be removed from the Heritage records.
Item 303	Appendix A1.3 Whangamata Cinema	- Oppose	Evidence entered in report prepared by Dr Ann McEwan is considered inaccurate in that the building is not old enough to be considered a heritage building.	The Whangamata Community Board wishes this building to be removed from the Heritage records.
Vol. 2	Map 34D Whangamata	- Part Support		
Vol. 2	Map 34F Whangamata	- Part Support		
Vol. 2	Map 38A Whangamata	- Part Oppose	The subject block offers the opportunity for comprehensive development, which would align to a number of objectives contained within the Coromandel blueprint and Economic Development Strategy Action Plan. The Whangamata CB recognizes the importance of being proactive and supporting potential investment in the local ward.	Map 38A, Lagan Holdings Ltd block to be zoned 'extra density residential'.
Vol. 2	Map 38B Whangamata	- Part Oppose	Island View Reserve to be rezoned from recreation passive to recreation active to permit greater use of the reserve for active team sports.	Map 38B to be rezoned to Recreation Active.



POINT	PLAN REFERENCE	SUPPORT/OPOSE	REASONS	DECISION SOUGHT
Festivals and Events	<b>Part VIII - Zone Rules</b> <b>Section 56 - Rural Zone</b> <b>56.4 Permitted Activities - Rule 5</b> A Festival, event is a permitted activity provided: It lasts no longer than 24 hours	Oppose	<p>The Board notes that festivals and events are an important part of economic development of the area.</p> <p>The Board considers the 24 hour time period is in general too short for any major event.</p>	Amend the permitted activity standard of 24 hours in the rural zone to 72 hours
Significant Natural Areas	<b>Part VI - Overlay Rules</b> <b>Section 29 - Biodiversity</b> <b>29.3 Permitted Activities - Rule 3 and Rule 4</b>	Oppose	The Board notes that landowners should have the right to harvest firewood on their own property as needed.	<ol style="list-style-type: none"> <li>1. That the District Plan be amended to clarify exactly what impact or effect Significant Natural Areas will have on any development proposals in all zones.</li> <li>2. That the District Plan rules be amended to allow for reasonable harvesting of firewood within the District.</li> </ol>
Noise	<b>Part V - Special Purpose Provision</b> <b>Section 26 - Site Specific Activities</b> <b>26.4 Permitted Activities - Table 1</b> Site Specific Activities - Community Halls	Supports in part	The Board supports the general relaxation around noise standards across the district. However the Board opposes the specific rule relating to the level for noise standards for community facilities. Council owned community facilities (Halls) need to have noise standards that provide for public use.	<ol style="list-style-type: none"> <li>1. Amend Table 3 - Community Hall to include : - Whangamata War Memorial Hall</li> <li>2. The permitted maximum noise level is increased from 40dBL<sup>107</sup> to 55dBL<sup>107</sup> (day and night) and allow a finish time of 11 pm rather than 10pm to provide for reasonable community use of these facilities.</li> <li>3. That the permitted noise levels for all Council owned community facilities/halls be increased, but as a minimum increase the permitted noise levels for all Council owned hall facilities in the Whangamata area.</li> </ol>
Visitor Accommodation	<b>Part VIII - Zone Rules</b> <b>Permitted Activities:</b> <b>Visitor Accommodation (various zones)</b> Visitor accommodation is a permitted activity provided:	Support having rules (i.e. by-laws) but not necessarily in the District Plan.		



POINT	PLAN REFERENCE	SUPPORT/OPOSE	REASONS	DECISION SOUGHT
Visitor Accommodation	<p><b>Part VIII - Zone Rules</b>  <b>Permitted Activities:</b>  <b>Visitor Accommodation</b>  <b>(various zones)</b></p> <p>Visitor accommodation is a permitted activity provided:</p> <ul style="list-style-type: none"> <li>- There are no more than 6 tariff-paid visitors staying on the site at any one time</li> </ul>	Oppose	<ul style="list-style-type: none"> <li>• Whangamata has been voted the top New Zealand holiday spot for the past six years and ease of access to accommodation is a vital success factor.</li> <li>• There are a small number of commercial accommodation providers in town and at peak periods, there is generally no spare capacity.</li> <li>• Advice from Enterprise Whangamata is that the issue should be left alone, allowing market forces to prevail.</li> <li>• During the off-peak seasons, over 2,000 dwellings are often empty and without the availability of this accommodation when needed, the economics of the town would be compromised.</li> <li>• Major events such as the Beach Hop festival and fishing tournaments fill all available dwellings to capacity.</li> <li>• Any attempt to enforce this rule would be costly, difficult to enforce and be met with contempt by property owners.</li> <li>• The Board believes this rule is in breach of Council's fundamental philosophy i.e. less red tape.</li> <li>• This rule is also discriminatory as it excludes large families living in town in rental accommodation.</li> </ul> <p>This rule is an invasion of reasonableness and is unnecessary as it is covered by Council's bylaws.</p>	Remove Part VIII - Zone Rules Permitted Activities: Visitor Accommodation (various zones).



POINT	PLAN REFERENCE	SUPPORT/OPOSE	REASONS	DECISION SOUGHT
Utilities	<b>Section 19 Utilities</b> <b>19.1 back ground</b>  <b>19.1.2</b> <b>National Policy</b> <b>Statements</b>  <b>Second Paragraph</b>	Oppose	<ul style="list-style-type: none"> <li>This paragraph wording does not include the electricity line feeding into Whangamata.</li> <li>The strategic importance of that line to Whangamata's social and economic development.</li> <li>The need to install a new line from the National Grid at Karangahake so maintenance can be carried out on the existing line without loss of supply.</li> </ul>	Amend the wording in the District plan to give significant importance to the electrical feed requirements national, regional and sub-regional and enhance issues around the surety of supply for business and residents on the eastern seaboard.
Settlement Development and Growth	<b>Section 15 Settlement Development and Growth</b>	Oppose in Part	<ul style="list-style-type: none"> <li>Investment into three wastewater plants on the Eastern Seaboard at \$100m approximately. Two wastewater plants identified in the Peninsula Blue Print as growth hubs - Whangamata and Whitianga.</li> </ul> <p>Whangamata is one of the growth hubs identified in the 'Future Coromandel - Thames Coromandel District Economic Development Action Plan' adopted December 2013 and in the overarching document 'The Peninsula Blueprint' adopted in 2009.</p>	The Settlement Development and Growth section of the District Plan to more clearly reflect the values set out in the 'Future Coromandel - Thames Coromandel District Economic Development Action Plan' adopted December 2013 and 'The Peninsula Blueprint' adopted in 2009.



## Appendix "1"

**Inaccurate and Flawed Research - 634 Port Road Whangamata.**

The Historic Heritage item Record Form which was researched and completed by Dr. Anne McEwan and then used as the basis for the decision to identify 634 Port Road Whangamata as Historically Significant is in the opinion of the Whangamata Community Board inadequate in its research methodology and substance.

The Report Breaks down its Significance status into six separate criteria, three of which are not applicable, two of which have been presented with questionable research and one that is considered as of 'limited' significance - meaning of the six significant flags only one is slightly relevant:

- **Archaeological Significance:** Which as the building post-dates 1900 this assessment criteria is Not Applicable.
- **Architectural Significance:** The Report States this is 'Limited'
- **Cultural Significance:** The Report states *'the surf shop could arguably have cultural significance for its role in supplying local and visiting surfers for 30 years'* - After speaking with Long time Local Surfers (which the researcher failed to do) - the change from a surf board manufacturing base to a Surf Shop happened in 1978 when Peter Mitchell and his brother opened 'Saltwater Surf Shop' at 634 Port Rd. This iconic brand is still operating today at 505 Port Road with Peter Mitchell still at the helm - Meaning the Cultural Significance of the 'Salt Water' brand is still fully represented within Whangamata.
- **Historical Significance:** The report states *'the historical significance of the Whangamata Surf Shop is due to its association with Bob and Mary Davie'*. Upon investigation it has been confirmed by Bob Davie (*The person whom the Historical claim is based*) that he was never spoken to by the researcher during this process. By speaking to Bob the researcher would have learned of the limited Significance the property held for Bob and Mary Davie as it was only used by Bob to make Boards for 2-3 years in a limited capacity before he let other shapers takeover the Shaping Bays and continued in a more hobbied fashion to make his Boards from home. Ref#1 (below) Sited by the researchers as part of her investigation supports this as Bob is quoted as referring to Mt Maunganui and Auckland as the two places he contributed to New Zealand's Surfing evolution in regards to his Surfboard manufacturing.
- **Scientific Significance:** Not Applicable
- **Technological Significance:** Not Applicable

The quality of research is further questioned due to the limited references sited by the researcher at the bottom of the record form. Upon review the references make no reference to Whangamata or the property at 634 Port Road and are very limited in terms of Bob Davies connection with Whangamata. (See Below)

**Listed Below are the three References Anne McEwan has sited in her report**

I have included what is written about him from each source to illustrate the basic nature of this referencing:

**Ref#1: Reference to Bob Davie 'Coromandel - I D Robinson'**

*Bob Davie has lived and surfed at Whangamata for more than 30 Years.*

*Bob Not only surfs but he made handcrafted boards under his own label.*

*'A few years back I had factories at Mount Maunganui and in Auckland that were turning out about 60 to 70 Handmade Boards a week.'* (No reference to Whangamata or the Port Road Shop.)



**Ref#2: Reference to Bob Davie 'Te Ara Encyclopedia of New Zealand'**

*In the 1960s the big revolution in surfing was the advent of short boards. As more surfboard builders such as Bob Davie, Alan Mitchell, Peter Way and Ted Davidson set up business, and technology improved, boards got shorter – from over 10 feet (3 meters) to under 7 feet ( 2.1 meters) by 1969. Tighter arcs and greater speed in executing turns and cutbacks became possible. Surfing got more exciting. The short (and light) boards attracted more women and younger people to the sport. And the introduction of wetsuits in the late sixties made it possible to surf for longer in all conditions.*

**Ref#3: Reference to Bob Davie 'A History of Surfing in Gisborne'**

*One of the most influential early Aussies in the Gisborne scene was surfboard maker Bob Davie who arrived from Sydney via Auckland around 1964 with side-kick Bob "Arab" Steel. They liked the Gisborne lifestyle and the consistently good waves "up the coast", and here Davie established the now legendary Bob Davie Surfboards. The man they later called the inventor of the shortboard, Bob McTavish, visited around this time and spent a few months shaping boards at the Stanley Road factory.*

*In the book "Gone Surfing: The Golden Days of Surfing in New Zealand" former New Zealand champion surfer, Alan Byrne says: "Bob was really important for surfing in New Zealand. He attracted a steady flow of top board builders and surfers to Gisborne such as Russell Hughes, Bob McTavish and Keith Paull."*

*Bob McTavish told BeachLife: "I shaped for Bob Davie for three months in 1966. We surfed everywhere. The best were Pipeline, The Island, Makas, and Mahia. My memories of that time are the pubs with the Maoris, huge flagons of beer, local wines and wonderful happy people. Surf, surf, surf and surf – and a new surfbreak around every corner. Unbeatable."*

*Bob Davie departed from here to set up shop at Mount Maunganui in 1966, but he and the young shapers he attracted left behind a legacy of board making know-how and established Gisborne as a mecca for surfers from around the world.*

As the criteria above is the basis of the researchers recommendations to have 634 Port Road considered as a Historic Heritage item The Whangamata Community Board strongly opposes this agenda due to what appears to be a fundamentally flawed research process and misinformation.

**The Whangamata Community Board**



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

Submission by

Name:

Jennifer Frost

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Phone:

09 299-8117

Email:

frostworldwide@hotmail.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.**

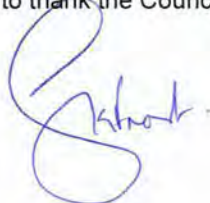
**The special nature of the Coromandel warrants robust protection especially as there is so much economic revenue and employment dependent on our reputation as a clean green holiday destination. It is vital we do not allow mining into the Peninsula, as this is contrary to the existing Natural Character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

1/3/14



## Proposed Thames Coromandel District Plan

### Submission by

Name: Phillipa Marton

Address: 100 Ash St, Tararua

Phone: 0279372583

Email: phillipa\_g@yahoo.com

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.**

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**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.**

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Yours sincerely,

Signature:



Date: 08/03/14



# Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

Submission by

14 MAR 2014

Name:

Helen Hale

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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.

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- 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 own property in the heart of the mining area of Waihi, because of this, the property value has plummeted, and I am unable to sell the property as potential buyers steer clear of that area. This has created financial hardship for my family and I am unable to move on and do better for myself - Every other family in that area has the same experience - If mining is to continue, the mining companies should compensate the affected residents - NOT FAIR!!

- 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:



## Proposed Thames Coromandel District Plan

### Submission by

Name:

Arthur Smith

Address:

5657 Port Charles Rd, Nth Coromandel

Phone:

n/a

Email:

n/a

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

### I oppose Section 37 - Mining Activities.

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

Recognise **NOMINING** Coromandel  
in the District Plan!

- 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:

*Antony Smith*

Date:

10-3-14



## Proposed Thames Coromandel District Plan

Submission by

Name: *Leon Pienaar*

Address: *2397 Colville Rd, RD4, Colville, 3584*

Phone: *027-651-6633* Email: *pienaar1w@gmail.com*

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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My further comments:

*No Mining!*

- 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:

*Peeraas*

Date:

*8/3/14*



## Proposed Thames Coromandel District Plan

### Submission by

Name: *Karlina Chevis*

Address: *100 Grafton Rd*

Phone: *0223810801*

Email: *kychewis@gmail.com*

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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My further comments:

No Mining  
and No 1080

- 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



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

Name:

David Armstrong Pani

Address:

31 Te Wiata Place Waiyake Auckland

Phone:

0223996686

Email:

feeye.9@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:

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My further comments:

**COROMANDEL NO MINING!**

- 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: *today*



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

**Proposed Thames Coromandel District Plan****Submission by**Name: *Anthony Teruki*Address: *1000 Tiki Rd*Phone: *DaveZ*Email: *anthonyteruki@mail.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:

→ "Keep it green" ←

- 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:

*Anthony de Rudder*

Date:

13.03.14



## Proposed Thames Coromandel District Plan

### Submission by

Name: *Thea Brorson*

Address: *Hedäker 255 92 Helsingborg Sweden*

Phone: *+46730596677*

Email: *thea.brorson@gmail.com*

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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My further comments:

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

Yours sincerely,

Signature:



Date:

10/3-14



## Proposed Thames Coromandel District Plan

### Submission by

Name: *Che Mowbray*  
 Address: *210 Rolleston Street Thames*  
 Phone: *021 139 5737* Email:

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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**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: 5/03/12



## Proposed Thames Coromandel District Plan

### Submission by

Name:

Shawn Malanaphy

Address:

210 Rolleston St Thames

Phone:

0279076149

Email:

muhpst@gmail.com

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 Mining Activities. The PDP does not articulate the special Qualities, Values and Natural Character of the Coromandel Peninsula, therefore:

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Yours sincerely,

Signature:



Date: 5/3/14



## Proposed Thames Coromandel District Plan

### Submission by

Name: *Glennyth Wright*  
 Address: *32 Waiofahi Rd Thames*  
 Phone: *868 3844* Email:

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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**My further comments:**

*Extractive industries are out-of-date!  
Sustainable industries are 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: 8.3.14



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

Name:

Address:

Phone:

Email:

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My further comments:

*Leave the Coromandel as it is!*

- 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:

*Alfred*

Date:

*08/03/14*



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

Name:

A. Dunning

Address:

861 East Coast Rd Kaiara.

Phone:

Email:

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Yours sincerely,

Signature:



Date:

8-3-14



## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

### Submission by

Name: *D. Brown*

Address: *13 Waitahi Rd. Thames*

Phone:

Email:

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Signature:



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8.3.14



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

Name: SPENSER PROBERT.

Address: 19 A Belvedere St Epsom Auckland

Phone: 021545735 Email: Spenser@clear.net.nz

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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.



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

Name: M. VAN DER LINDEN

Address: E. WOLFFSTRAAT 70<sup>TH</sup>

Phone:

Email: maihevanderlinden@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.**

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**My further comments:**

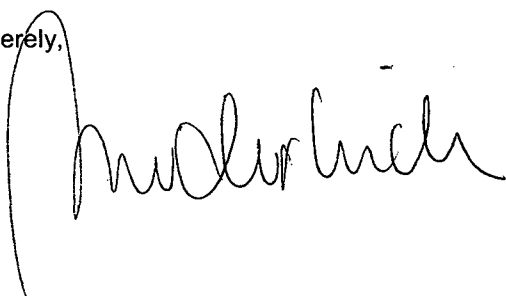
SAVE 'your' NATURE AND LIVINGS!

How Stupid can you be -- mining!?

- 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:

MARCH 9, 2014



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:  
.....**Proposed Thames Coromandel District Plan****Submission by**

Name: Ian Smith  
 Address: 19 Pakareke Road  
 Phone: 8687638 Email:

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My further comments: Absolutely no mining  
gold is earths love condensed - Take out  
the love and what is left?

☉ 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: 2 - 3 - 2014



THAMES-COROMANDEL  
DISTRICT COUNCIL

## Proposed Thames Coromandel District Plan

Submission by

14 MAR 2014

Name: Monika Lange RECEIVED BY:

Address: 473 Kawaranga Valley Rd Thames

Phone: 8685200 Email: monikanz@hotmail.com

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My further comments:

*Leave our land alone!*

- 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:

*H. Lewis*

Date:

*2.3.14*



## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

### Submission by

Name: Vivien Blackshaw

Address: 43 Wyoming Ave, Murays Bay

Phone: 0273 489008

Email: vbxlif@gmail.com

14 MAR 2014

RECEIVED BY:

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**My further comments:**

*Please, no more mining in the Coromandel. It has been too many years.*

- 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:

*V. Blundell*

Date:

*2/3/14*



# 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) CAVIN MORRIS & LISA LIGTHWEN & MARWOOD HERDS LTD.

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

Email Address SV-SOLMARIA@HOTMAIL.COM.

Postal Address P.O. Box 12 970, PENROSE, AUCKLAND

Phone no.  
include area code

Mobile no. 006421680103

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

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

### PRIVACY ACT 1993

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



## Your Submission

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

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

**My submission is:**

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

I support ☐ oppose ☒ the above plan provision.

**Reasons for my views:**

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

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

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

## Proposed District Plan Hearing

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

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

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

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

## Trade Competition

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

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

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

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

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

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



10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Rica Lightwood & Gavin Morris and I own a holiday home in Tairua.

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

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

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

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

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

**As Principal Relief**

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



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

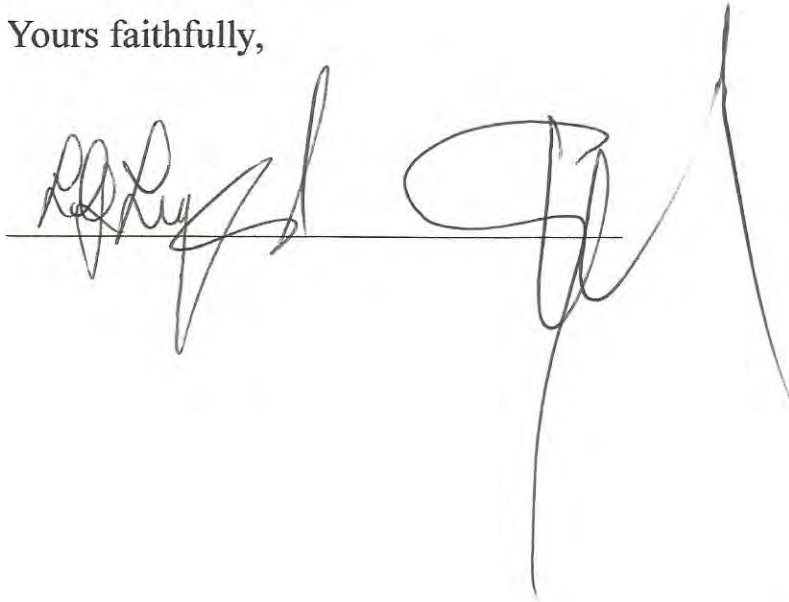
(ii) Amend all references to the permitted activity conditions for *Visitor Accommodation* in the various zones throughout the Proposed Plan relating to “6 tariff-paid customers on-site at any one time” instead amending this to “12 tariff-paid customers on-site at any one time”, and delete any condition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

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

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

I look forward to your response.

Yours faithfully,

A handwritten signature in black ink, consisting of a series of loops and a long vertical stroke extending downwards.



## Proposed Thames Coromandel District Plan

### Submission by

Name: John Patrick Speirs  
 Address: 20 Tui Ave Hamilton  
 Phone: (07) 8420841 Email:

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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**My further comments:**

*The loss can be too great!!*

- 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 Shiers*

Date: 2-8-2014



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

Name:

DREGNAUX - NICOLAS

Address:

230 Coroglen road TAPU.

Phone:

Email:

Nicolasdregnaud@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:

Preserve this beautiful place, please.  
for you, for your children, then children.  
Live your life like you live 1000 years.  
Thanks...

- 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:

1/03/14



# 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)	GREENFIELDS COROMANDEL LTD		
or Organisation (if relevant)			
Email Address	peter@vros.co.nz		
Postal Address	P.O. Box 324 TAURANGA 3140		
Phone no. <small>include area code</small>	(07) 579 9747	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)

SEE ATTACHED 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:

SEE ATTACHED SUBMISSION

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

SEE ATTACHED 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 [Signature] Date 17/3/14

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

## Trade Competition

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

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

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

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

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

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THAMES-COROMANDEL DISTRICT COUNCIL  
Private Bag, 515 Mackay Street, Thames 3540  
phone: 07 868 0200 | fax: 07 868 0234  
customer.services@tcdc.govt.nz | [www.tcdc.govt.nz](http://www.tcdc.govt.nz)





## **SUBMISSION TO THE THAMES-COROMANDEL DISTRICT COUNCIL ON THE PROPOSED THAMES-COROMANDEL DISTRICT PLAN ON BEHALF OF GREENFIELDS COROMANDEL LIMITED**

### **Context & Submission**

Greenfields Coromandel Ltd own the property at 815 Tiki Road, Coromandel. This site adjoins Tiki and Whangapoua Roads. It is also located adjacent to the designated Powerco sub-station on the north-east corner of the site.

Under the Operative District Plan the land is zoned Rural but within the Residential Policy Area. This allows for subdivision down to 2ha. Greenfields Coromandel Ltd made submissions to the Draft District Plan in the form of a Development Suitability Report (attached) seeking Low Density Residential Zoning. However the Proposed District Plan has retained Rural Lifestyle Zone for the Greenfields property and retains the minimum lot size of 2ha as per the operative Zoning.

This zoning approach is considered to be consistent with the surrounding character of the area and the Hauora Stream and its margins will form a logical southern boundary to the Coromandel Township, which will act as a greenbelt.

The Proposed District Plan recognises the benefit of compact development around town centres within the Coromandel Peninsula. There are numerous objectives and policies that talk about urban areas being able to be reticulated. With respect to the Greenfields Coromandel Ltd site, at least two-thirds of the site is able to be reticulated with wastewater and water reticulation. However "Policy 10C - Coromandel Town" under Section 15 – Settlement Development and Growth states that *".....residential growth with wastewater reticulation should be located between Whangapoua Road and Rings Road."* This does not align with Council's current infrastructure planning which reticulates up to two-thirds of the Greenfields Coromandel Ltd site.

Policy 10C is promoting urbanisation of land partially affected by flood hazard as per Proposed Map 11H – Flood Hazard Overlay i.e. between Whangapoua Road and Rings Road. The anticipated lot yield in this area is therefore likely to be less than would otherwise be anticipated from an unconstrained site.

Greenfields Coromandel Ltd seek that Policy 10C be amended to be less specific or define residential growth within the existing reticulated network, which would include the property owned by Greenfields Coromandel Ltd. If the reticulated network area plan was to be referenced this would have to be referenced to ensure that future interpretation of the policy was clear for Council and the community.

### **Decision Sought**

Greenfields Coromandel Ltd seek that Council reconsider the zoning of their site and adjoining land to Low Density Residential Zone. This would result in a character of subdivision and density of development similar to the subdivision consent application SUB/2014/14 currently before Council.



1. Change the zoning of the Greenfields Coromandel Ltd site to Low Density Residential.
2. Amend Policy 10C – Coromandel Town to include the Greenfields Coromandel site or be less specific.
3. Any consequential changes to related objectives, policies, rules or structure plans of the Proposed District Plan to ensure the above requests can be implemented.
4. Ensure the Legend to the zoning maps is made clear (Currently some discrepancy between maps and Map Legend).

Attachments:

Development Suitability Report of Greenfields Coromandel Ltd Site submitted in response to Draft District Plan



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Cnr Cameron Road & Wharf Street  
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**THAMES-COROMANDEL  
DISTRICT COUNCIL**

**14 MAR 2014**

**RECEIVED BY:**

12 March 2014

Thames-Coromandel District Council  
Proposed Thames-Coromandel District Plan  
515 Mackay Street  
Private Bag 1001  
THAMES 3540

Boffa Miskell



Dear Sir/Madam

**RE: SUBMISSION ON PROPOSED THAMES-COROMANDEL DISTRICT PLAN –  
GREENFIELDS COROMANDEL LTD**

Please find attached a submission on behalf of Greenfields Coromandel Ltd.

We were unable to email the full report as it was too large but did email the submission  
without the attachment on 14 March 2014.

Yours sincerely

**BOFFA MISKELL LTD**

A handwritten signature in black ink, appearing to read 'Richard Coles'. The signature is fluid and cursive, with the first letter 'R' being particularly large and stylized.

Richard Coles  
Principal



# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

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### Submitter Details

Full Name(s) GREENFIELDS COROMANDEL LTD  
or Organisation (if relevant) \_\_\_\_\_

Email Address peter@veros.co.nz

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TAURANGA 3140

Phone no. (07) 579 9747  
include area code

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

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

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

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4. Ensure the Legend to the zoning maps is made clear (Currently some discrepancy between maps and Map Legend).

Attachments:

Development Suitability Report of Greenfields Coromandel Ltd Site submitted in response to Draft District Plan



# TIKI ROAD COROMANDEL

DEVELOPMENT SUITABILITY REPORT  
Prepared for Greenfields Coromandel Limited

28 February 2012

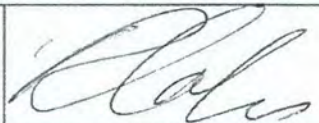
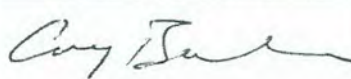


Boffa Miskell



## Document Quality Assurance

This report has been prepared in accordance with Boffa Miskell quality assurance procedures, and has been reviewed and approved for release as set out below.

<b>Bibliographic reference for citation:</b> Coles, R. 2012. <i>TIKI ROAD COROMANDEL: DEVELOPMENT SUITABILITY REPORT</i> . Report prepared by Boffa Miskell Limited for Greenfields Coromandel Limited, Coromandel.		
Prepared by:	Richard Coles Principal / Planner Boffa Miskell Limited	
Peer reviewed by:	Craig Batchelar Director / Planner Boffa Miskell Limited	
Status: FINAL	Revision / version: (2)	Issue date: 28 February 2012

Template revision: 20120217 1030

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## Appendices

Appendix 1: Site Location and Context Plan

Appendix 2: Subdivision Concept Plan Medium Density

Appendix 3: Subdivision Concept Plan Low Density

Appendix 4: Thames-Coromandel District Council Feature Maps

Appendix 5: Traffic Assessment

Appendix 6: Infrastructure Report

## Figures

Figure 1: Site Location Map

Figure 2: Subdivision Concept Medium Density (550m<sup>2</sup> to 1500m<sup>2</sup>)

Figure 3: Subdivision Concept Low Density (1200m<sup>2</sup> to 2500m<sup>2</sup>)



## 1.0 Introduction

Greenfields Coromandel Limited has engaged Boffa Miskell to undertake a review of the suitability of their land for future urban development. This report provides an overview of the key issues to demonstrate the land is suitable for urban growth or not and may be used to support Council's Proposed District Plan due for notification later in 2012.

## 2.0 Site Description

The site is approximately 12 hectares and located on the southern side of Coromandel Township and approximately 350 metres from Coromandel harbour.

The site adjoins State Highway on two sides and the Huaroa Stream on the southern side. Adjacent to the northeast corner of the site is a Powerco substation which supports the Coromandel Township.

There is an existing pocket of housing<sup>1</sup> on the corner of Tiki Road and Whangapoua Road and also some low density housing to the east of the site. Opposite the site on Whangapoua Road, is a structure plan area which includes a recent subdivision, which is partially developed, and a pocket of rural land zoned for future development.

A low density housing subdivision has been developed opposite the site on Tiki Road.

The site is relatively flat and drops away to the Huaroa Stream which is identified by Council as a potential flood hazard but also having natural character values. The land is in pasture and has been grazed for many years.

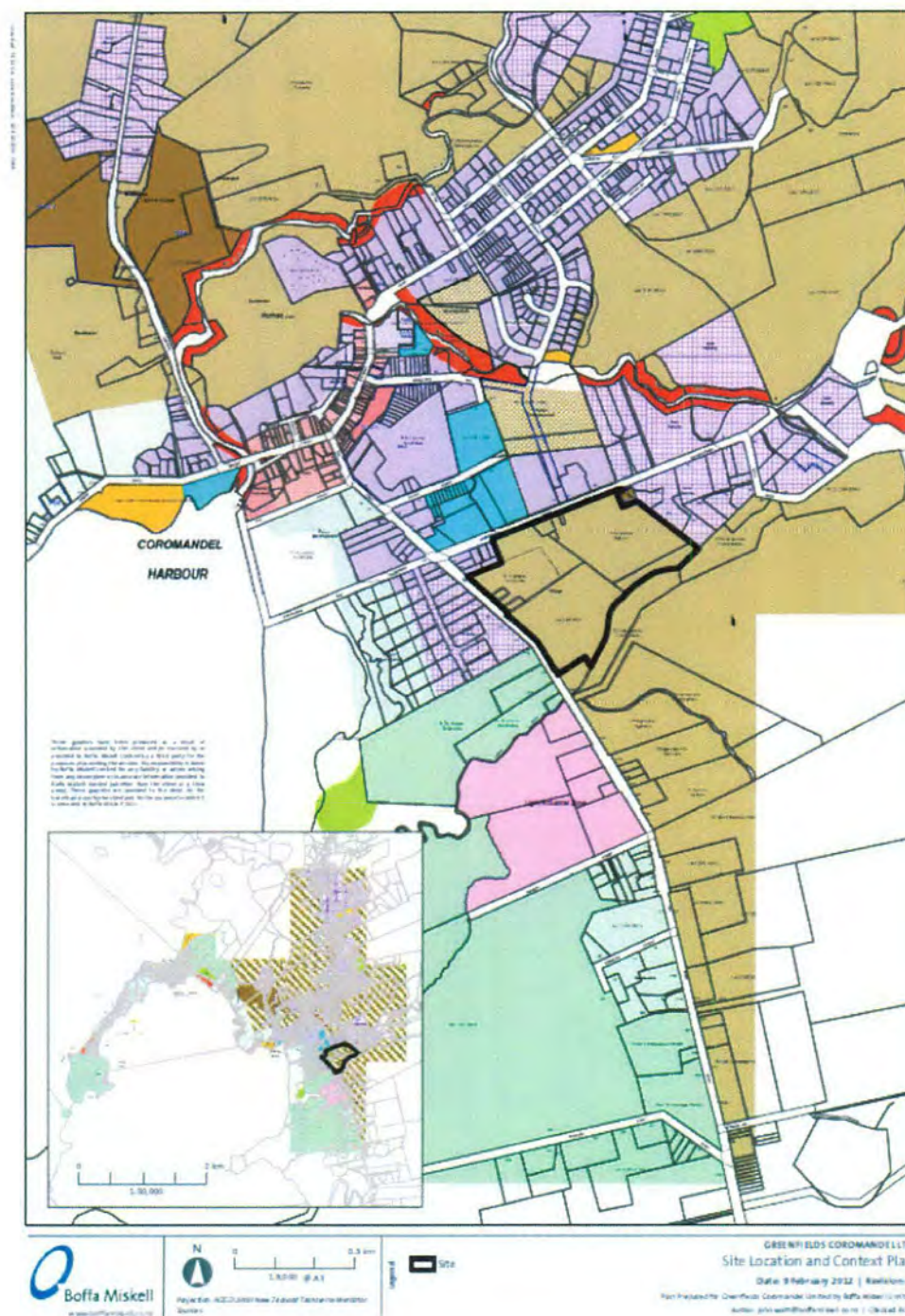
A Plan Change has recently been granted by Council to rezone some Rural Zone land on the coastal side of Tiki Road to Light Industrial Zone. There is existing or planned growth surrounding the site with the exception of the southern boundary which adjoins Huaroa Stream.

---

<sup>1</sup> Residential Zone 600m<sup>2</sup> average lot size



**Figure 1: Site Location Map**





## 3.0 Planning Framework

The land is currently zoned Rural (Residential) Zone. This zone provides for subdivision to a minimum net lot area of 2 hectares. Under these provisions the Greenfields Coromandel site could yield 5 lots taking into account existing titles.

The District Plan identifies structure plan areas for growth of the Coromandel Town including the site which fronts Whangapoua Road and also another site to the north of the commercial centre, which is located on Buffalo Road adjacent to the cemetery. A large portion of this land has already been subdivided.

There are other large sites within the urban area of Coromandel which have the potential for further subdivision. In many cases these are constrained by access or existing development. However there is an opportunity for further infill development within the Township.

## 4.0 Growth Issues for Coromandel

### 4.1 Growth Drivers

The Coromandel Township is an identified service town for the northern end of the Coromandel Peninsula. This is highlighted in Council's Blueprint document, a non statutory growth visioning exercise completed by Council. The existing aquaculture industry is serviced from the Coromandel township and provides significant employment opportunities. The growth of the aquaculture industry in this area is anticipated given the lift of the marine farm moratorium and the proposed growth in the aquaculture industry. This will provide more employment opportunities and require light industrial service activities to support the aquaculture industry. This is likely to promote growth within the Coromandel Township and will create more demand for residential housing.

The tourism industry continues to be a significant employment sector for the Coromandel Township and this is anticipated to continue.

The Coromandel has also been identified as a retirement destination for New Zealand. As the population is ageing there is likely to be a need for retirement villages/hospitals and community housing estates.

Aquaculture, tourism and age care are likely to be the key drivers for economic and population growth.

### 4.2 Growth Projections

A profile statement of the demographic of the Thames Coromandel District was prepared by Beca Carter Hollings & Ferner Limited for Council in September 2007. Under 3.1.9 of that report projected population growth for the district is estimated to be a 12% between 2006 and 2021. This equates to approximately 200 people or around 55 households. However this estimate has not taken into consideration the growth in the aquaculture industry. It is expected that the economic development of the Coromandel Township will grow with the increase in aquaculture production. Therefore it is considered that the 12% growth figure may be on the lighter side of the actual growth demand. This is further supported by an Economic



Impact Assessment for Coromandel<sup>2</sup> prepared by Sapere Research Group who conclude that the growth in the aquaculture industry (mussel, oyster and finfish farming) near Coromandel will create new regional employment of approximately 630 jobs (aggregated figure from Sapere Report 2011). Not all these will be located in the Coromandel. However even if a third were this would create additional population growth and demand for housing stock, particularly if these are skilled labour positions.

### 4.3 Growth Pattern of Coromandel Township

The Coromandel Township has grown from its original commercial and small port focal point along the main roads to the town and around the Coromandel Bay. This is clear from the Site Location and Context Plan (See Figure 1).

Recent planning decisions have resulted in new light industrial land being zoned to the south of the town between Tiki Road and the coast. This is south of the subject site and it is anticipated service upgrades will occur to support this development.

Existing Structure Plan Areas are located opposite the site on Whangapoa Road. This structure plan crosses the Karaka Stream to Victoria Street. A large portion of this land has already been developed and assists in consolidating residential development around the commercial heart of the town. Changing the zoning of the subject site to Residential will assist in this consolidation and will result in efficiencies such as servicing, access and pedestrian linkages to the commercial centre.

### 4.4 Supply of Urban Land

The Council has previously identified growth areas for the Coromandel Township and structure plans have been developed for identified sites. These sites are largely developed and most have been subdivided. There is very little land available for Greenfield growth within the Coromandel Township. Coromandel is identified as a growth service town in its Blueprint growth strategy document.

Given the growth predictions identified by Beca and the knowledge of the growth of the aquaculture industry<sup>3</sup>, it is anticipated that significant more land needs to be provided for urban housing to meet the demand for the 10 year planning horizon.

## 5.0 Development Suitability

To ensure the Greenfields Coromandel site is suitable for urban development an assessment of key development constraints has been completed. This has been prepared taking into account the existing available information and hazards that have been mapped.

### 5.1 Natural Hazards

The site has no known natural hazards with the exception of an area identified as potentially floodable on the southeast corner. This floodable annotation on Council's maps also includes the neighbouring property which is used as an engineering workshop. The site is considered to have no hazards that would restrict urban development or can otherwise be addressed

<sup>2</sup> Economic Impact of Coromandel Aquaculture, Sapere Research Group August 2011.

<sup>3</sup> See Sapere Research Group Report.



through design. Mtech has concluded that minimum building floor levels will need to be established for the lower portion of the site located adjacent to the identified flood hazard area<sup>4</sup>. They also conclude land stability is not considered to be an issue for the site<sup>5</sup>.

## 5.2 Access and Traffic

Two concept plans have been prepared to show how the site could be developed. This includes an access onto Tiki Road and onto Whangaporoa Road. Both designs include through roads connecting Tiki and Whangaporoa Road.

GHD has assessed the Boffa Miskell concept plans and support the dual access on to Tiki Road and Whangaporoa Road (See **Appendix 5**). GHD raise the issue that the Tiki Road intersection location doesn't provide sufficient sight distance to meet the standards in NZTA's Policy and Planning Manual. They recommend positioning the Tiki Road intersection 50m south of the position shown on the concept plans to meet the minimum sight distance. This is readily achievable as the subdivision design can be amended without detracting from the amenity or functionality of the subdivision or proposed internal road layout.

GHD also recommend installing some traffic calming within the subdivision to ensure the proposed local road joining Tiki Road and Whangaporoa Road isn't used as a short cut passed the intersection. This can be achieved during detail design of the subdivision and or establishment of a Structure Plan.

## 5.3 Services

A services report has been prepared by Mtech (**Appendix 6**) taking into account the low<sup>6</sup> and medium<sup>7</sup> density development concepts proposed.

### Water

The water reservoir servicing the Coromandel is located in an elevated position further up Whangaporoa Road. Existing water reticulation is located adjacent to the North West boundary of the site. Mtech has considered the develop concepts and confirmed that the demand generated by the development is low (at 7l/s). They also conclude that the fire fighting requirements (25l/s at a pressure of 100kPA) are likely to be met by the existing supply.

At the time of writing their report, Mtech were seeking feedback from TCDC engineers to confirm the overall water supply capacity is adequate for fire fighting purposes for Coromandel. Mtech also concluded that further assessment of the water supply capacity during 'extended dry periods' is necessary.

### Wastewater

Mtech has identified that an existing 150mm sanitary sewer main located adjacent to the site on Whangaporoa Road has sufficient capacity to service the proposed development and surrounding urban catchment. They identified that the Council area of wastewater service demarcation would need to be expanded to cover part of the site not currently included. This may require a minor pump station to direct flow from this lower area back to Council's sanitary sewer main. The remainder of the site could be reticulated by gravity to Council's sanitary sewer main.

<sup>4</sup> Mtech Infrastructure Report, Feb 2012, P6.

<sup>5</sup> Mtech Infrastructure Report, Feb 2012, P7.

<sup>6</sup> Low density 1200m<sup>2</sup> – 2500m<sup>2</sup>

<sup>7</sup> Medium density 600m<sup>2</sup> average



### Stormwater

The site is not connected to or located near any stormwater reticulated. Mtech confirm that it is viable to create an internal stormwater reticulation system discharging to a stormwater pond on the south side of the site adjacent to Huaroa Stream. The pond will likely form a feature of the pedestrian walkway and be designed and planted to be sympathetic to the adjacent wetland.

### Power and Telecom

Mtech has correspondence from North Power and Telecom confirming the site can be serviced with power and telecom services<sup>8</sup>.

## 5.4 Landscape Values

The site is outside any defined landscape features of district value. However the stream does have natural character values which have been identified.

### 5.4.1 Wider Context

Coromandel Township is itself dominated by expansive coastal views and a natural amphitheatre created by the surrounding headlands and islands with native forest cover.

Farming and urban development has resulted in significant change to the natural coastal forest and coastal margins. Open pasture, mature windbreaks, exotic specimen trees along with dwellings, sporadic industrial and commercial buildings and transmission lines form the modified landscape today. Remnant native vegetation cover is mostly found on the steeper slopes to the east of town, where agricultural land use is less prevalent. Small pockets of coastal vegetation and mangroves also remain on the coastal margin, with the harbour margin comprising a wider intertidal edge with salt marsh and mangrove habitats. Small headlands and embayment's undulate this edge of the harbour.

In terms of broader land use patterns, there is a relatively sharp delineation between the urbanised settlement of Coromandel and the rural land to the east of SH25. However this delineation is becoming less obvious over time through the subdivision of rural allotments.

Development along the major roads throughout Coromandel has seen a concentration of residential development along Tiki Road and Whangapoua Road. The subject site itself is located between some existing residential subdivision to the east and west, and some undeveloped residential land to the north.

Further south, along Tiki Road is the new Light Industrial zone, which has been sited between the residential developments of Koromiko Drive and Huaroa Street. This can be seen on the site context plan.<sup>9</sup>

### 5.4.2 Site Context

Nestled between existing residential development the proposal to zone the site residential provides a balance to the existing residential growth. Set outside identified landscapes of significance the subject site comprises a gently undulating landform that falls southward towards the Huaroa Stream, a natural boundary to the growth of the town.

<sup>8</sup> See Appendix B of Mtech Infrastructure Report

<sup>9</sup> Appendix 1 / Figure 1



### 5.4.3 Proposed land use change

The locality of residential subdivision with a pocket of commercial activity is sympathetic with the existing residential growth patterns for Coromandel Township. The site can be developed without substantial earthworks which may dramatically change the landscape.

The stream provides a natural southern boundary for the residential growth pattern, and simultaneously provides a wide buffer between both rural and light industrial activities further south. Provision for enhancement of the stream corridor as part of the land use and connection to the coastal walkway would also benefit the recreational use of the land, whilst enhancing the natural character values of the stream corridor itself.

### 5.4.4 Density

The two concept plan options demonstrate the ability for the site to accommodate both small and large lot residential development. The large lot proposal follows the approach neighbouring subdivisions have taken within the Coromandel township, with connections to reserve land, whilst the smaller lot subdivision provides more open space connections. Both proposals will introduce a change to the immediate environment, however by using the stream corridor as open space and providing connections to it, the neighbouring rural and rural residential character will be maintained.

The amenity values associated with rural character and its transition to residential development will be maintained. The proposed site does not display unique values that are essential for maintained the rural character of the adjacent landscape. It is recommended that the stream corridor is enhanced through rehabilitation and a buffer approach is taken between the stream and residential development to create spatial separation between the rural land to the south and the proposed residential development.

## 5.5 Archaeology and Cultural Issues

Despite the Coromandel area being occupied by various iwi at different times there are no recorded archaeological sites on the site. There are no obvious archaeological sites such as pa located on the property.

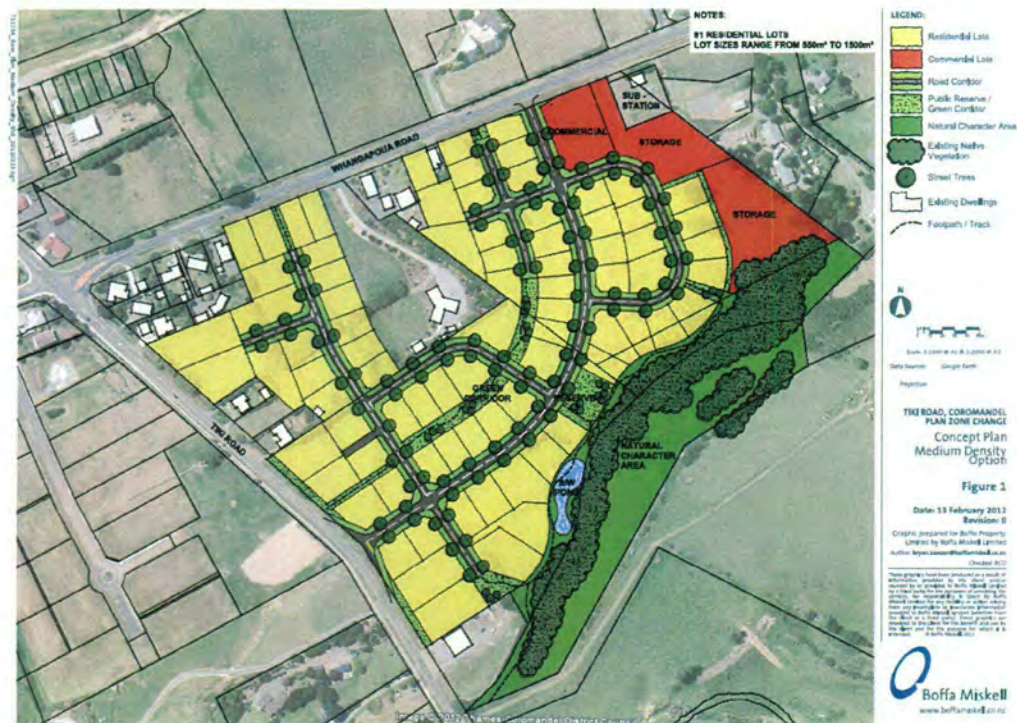
The existing cottage accessed of Whangapoua Road is identified as a heritage building. The development of the subdivision can be designed to avoid this building if the heritage value is significant.

## 6.0 Proposed Development Concepts

Two subdivision concepts have been prepared to show how the land may be developed. These concepts include a medium and a low density design, which aligns with the District Plan subdivision standards for the Residential Zone and Residential Zone (Low Density) respectively. The concepts make good use of existing reserve land creating pedestrian and cycle linkages from the site to the proposed coastal walkway and also the commercial centre of Coromandel. They build on the natural features and view shafts to the ranges to the east and south east of the site.

Both concepts include a small commercial site suitable for a cafe, convenience store or motel. They also include a site for boat storage or similar activity. These activities provide a buffer around the substation and overhead lines.



Figure 2: Subdivision Concept Medium Density (550m<sup>2</sup> to 1500m<sup>2</sup>)Figure 3: Subdivision Concept Low Density (1200m<sup>2</sup> to 2500m<sup>2</sup>)



## 7.0 Conclusion

Taking into account the above assessment it is concluded that the site is suitable for urban development as:

- There is a need for additional residential land in Coromandel to meet the development needs of the township for the next 10 year planning horizon.
- The site is adjacent or opposite existing housing zone.
- The Huaroa Stream is a logical southern boundary to the Coromandel Township.
- The site can be serviced with minor upgrades to existing reticulation and new stormwater ponds.
- Safe access can be provided from both Tiki Road and Whangapoua Road.
- The site is located only 600 metres from the commercial main street of Coromandel.
- Off street pedestrian linkages can be established that connect through existing reserve land and the proposed coastal walkway.
- The development of the area will not create adverse landscape effects that would affect a district landscape feature.
- Natural character values can be maintained and enhanced.

The rezoning of this land to Residential is a logical step in expanding the Coromandel Township while containing its growth close to the commercial centre. The site can be developed sympathetically to the existing environment and interface with the existing Residential Zone to the east, west and north.

The concept designs show how the area could be developed with extensive green linkages maximising the walking and cycle connections through to the coast and through the reserve network to the commercial area of Coromandel.

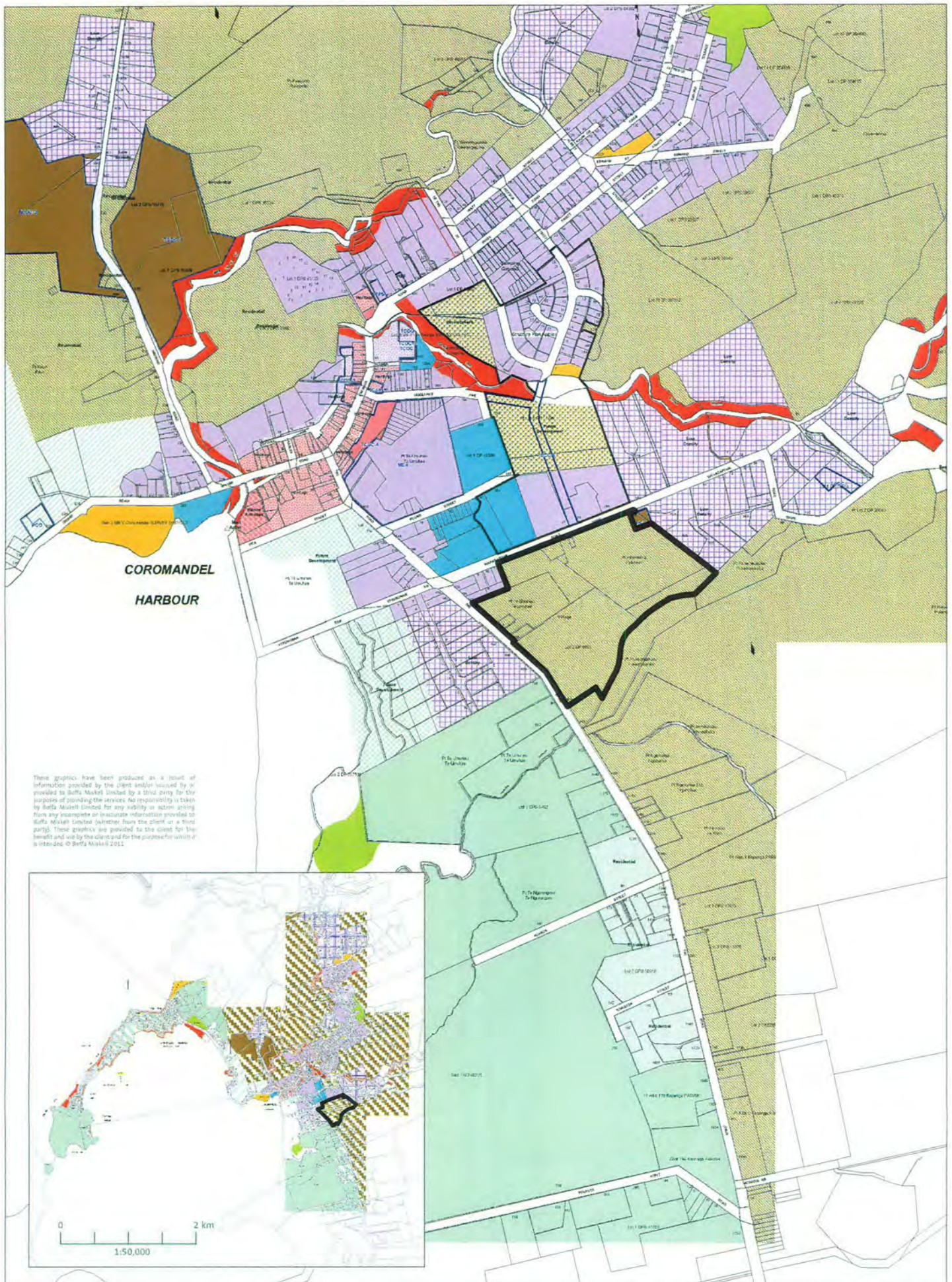
Depending on the density of zoning applied to this land a yield of between 40 and 80 additional lots could be created over the 12 hectares. This would meet the growth demands of Coromandel for 5-10 years depending on the growth resulting from the expansion of the aquaculture industry.

Overall, the proposal to rezone the land is considered to be consistent with the purposes and principles of the Resource Management Act, Council's strategic vision for the Coromandel as a service town, and the objectives and policies of the District Plan. It is therefore recommended that this land be included in Council's Proposed District Plan to be notified later in 2012.



## Appendix 1: Site Location and Context Plan

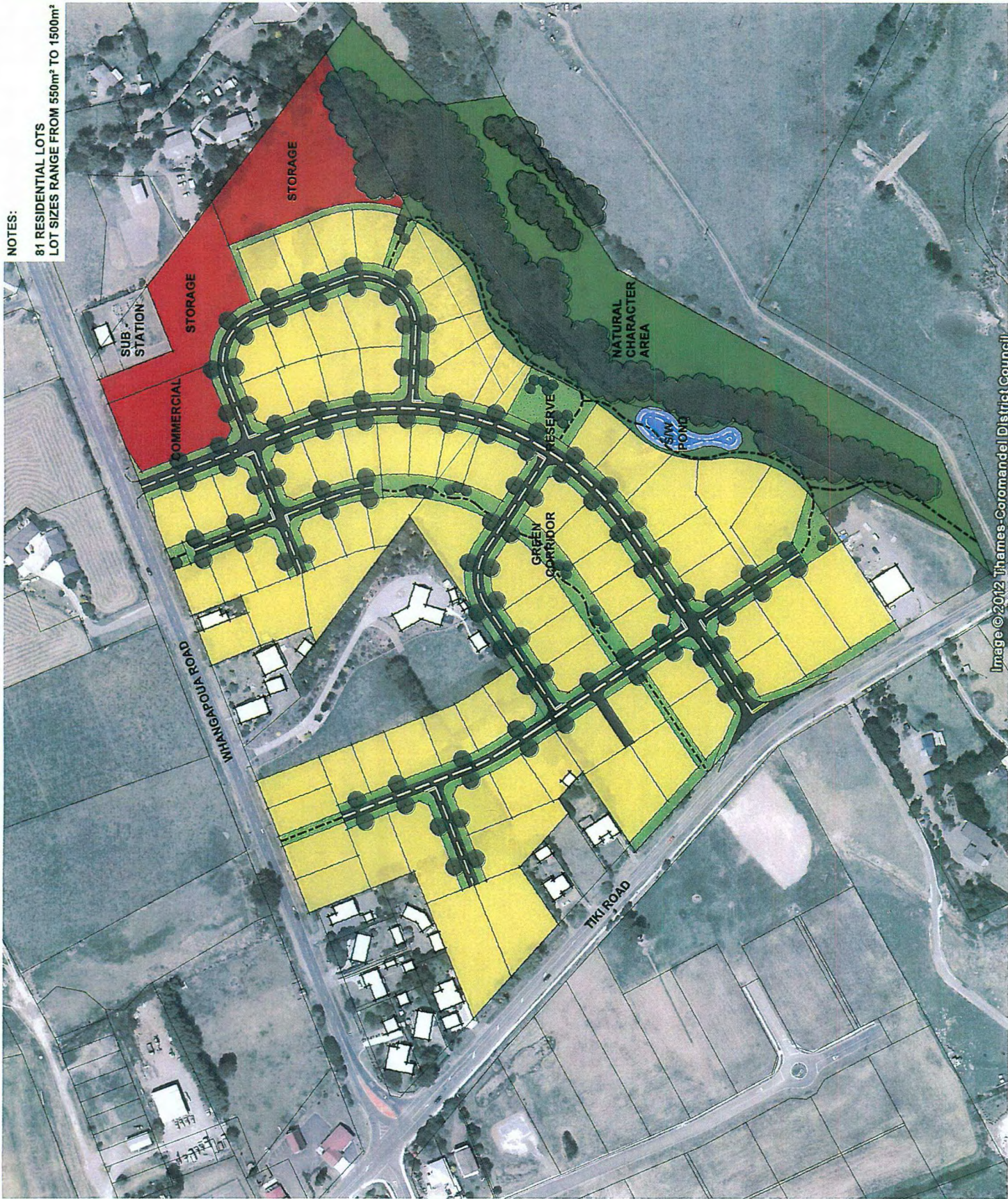






## Appendix 2: Subdivision Concept Plan Medium Density





T11154\_Base\_Plan\_Medium\_Density\_BSA\_20120213.dgn



## Appendix 3: Subdivision Concept Plan Low Density



LEGEND:

- Residential Lots
- Commercial Lots
- Road Corridor
- Public Reserve / Green Corridor
- Natural Character Area
- Existing Native Vegetation
- Street Trees
- Existing Dwellings
- Footpath / Track



Scale: 1:1000 @ A1 & 1:2000 @ A3  
Data Sources: Google Earth

Projection:

TIKI ROAD, COROMANDEL  
PLAN ZONE CHANGE  
Concept Plan  
Low Density Option

Date: 13 February 2012  
Revision: 0

Graphic prepared for Boffa Property Limited by Boffa Miskell Limited  
Author: bryan.sanson@boffamiskell.co.nz

Checked: RCO

These graphics have been produced as a result of information provided by the client and/or a third party for the purposes of providing the service. No responsibility is taken by Boffa Miskell Limited for the accuracy or completeness of any information (whether from the client or a third party) provided to the client and for the purposes for which it is intended.

Boffa Miskell  
www.boffamiskell.co.nz

NOTES:

40 RESIDENTIAL LOTS  
LOT SIZES RANGE FROM 1200m<sup>2</sup> TO 2500m<sup>2</sup>

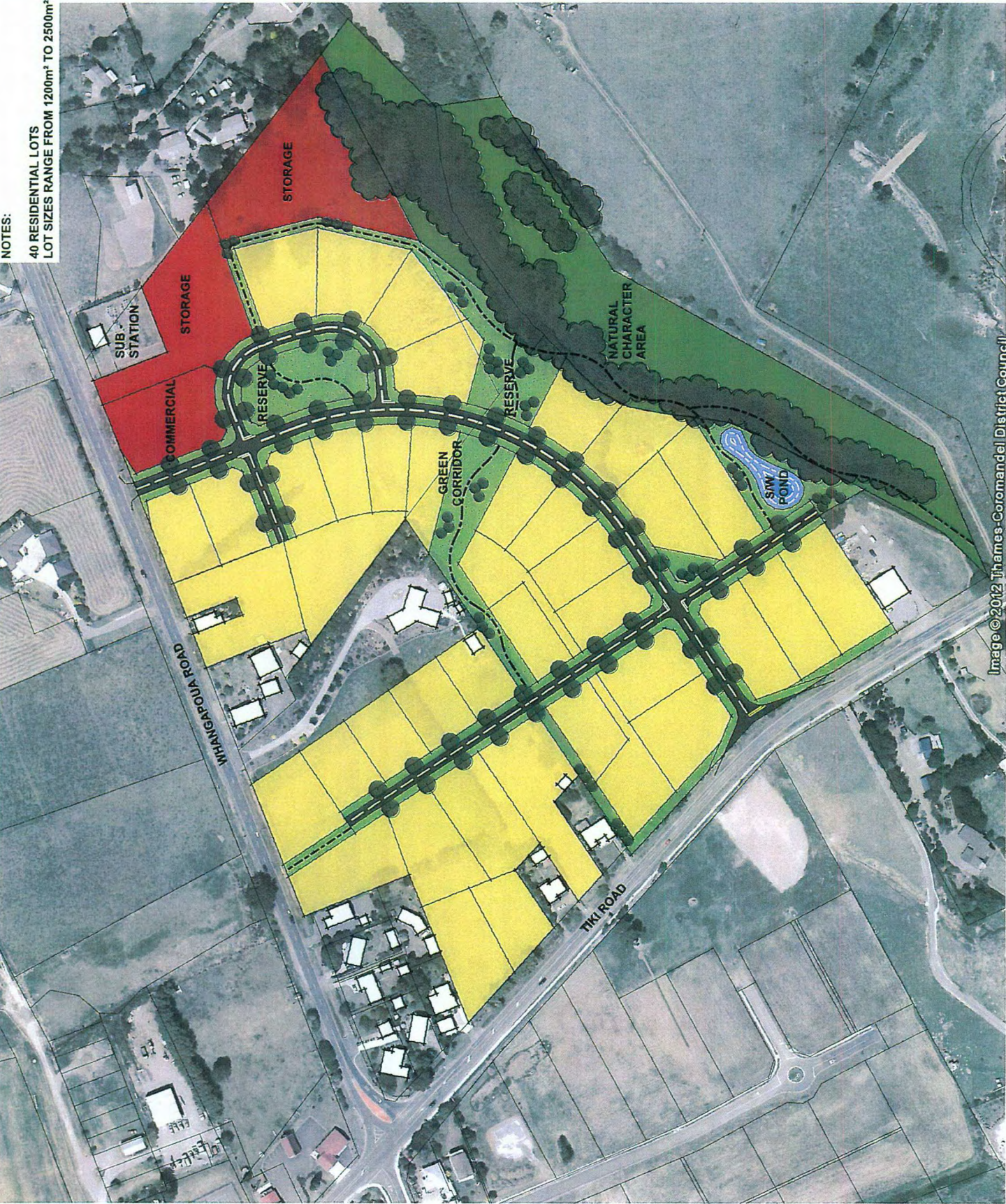
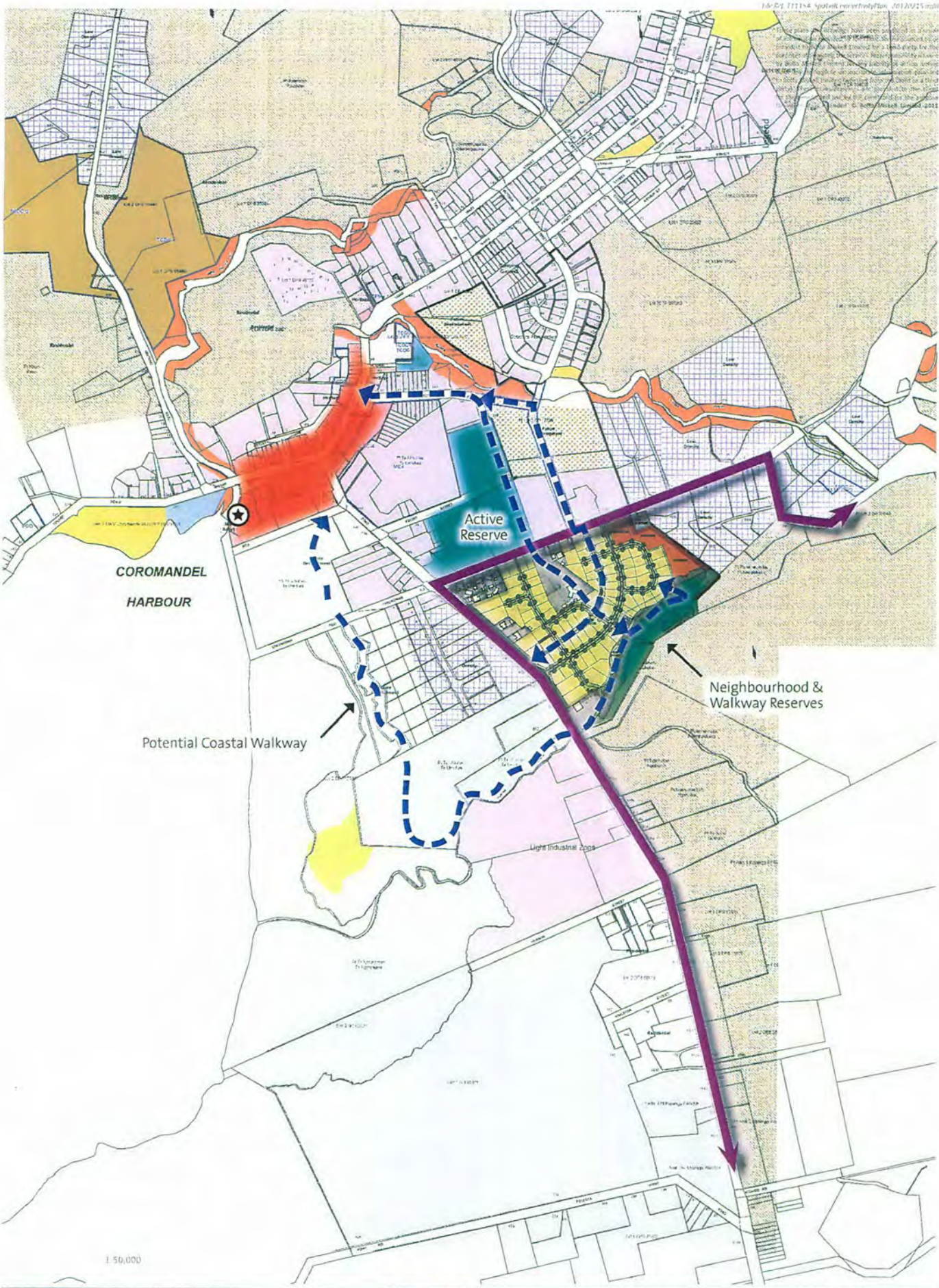

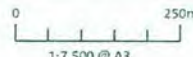







Image © 2012 Thames-Coromandel District Council





 **Boffa Miskell**  
www.boffamiskell.co.nz

   
0 250m  
1:7,500 @ A3  
Data Sources: District Plan data sourced from Thames Coromandel District Council.  
Projection: New Zealand Transverse Mercator

-  Potential Pedestrian Linkages
-  SH 25
-  Boat Access to Harbour
-  Reserves
-  Commercial

**GREENFIELDS COROMANDEL LTD**  
**Spatial Connectivity Plan**

Date: 15 February 2012 | Revision: 0 |

Plan prepared for Greenfields Coromandel Limited by Boffa Miskell Limited  
Author: john.watt@boffamiskell.co.nz | Checked: RCO



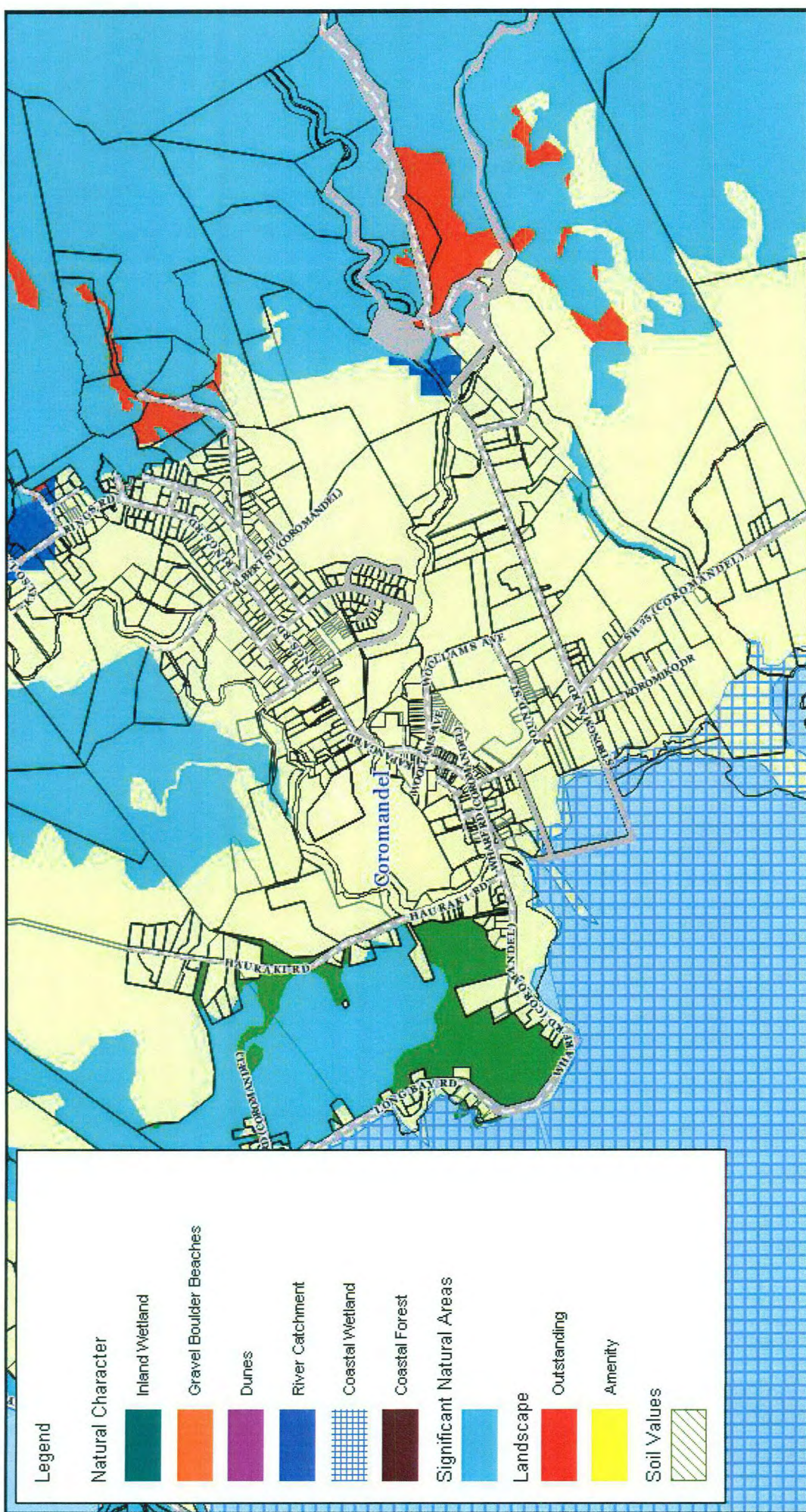
## Appendix 4: Thames-Coromandel District Council Feature Maps





# Map Print

Original Sheet Size A4  
 Print Date: Wednesday, 29 February 2012  
 Print Time: 4:44:04 p.m.



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

Scale: 1:16169  
 Projection: NZGD2000 / New Zealand Transverse Mercator 2000





## Appendix 5: Traffic Assessment





CLIENTS PEOPLE PERFORMANCE

22 February 2012

Our ref: 51/01012/25/

Peter Williams  
69 Grace Road  
Tauranga

Dear Peter

### **Tiki Road - Coromandel Preliminary Traffic Comments**

Please find below our preliminary comments in relation to traffic and transport matters relating to the potential for low density and high density residential development adjacent to Tiki Road and Whangapoua Road (SH 25) Coromandel.

State Highway at both suggested intersection locations is rural in nature with a posted speed limit of 70km/h. These are buffer zones leading into the urban 50km/h area of Coromandel township.

#### **Connectivity**

It is appropriate for there to be connectivity through the development between Tiki Road and Whangapoua Road as this provides two access options to the adjoining road network. There are number of examples on the existing state highway and local road network where historically, these types of development have been no exit streets and subsequent growth in traffic volume on the through route, has created access and safety issues.

It will be important for the local road joining Tiki Road and Whangapoua Road to be designed in manner that avoids it being used as a short cut past the intersection of Tiki Road and Whangapoua Road. The design could include traffic calming features, a more curvilinear alignment and raised platforms at T intersections and where pedestrian desire lines cross the carriageway connecting reserves.

In their letter date 7 October 2011, the NZTA indicate that they support the connectivity between the two sections of SH 25.

In the event that a crash or other event closes the intersection of Tiki Road and Whangapoua Road, the connectivity provides an alternative emergency route for traffic travelling to and from Tiki Road and Whangapoua Road.

#### **Locations and form of intersections with state highway**

A number of requirements are contained within the NZTA Policy and Planning Manual (PPM).

Depending on the likely traffic generation from the proposal and the trip distribution the precise form of the T intersections cannot be determined at this time.

The minimum standard that would be acceptable is diagram E on page 220 of the PPM.

#### **GHD Limited**

Level 1 Merial Building Putney Way Manukau City PO Box 76477 Manukau City 1730 New Zealand  
T 64 9 261 1400 F 64 9 262 8340 E auckland@ghd.com W www.ghd.com





The minimum sight distance for the posted speed limit of 70km/h (assuming an 85 percentile speed of 80km/h) is 170m.

The new intersection location on Whangapoua Road will meet the sight distance requirements no matter where it is located along the property frontage.

To meet sight distance requirements on the Tiki Road frontage the new intersection will need to be approximately 50m south of the bend in Tiki Road to provide a minimum of 170m in each direction. This is because there is crest in the road to the north that restricts sight distance.

#### **Spacing between intersections and accessways**

The PPM recommends 100m as the minimum distance between the new local road and adjacent accesses. This spacing cannot be complied with on either Tiki Road or Whangapoua.

However we note that the NZTA letter from Matthew Gouge (relating to an earlier application for this site) dated 7 October 2011 does not raise any issues relating to access spacing and we assume that this has not changed within the few intervening months.

#### **Conclusions**

Based on our preliminary review we consider that any traffic and transport effects relating to the development of the site for either low density or high density can be mitigated and as such we can support development of the site for the lot numbers indicated on the Boffa Miskell "draft" concept.

Our view is supported by:

- Previous information received from NZTA pertaining to an earlier application;
- The ability provide appropriate intersection design with SH 25;
- The ability to provide specific design of the development road connecting Tiki Road and Whangapoua Road to avoid rat running, while still providing an emergency by pass route south, should the SH 25 intersection be closed.

Yours sincerely

**Ann Fosberry**

07 927 0860

Cc Richard Coles, Boffa Miskell



## Appendix 6: Infrastructure Report



# **MTEC** **CONSULTANTS**

**Local People. Global Knowledge.**

**Planners | Engineers | Surveyors**

**Coromandel Greenfields Ltd  
Proposed Residential Development  
Tiki & Whangapoua Roads, Coromandel**

**Infrastructure Report**

**Feb 2012**



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1.	<b>Introduction</b>	2
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1.2	Existing Services	3
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2.2	Water Supply	5
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## Appendices

- A *Drawings*
  - Site Location*
  - Aerial*
  - MTEC plans and Details – sheet 1 - 7*
- B *TCDC and Utility Correspondence*



## 1. Introduction

### Existing Site Layout

---

The subject site is located to the south east of the intersection of Tiki Road and Whangapoua Road, in Coromandel.

The subject site extends over 4 lots heading east from Tiki Road, with various titles including

• 815 Tiki Road	– Lot 2 DP 8601	(area = 4.3403 ha)
• 550 (?) Tiki Road	– Pt Te Umuhau	(area = 2.9915 ha)
• 40 (?) Whangapoua Rd	– Pt Pakirikiri 2	(area = 4.2534 ha)
• Rear lot	– Pt Pakirikiri 2	(area = 0.4983 ha)
		Total Area = 12.08 ha

In terms of existing land usage, all lots are in vegetation (pasture) with typical rural land use (grazing and farming) undertaken on the sites.

At this stage initial site topographical, Council services and utility services assessments have been limited to information available from the Thames Coromandel District Council GIS data, aerials, and electronic boundary information. No detailed site survey or on site investigation has been undertaken.

In term of the site gradients the site generally falls from northeast to southwest with a north / south break approximately a 1/4 of the way into the overall site. This is identified on the attached contour plans. The highest elevation on the site is considered to be around the RL 17 ~ 18m at the northern extent of the site, while at Tiki Road to the south the level is considered to be around RL 8.0. The horizontal distance between the two points is in the order of 420 metres, giving a gradient of 1 in 42 or 2.4%.

The full southwest boundary of the sites directly abuts Tiki Road, and similarly the north western boundary lies adjacent to Whangapoua Road. To the North east and south east rural properties are located against the common boundaries.

### Existing Services

---

- The site currently has the following Thames Coromandel District Council Services located adjacent or within the boundaries:
  - a 150mm sanitary sewer connection and reticulation system to the north west of the site, exiting out to Whangapoua Street. The Council Area of Service (AOS) is identified on the plan (D06) and it is noted that this passes through the majority of the site, with the southern portion lying outside of the serviced area.
  - a 200mm diameter Council water main adjacent the site boundary on both Tiki Road and Whangapoua Road. On the opposite side of both roads standard water mains are also provided. The Area of service is noted to encapsulate the entire site.
  - A main reservoir is located along Whangapoua Road which feeds back to the township via the mains noted above.
  - There is no public stormwater reticulation system within the site. The



catchment is a relatively small isolated catchment that drains down from north to south, to an existing culvert under Tiki Road.

- For the portion that splits to the south west there is a reticulation system installed to the intersection of Whangapoua and Tiki Roads, which then drains to the west.
- The Council GIS system also notes that the lower southern corner of the site is flood prone, due to the level of the stream (close to sea level) and also presumably due to the size of the culvert passing under Tiki Road.
- Power and Telecom are available to the site via overhead and underground services. Powerco have a substation / transformer yard located at the north western corner of the site (on the boundary with Whangapoua Road).



## 2. Proposed Development

Coromandel Greenfields Ltd proposes to redevelop the site with a comprehensive residential development. There are two options being considered, one being a low density development (with lot sizes varying from 1250 to 2250 sq metres), yielding around 40 lots, while the second is a more standard residential development, with lot sizes in the range of 600 sq metres. In both cases there is also a proposal to include a limited amount of commercial and storage land to the north of the development site. The indicative proposed layouts are attached in Appendix A.

The internal site layout is spread across the entire site, covering the earlier identified 4 lots. Of note is that the current Significant Natural Heritage area to the east of the overall subject site is retained and incorporated into the development. This is discussed further in the stormwater section below.

### Earthworks

The development proposes to utilise the existing land form as much as possible with no large scale earthworks carried out on the site.

For the proposed site development earthworks will be limited to modification of the upper ground profile to provide for the design finished roading levels (eg regrading areas to provide for falls in roading). Depending on the selected development option the balance of the land is expected to be retained as existing, although for the more comprehensive development minor working of the building platform areas may be required to provide for suitable building areas.

Therefore Land modification is currently considered to include:

- Filling and cutting of the pavement areas, access areas, and drainage areas for the new site layout.
- ensuring drainage patterns to the surrounding catchment and street network are maintained
- Excavation of trenches for the new services.
- Final surface finishing for development of internal green space and paved areas.

The final design volume, as yet, has not been identified and as such in terms of the permitted activity status for Large Scale Earthworks (from Environment Waikato) it is unclear if the permitted limit (cut / fill) will be reached. However given the limited area of roading works likely to be open at any given time, is it anticipated that this will not exceed the permitted area (or volume) limit and as such a large scale earthworks consent may not be required.

However for any earthworks carried out on site, the Environment Waikato Erosion and Sediment Control Guidelines for earthworks will be utilised to ensure that no offsite sediment or silt discharges occur. It is expected that use of silt control fences, haybale filters, cutoff and diversion drains will be used during the work process to minimise any risk of sediment discharge.

In terms of any dust control issues arising during the earthworks operation, the use of water carts, sprinklers on boundaries and dust suppression agents will be used (as required) to ensure that nuisance to neighbouring properties is minimised.



## Water Supply

Thames Coromandel District Council has existing bulk supply systems in the adjoining streets. Based on

- the location of the existing reservoir, directly along Whangapoua road from the site
- and the size of the existing main reticulation lines past the site (200mm diameter mains)

no direct pressure or flow capacity limitations are identified in the existing system that would prevent the supply of water to the proposed development site.

In terms of the domestic supply quantity the specific demand from the residential development is considered to be in the order of:

50 persons / ha x 210 l/h/d x 12 ha = 126000 l/day = 1.46 l/s averaged demand (or with a peaking factor of 5 = 7.3 l/s max).

This is considered low, and in no case expected to extend the existing Council system to the capacity requirements for fire fighting flow (25 litres per second at a minimum pressure rating of 100 kPa [10 metres head]).

On this basis the fire fighting flow requirements for the overall development will govern the water supply requirements. TCDC is to confirm overall supply capacity but in terms of fire supply the requirement is not identified as exceeding that of the existing township, on the basis of the NZ Fire Service Code of Supply and storage requirements.

The existing 'extended dry period' reservoir storage capacity will also need to be clarified as the additional supply requirements for the proposed lots, during extended dry periods may increase the demand on the Council supply capability.

Any extension to the water supply system will need to be designed to comply with Thames Coromandel District Council (TCDC) requirements in terms of pipe material, cover depth and service location.

## Sanitary Sewer

The majority of the site is within the urban Area of Service zone and as such this area is able to be serviced by the existing sanitary sewer reticulation. As noted previously, there is a main reticulation system passing adjacent the north west of the site with a lateral connection to the western lot.

The proposed site development is noted as a residential development which is considered to have a wastewater output flow of 0.6 l/ha (gross) during peak output. This equates to a 'design' peak flow of 12 ha x 0.6 = 7.2 l/s for the entire development.

The existing site is serviced by a 150mm diameter line, which has a nominal design capacity of around 15 l/s at 1% grade. The capacity of the line is therefore considered able to meet the site flow.

As identified on Plan D006, the Area of Service demarcation line covers a large portion of the site, but does not extend over Lot 2 - DP 8601 (4.34 ha). We have requested clarification from TCDC if this area is able to be included in the existing reticulated area, but at time of writing have not received advice on this. If the response is negative then this area will need to be serviced with Onsite



Reticulation designed in accordance with the rules outlined in 3.5.7 (refer Appendix B).

The invert level of the existing main, along Whangapoua Road, varies from RL 7 at the intersection of Tiki and Whangapoua road, up to RL 13 at the northern extent of the site. The area currently bounded by the Area of Service demarcation line is considered to vary from RL 10 (south west corner) to RL 17+. Accordingly the existing sewer line inverts are considered low enough to allow direct connection to the council mains, after extension to and through the site.

That part of the property outside of the current Area of Service (southern corner of the overall site) has surface elevations of RL 14 to 7.5. On the basis of these surface levels and distance from the existing Council mains, should this entire area be permitted to connect to the Council system, a minor pump station will be required to direct flow collected from the southern corner back into the Council mains.

In terms of the internal site reticulation, new lines will be laid in accordance with the Thames Coromandel District Council Code of Practice with cover, materials grades and connection requirements meeting this standard.

### **Stormwater**

---

As noted earlier the site does not have any public or piped services within the lots and generally the stormwater falling on the site(s) drains via overland flow to the eastern water course, and then south to the drain under Tiki Road. There is a section of the south western catchment that drains to the existing system on the corner of Tiki and Whangapoua Roads.

In order to implement the development proposal it is proposed to provide an internal reticulation system, consisting of open swales combined with piped drains. The design methodology would look to maintain the existing drainage patterns without creating any negative effects from the development or worsening the impacts of large scale storms on the wider catchment.

To that end a stormwater pond is proposed to the south of the site to both provide retention / detention to the flows generated by the development but to also provide amenity for the development. This will be tied into the existing Significant Natural Area to provide for a comprehensive approach to stormwater disposal from the site.

For the new developments flows will be convey direct to the main drainage line. Any internal piped collection system will be designed to comply with Thames Coromandel District Council's requirements in terms of pipe sizes, materials, cover depth and service location.

### **Building Platform Level**

In terms of the larger rainfall events and protection from secondary flows the TCDC planning maps currently identify an inundation zone at the south east of the site, with a general level of RL 8 ~ 8.5 (estimated from the contour plan).

Within this identified hazard area, as part of the design process the site levels will need to be reviewed to ensure that either floor levels are sufficiently clear of the identified ponding area or upgrade / mitigation works are undertaken to remove or



lower the identified floor hazard from the site.

For the balance (majority) of the site, the surface levels are well clear of this hazard, and no flood hazard risk is identified with development within the larger site.

### **Land Stability**

---

The site is generally flat and as such land stability is not considered an issue.

### **Roading**

---

The proposed access into the site will be via the existing roading network and entrances off Tiki Road and Whangapoua Roads will be provided. The works proposed will form new roading links onto the site and these will be formed to the Council standards.

All works within the road reserves will be carried out to TCDC standards as per the Code of Practice.

### **Power Reticulation**

---

The site is currently serviced by Powerco Ltd as the network provider. We have contacted Northpower, as an agent of Powerco and they have confirmed that capacity is available and that the site can be reticulated to meet the future demand.

Powerco have noted a particular requirement in relation to the existing transformer yard at the north west of the site. A copy of the correspondence is included in Appendix B

### **Telecom**

---

The site is currently serviced by Chorus, as network provider to Telecom. We have contacted their area representative and they have confirmed that capacity is available and that the site can be serviced to meet the future demand.

A copy of the correspondence is included in Appendix B

Yours Faithfully

MTEC Consultants Ltd

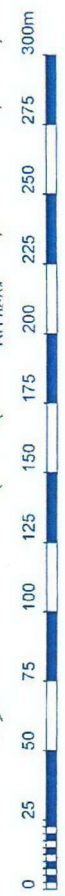


Stephen Bos  
Civil Engineer  
BE (Hons), MIPENZ (Civil / Structural), CPEng



**APPENDIX A  
DRAWINGS**





Any person wishing to rely on the information shown on this map must independently verify the information  
 Scale 1:2500 Topographical and Cadastral map derived from LINZ data. Printed: 24/02/2012 14:01.

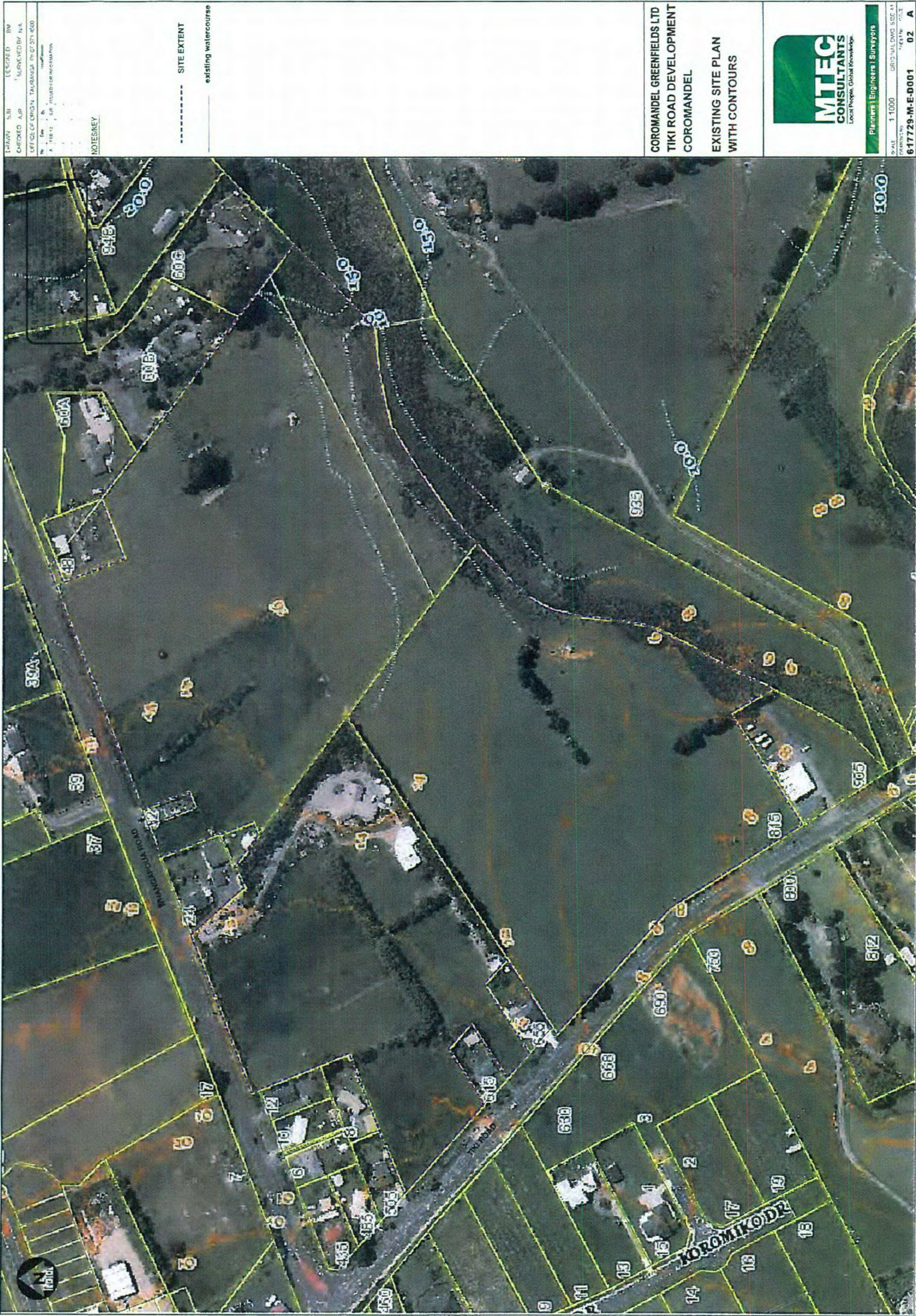




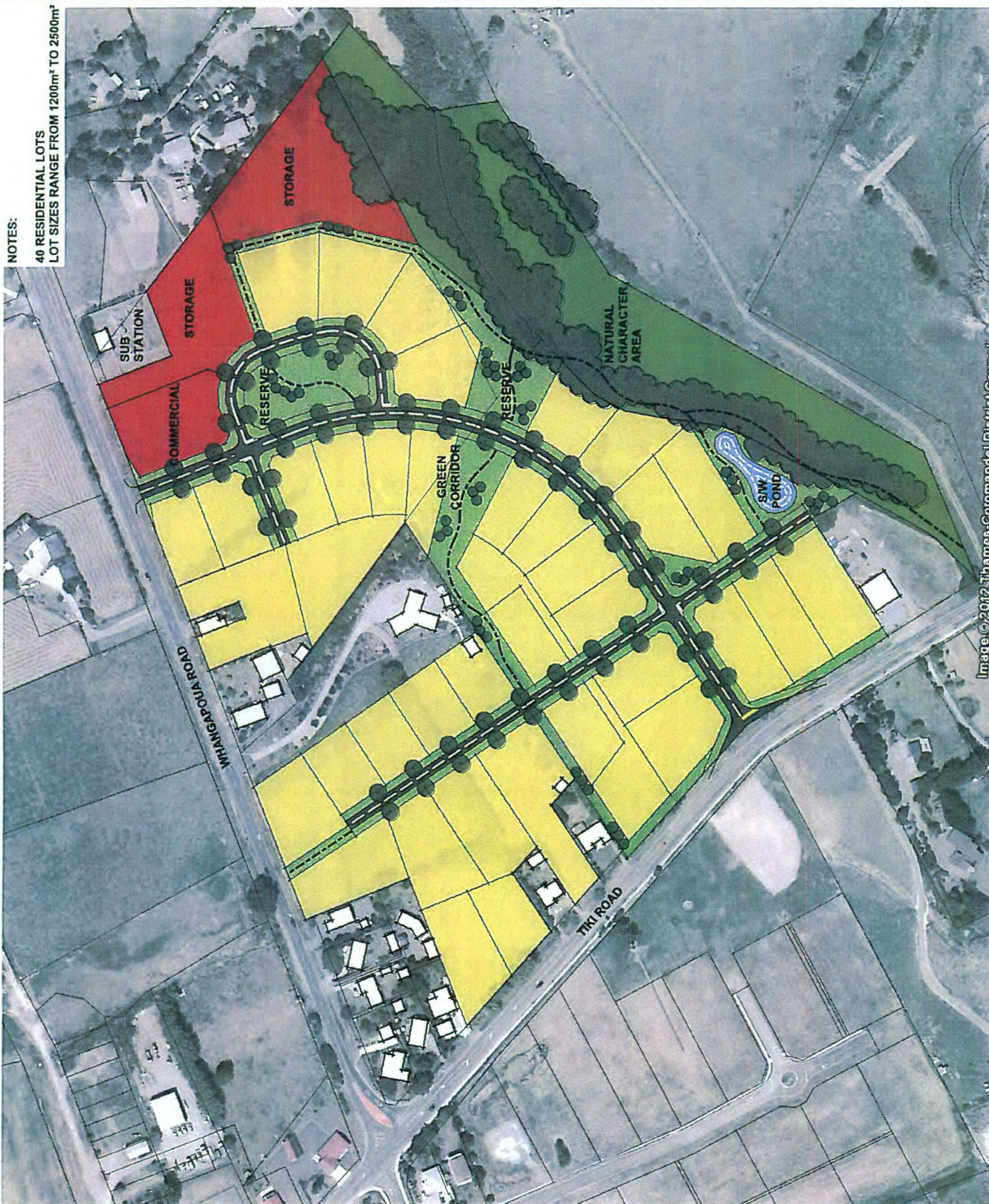






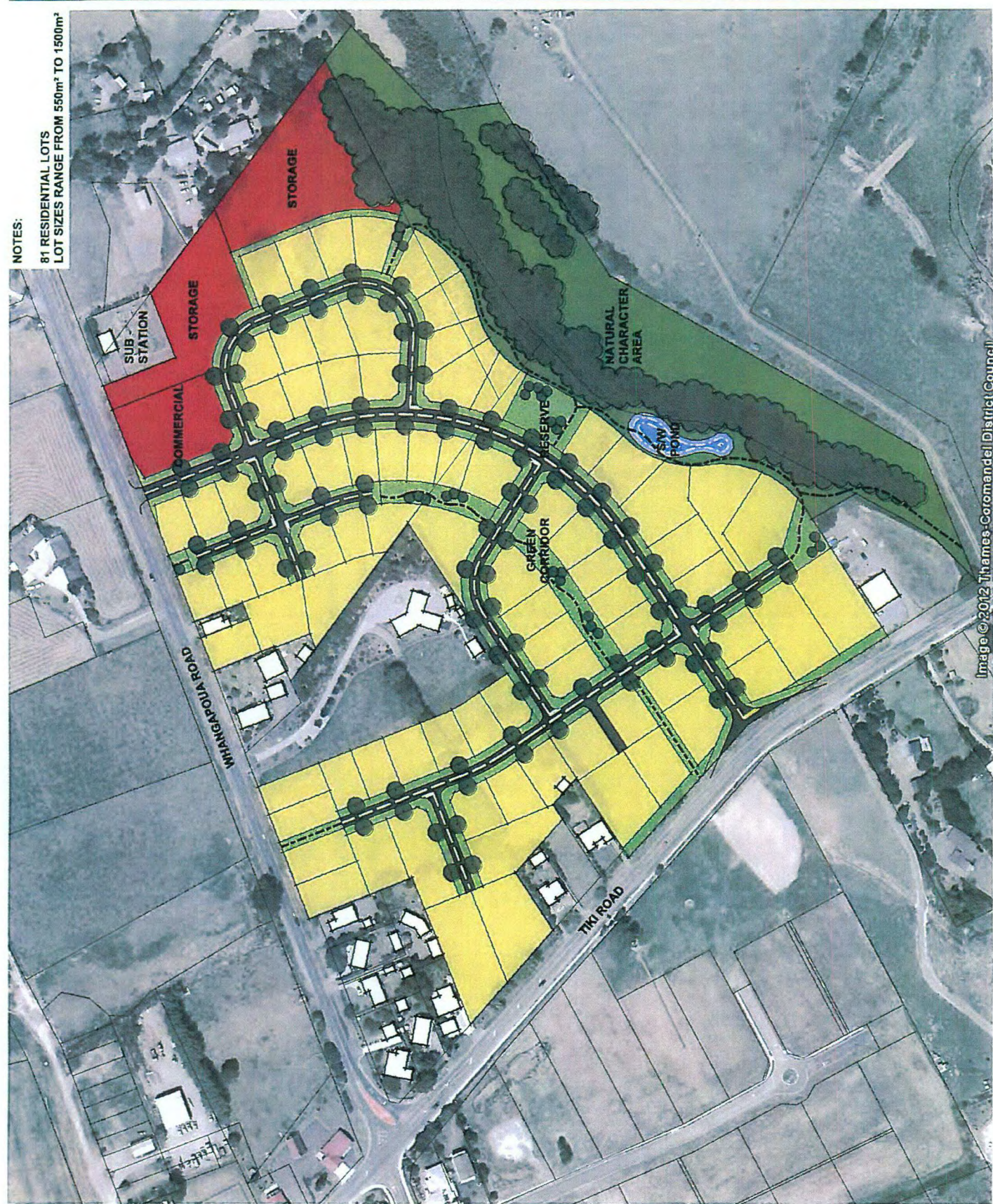






T11154\_Base\_Plan\_Low\_Density\_BSA\_20120213.dgn





T11154\_Base\_Plan\_Medium\_Density\_BSA\_20120213.dgn

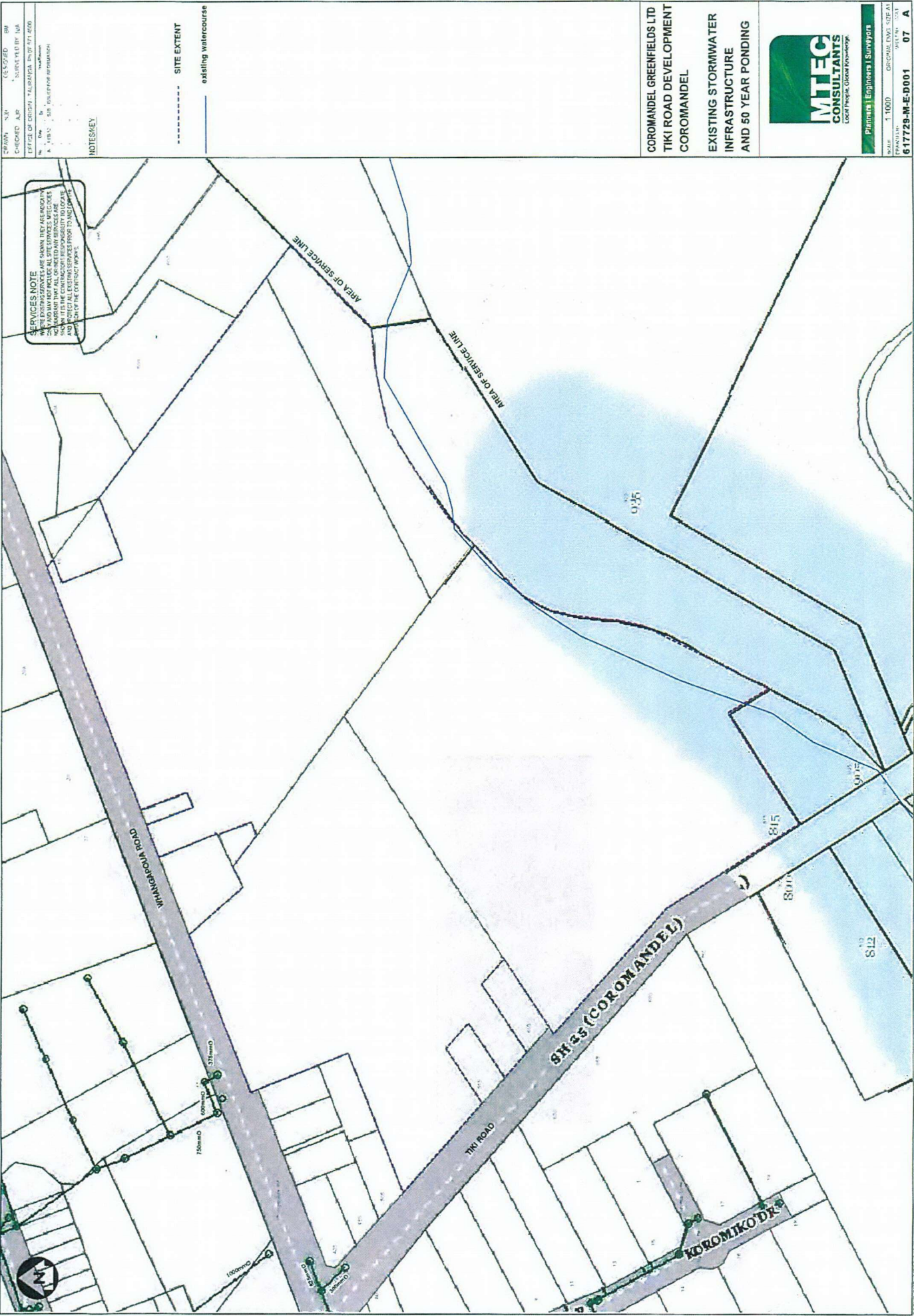














**APPENDIX B**  
Utility  
Correspondence



## Stephen Bos

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**From:** Allan MILES [Allan.MILES@northpower.com]  
**Sent:** Tuesday, 21 February 2012 3:08 p.m.  
**To:** Stephen.Bos@mtec.co.nz  
**Subject:** Coromandel Subdivision

Hi Stephen

Bruce has asked me to have a look at the options available regarding this proposal as I am based in Whitianga.

1. I have made inquiries of Powerco as to the available capacity and they have responded in the affirmative that there is spare capacity for 70 lots. Their preferred point of supply is off Whangapoua Road, but they said that dependent on subdivision access that they will look at an application to supply off Tiki Road.
2. Typical lot costs are difficult to forecast as the subdivision layout will determine cable lengths, but I have endeavored to estimate the approximate quantities that may be required and this resulted in a per lot price of 4.4k per lot based on 70 lots. The per lot price of 40 lots would probably be higher as the cable lengths; transformer/switchgear requirements may be similar. It must be stressed that this is an estimate only until such time as a layout plan is available.
3. A question I asked of Powerco was their possible requirements as to the existing 66000V line that crosses the NE boundary of the development and supplies Coromandel Substation. This is an area of concern to their planning engineer. I quote "A more important issue is that we do not want future residents to complain about the noise from the zone substation" It is suggested that dispensation from Council together with a subdivision design incorporating noise suppression may be an option. An easement would be required over the route of the 66kV line. Alternatives would be to relocate the line or underground it, both very expensive.

Further to # 3, it might be helpful to check out NZECP 34 with regards to clearances required. Insofar as Powerco requirements are concerned, I have passed your request for information on to Kenn Calvert, Powerco Property Manager in Mount Maunganui. Kenn has offered to research the site and will respond to you with his findings.

I hope this is of some help with your planning.

I will be on leave for two weeks as of Friday, so I guess if there is any urgent inquiry, you could contact Bruce.

Regards

Allan Miles



Allan MILES - Project Manager | m 021 497 340 | t 021 497 340 | [www.northpower.com](http://www.northpower.com)  
 Northpower Limited | 213A South Highway Whitianga, Whitianga 3510 | PO Box 367, Whitianga 3542, New Zealand

Information from ESET NOD32 Antivirus, version of virus signature database 6900  
 (20120220)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>



## Stephen Bos

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**From:** Ian Cameron [Ian.Cameron@chorus.co.nz]  
**Sent:** Thursday, 16 February 2012 10:48 a.m.  
**To:** 'Stephen Bos'  
**Subject:** RE: Infrastructure capacity at Coromandel

Hi Stephen

Have taken a quick look, would appear that this could be covered by standard fees for this area of \$1800 per lot however would require more in depth investigation before this could be confirmed.

Regards  
 Ian Cameron  
 Delivery Specialist

T 07 834 5622 (extn 75622)  
 M027 512 2049  
 E [Ian.Cameron@chorus.co.nz](mailto:Ian.Cameron@chorus.co.nz)



19 Kaimiro Street, Te Rapa  
 Hamilton  
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Please consider the environment before printing this e-mail

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This communication, including any attachments, is confidential. If you are not the intended recipient, you should not read it - please contact me immediately, destroy it, and do not copy or use any part of this communication or disclose anything about it. Thank you. Please note that this communication does not designate an information system for the purposes of the Electronic Transactions Act 2002.

**From:** Stephen Bos [<mailto:Stephen.Bos@mtec.co.nz>]  
**Sent:** Thursday, 16 February 2012 10:06 a.m.  
**To:** Ian Cameron  
**Subject:** FW: Infrastructure capacity at Coromandel

Hi Ian

We have a client who is at the start of the process of investigating a potential residential development in Coromandel.

Two options under consideration with either 40 lot approx (low density) or around 70 lots (standard 600 q m lots).

The site is located on the land blocks directly to the south of Whangapoua Road and east of Tiki Rd. Approximately 12 ha in total. (There is a power substation to the north of the site)

Initially the questions are

- 1) is there enough telecom service in the area to enable this development.
- 2) if not then what needs to be done and ballpark \$\$ to enable the development.

Not after a specific quotation at this stage, merely an indication of capability

Earliest response on this would be appreciated.

Thanks

**Stephen Bos** | Senior Associate | Civil | Structural Engineer  
 Mobile 027 475 2009 Email [stephen.bos@mtec.co.nz](mailto:stephen.bos@mtec.co.nz)



&lt;&lt;Previous   Index   Next&gt;&gt;

## 3 Water Module

### 3.5 Discharges\*

#### 3.5.7 Implementation Methods - On-Site Sewage Discharges

##### 3.5.7.1 Integrated Management

Whilst recognising that the Council has primary responsibility for managing the adverse effects of discharges from on-site sewage systems, Waikato Regional Council will work with territorial and health authorities to identify locally appropriate solutions where effects on the environment from on-site domestic sewage discharges are found to be unsustainable. This is to include:

1. Outlining responsibilities for administration of regional rules in order to promote inter agency efficiency and effectiveness.
2. Promoting land use controls in district plans to discourage the use of inappropriate systems in sensitive receiving environments or where existing systems are shown to be inadequate.
3. Initiate plan changes in sensitive receiving environments or where existing systems are shown to be inadequate.
4. Recognising and making practical provision for management and maintenance of onsite sewage systems to ensure that the objectives of this Plan are achieved.

##### 3.5.7.2 Plan Change

As a matter of priority, develop a change to the Waikato Regional Plan and, if necessary, Waikato RPS addressing the following matters:

1. Refining the rules in this Plan to provide greater flexibility and clarity for resource users, including provision of design requirements for in-ground renovation where necessary.
2. Identifying where systems are having adverse effects on ground water.
3. Investigating how the Australia/New Zealand Standard for the Management of On-Site Sewage Systems AS/NZ1547:2000 can be integrated in the rules.
4. Amending rules to address adverse effects in sensitive receiving environments or where existing systems are shown to be inadequate.
5. Developing processes in conjunction with territorial authorities to ensure sewage systems are upgraded where appropriate.
6. Record keeping and monitoring, including records of system location, design and maintenance history.
7. Monitoring and enforcing compliance with regional rules.
8. Cost recovery.
9. Links to responsibilities under other legislation especially the Health Act 1956 and Waste Management Plans prepared under the Local Government Act 1974.

##### 3.5.7.3 Good Practice

Waikato Regional Council will, in conjunction with territorial authorities, industry groups and individuals, provide guidance in the development and use of guidelines and codes of practice promoting environmental practices and new technology designed to avoid, remedy or mitigate the adverse effects of on-site sewage disposal systems. In particular, Waikato Regional Council will promote the use of Auckland Regional Council (1994) On-Site Wastewater Disposal from Household and Institutions (TP58<sup>1</sup>) or any update or equivalent code of practice.



### 3.5.7.4 Permitted Activity Rule – Discharge of Domestic Sewage from Existing OnSite Systems

The discharge of domestic sewage effluent (including grey water but not including stormwater) into land outside the Lake Taupo Catchment from an on-site domestic sewage treatment and disposal system that was lawfully established or authorised before the date of notification of this Plan (28 September 1998), is a **permitted activity** subject to the following conditions:

- a. The volume of effluent to be discharged from any one system shall not exceed 1.3 cubic metres per day averaged over any one month period.
- b. There shall be no direct discharge of effluent into water.
- c. During times of normal wet winter groundwater level, there shall be at least 600 millimetres separation distance between the groundwater level and the bottom of the disposal trench.
- d. The discharge shall not result in any objectionable effects from odour beyond the boundary of the subject property.
- e. For discharges from systems installed after 11 July 1994, the effective disposal area\* for any treatment and disposal system shall be no less than 2,500 square metres.
- f. For discharge from properties which, at the date of authorisation of the systems exceeded 2,500 square metres, this Rule shall not apply where, subsequently, the effective disposal area\* is reduced to less than 2,500 square metres.
- g. For discharges from properties which, at the date of authorisation of the system, were less than 2,500 square metres, this Rule shall not apply where, subsequently, the effective disposal area is reduced.
- h. The discharge shall not occur within 20 metres of a Significant Geothermal Feature.
- i. Should the treatment and/or disposal system fail to the extent that either the treatment system or disposal system needs to be substantially replaced, and an effluent outlet filter is not part of the system, one should be fitted as part of the system reinstatement. If the property is less than 2,500 square metres and there are two or more on-site wastewater treatment systems (septic tanks) within 50 metres of the disposal field, the reinstated system shall meet the conditions of Rule 3.5.7.6.

#### Advisory Notes:

- The process for assessing odour is specified in Section 6.4.1.3 of the Plan.
- Discharges of contaminants into or onto land within 20 metres of a Significant Geothermal Feature are addressed by Rules 7.6.6.1 to 7.6.6.3 of this Plan. Significant Geothermal Features are defined in the Glossary, and in Development and Limited Development Geothermal Systems, identified on maps in Section 7.10 of this Plan.
- These existing systems will generally be adequate provided that land and soil conditions are suitable and that regular filter cleaning and desludging is undertaken.
- If discharges from an existing septic tank or number of septic tanks are resulting in water users or ecosystems being adversely affected, Council reserves the right to take enforcement action to require the owners of the systems to comply with their duties under s17 of the RMA.
- Discharges of domestic sewage within the Lake Taupo Catchment are to be managed by rule 3.10.6.1 to 3.10.6.4 or rule 3.5.7.7.

### 3.5.7.5 Permitted Activity Rule – Discharge of Domestic Sewage from New On-Site Systems

The discharge of domestic sewage effluent (including grey water but not stormwater) onto or into land outside the Lake Taupo Catchment from an on-site domestic sewage treatment and disposal system lawfully established or authorised after the date of notification of this Plan (28 September 1998), is a **permitted activity** subject to the following conditions:

- a. The volume of effluent to be discharged from any one system shall not exceed 1.3 cubic metres per day averaged over any one month period.
- b. The minimum total septic tank size shall be no less than 3,000 litres.
- c. There shall be no direct discharge of effluent into water.



- d. During times of normal wet winter groundwater level, there shall be at least 600 millimetres separation distance between the groundwater level and the bottom of the disposal trench.
- e. The discharge shall not result in any objectionable odour beyond the boundary of the subject property.
- f. The effective disposal area\* for any one treatment and disposal system discharge shall be not less than 2,500 square metres. The discharge shall no longer comply with this Rule where the effective disposal area\* is subsequently reduced to less than 2,500 square metres.
- g. The sewage disposal system shall not be sited within 20 metres of a Natural State Water Body or Fisheries Class Water Body as specified in the Water Management Class Maps, and 10 metres from any other surface water body.
- h. The sewage disposal system shall not be sited within 30 metres of any potable water supply well unless the well is drawing from a separate, confined aquifer.
- i. The discharge shall not occur within 20 metres of a Significant Geothermal Feature.
- j. The septic tank shall be fitted with an effluent outlet filter.
- k. The wastewater system shall be designed and installed such that there will be no adverse change in groundwater quality as a result of the discharge, or in combination with other discharges.

#### Advisory Notes:

- The process for assessing odour is specified under Section 6.4.1.3 of the Plan.
- It is recommended that on-site systems are designed, constructed, operated and maintained in accordance with (Auckland Regional Council 2004 On-site Wastewater Systems Design and Management Manual – Technical Publication Third Edition).
- Discharges of contaminants into or onto land within 20 metres of a Significant Geothermal Feature are addressed by Rules 7.6.6.1 to 7.6.6.3 of this Plan. Significant Geothermal Features are defined in the Glossary, and in Development and Limited Development Geothermal Systems, identified on maps in Section 7.10 of this Plan.
- Discharges of domestic sewage within the Lake Taupo Catchment are to be managed by rule 3.10.6.1 to 3.10.6.4 or rule 3.5.7.7.

### 3.5.7.6 Permitted Activity Rule – Discharge of Sewage from Improved On-Site Domestic Sewage Treatment and Disposal Systems

Except as provided for by Rule 3.5.7.5, the discharge of domestic sewage effluent (including grey water but not including stormwater) onto or into land outside the Lake Taupo Catchment from an on-site domestic sewage treatment and disposal system is a **permitted activity** subject to the following conditions:

- a. The volume of effluent to be discharged shall not exceed three cubic metres per day averaged over any one month period.
- b. The design, construction, operation and maintenance of the system shall meet the following standards:
  - i. pre-treatment of effluent to a standard not to exceed concentrations of 20g/m<sup>3</sup> of Biological Oxygen Demand and 30g/m<sup>3</sup> of suspended solids
  - ii. during times of normal wet winter groundwater level, there shall be at least 600 millimetres separation distance between the groundwater level and the bottom of the disposal trench or 300 millimetres between the groundwater level and dripper irrigation lines, where dripper irrigation lines are used and the design loading rate for effluent disposal is less than five millimetres/day.
  - iii. there shall be no adverse change in groundwater quality as a result of the discharge, or in combination with other discharges
  - iv. there shall be no adverse change in surface water quality as a result of the discharge, or in combination with other discharges
  - v. there shall be no direct discharge of effluent into groundwater or surface water.
- c. The discharge shall not result in any objectionable effects from odour beyond the boundary of the subject property.



- d. The sewage disposal system shall not be sited within 30 metres of a Natural State Water Body or Fisheries Class Water Body as specified in the Water Management Class Maps, and 10 metres from any other surface water body.
- e. Written proof of compliance with this Rule shall be provided to the Waikato Regional Council on require in the form of either:
  - i. certification by a person who is qualified and experienced in the field of onsite sewage treatment and disposal that the system will consistently satisfy the above standards taking into account the relevant site constraints, or
  - ii. documentation which demonstrates achievement of the standards.
- f. The discharge shall not occur within 20 metres of a Significant Geothermal Feature.

#### Advisory Notes:

- The process for assessing odour is specified under Section 6.4.1.3 of the Plan.
- Discharges of contaminants into or onto land within 20 metres of a Significant Geothermal Feature are addressed by Rules 7.6.6.1 to 7.6.6.3 of this Plan. Significant Geothermal Features are defined in the Glossary, and in Development and Limited Development Geothermal Systems, identified on maps in Section 7.10 of this Plan.
- Discharges of domestic sewage within the Lake Taupo Catchment are to be managed by rule 3.10.6.1 to 3.10.6.4 or rule 3.5.7.7.

#### 3.5.7.7 Discretionary Activity Rule – Other On-Site Sewage Discharges

The discharge of domestic sewage effluent from on-site domestic sewage treatment and disposal systems onto or into land and any subsequent discharges of contaminants into air, in a manner which does not comply with Rules 3.5.7.4 to 3.5.7.6 and Rules 3.10.6.1 to 3.10.6.4 is a **discretionary activity** (requiring resource consent).

##### Exclusion to Rule 3.5.7.7:

Discharge of contaminants within 20 metres of Significant Geothermal Features are excluded from this rule. The effects of these activities are managed by Rule 7.6.6.1 to 7.6.6.3 of this Plan.

##### Advisory Note:

- Information requirements to enable the assessment of any application under this Rule are set out in Section 8.1.2.2 of this Plan. In addition, assessment shall also take into account the matters identified in the policies in Section 3.5.3 of this Plan.
- Significant Geothermal Features are defined in the Glossary, and in Development and Limited Development Geothermal Systems, identified on maps in Section 7.10 of this Plan.

#### 3.5.7.8 Prohibited Activity Rule – Discharges of Untreated Human Effluent to Water

The discharge of untreated human effluent to water is a **prohibited activity**.

##### Explanation and Principal Reasons for Adopting Methods 3.5.7.1 to 3.5.7.8

**Method 3.5.7.1 and 3.5.7.2** promote inter-agency integration. The management of onsite sewage discharges is a function that is shared by a number of agencies with overlapping responsibilities. Where a 'problem area' is identified, it is appropriate that Waikato Regional Council, the relevant territorial and health authorities and the community are all involved in addressing the issue. Reference to 'locally appropriate' solutions acknowledges that there is no single prescription for dealing with these issues and that community input to developing a solution is important. Waikato Regional Council acknowledges that the continued operation of on-site systems in some high-density areas may not be sustainable in the long term. In such circumstances, the appropriate course of action will be a Plan change allowing input from potentially affected parties.



With regard to the administration of the regional rules for on-site sewage, territorial authorities have in the past provided a 'one stop shop' for people. This has involved combining an advisory and checking role with regard to the on-site sewage rules with their own building and drainage permitting functions. This has been an efficient and practical arrangement, which has suited both the territorial authorities and Waikato Regional Council. The general practice has been for territorial authorities to refer any matters to Waikato Regional Council if they consider that the applicability of the rules to a specific proposal is unclear, or if there are questions of rule interpretation. As part of the implementation of these methods, these administrative arrangements will need to be reviewed and formally agreed upon.

**Method 3.5.7.3** indicates Waikato Regional Council's support for the development of codes of practice or 'good practice' guides that seek to avoid the adverse effects of on-site disposal. These are an effective method of improving practice particularly if their development involves input from both practitioners and planners in the field.

The permitted activity **Rules 3.5.7.4 to 3.5.7.6** apply to domestic on-site wastewater discharges outside the Lake Taupo Catchment, and implement Policies 1, 2 and 3. Permitted activity rules 3.10.6.1 to 3.10.6.4 apply to domestic on-site wastewater discharges within the Lake Taupo Catchment. This is because it would be unreasonable to require all existing systems to be updated without direct evidence of their failure. The thresholds for volume and depth of unsaturated ground are based on the design assumptions that would have been applied when those systems were installed and represent a maximum reasonable flow rate from a large household or small institution. The minimum property size of 2,500 square metres is set at a level that should not lead to adverse effects on groundwater quality provided the system is maintained. If the system is not being maintained adequately, the property size decreases so that the effective disposal area is less or the system fails completely owners will be required to upgrade their technology to meet the criteria provided by Policy 1.

**Rule 3.5.7.5** sets out the requirements for new systems using older technology. These systems are still suitable in situations where the effective disposal area is large enough and located correctly and the system is subject to regular maintenance.

**Rule 3.5.7.6** reflects the fact that modern on-site sewage treatment/disposal technology has made significant advances in recent years. Modern systems designed with regard to the range of site factors affecting performance can overcome most of the problems associated with the use of standard septic tanks. Any system designed to take account of the various site factors and which can be demonstrated to achieve the environmental standards of **Rule 3.5.7.6** should be permitted. These standards seek to prevent adverse effects on water quality and soils. In particular, they seek to protect existing uses of ground water and require that there is no degradation of surface water quality.

Under this Rule the maximum discharge volume of three cubic metres per day (condition c) would provide for the equivalent of approximately 15 persons average occupancy. This Rule caters for many small amenities such as motels and clubrooms. This volume is significantly higher than that allowed for household septic tanks. The difference reflects the comparative levels of risk associated with the different systems and the better performance that is expected from a site-specifically designed system. The specification of an upper volume limit in the rules is considered appropriate. Volumes greater than this (with proportionately greater potential adverse environmental effects) should be evaluated on a casebycase basis through the consent process.

Documentation which demonstrates that the on-site effluent disposal system installed achieves the standards (condition e) may be in the form of a letter or certificate outlining the specifications of a system and compliance with the standards.

**Rule 3.5.7.7** requires on-site sewage discharges that fall outside of the scope of the permitted activity rules to be assessed as discretionary activities in accordance with Policies 1 and 3 of



this Chapter. This provides for these discharges to be assessed against s104 of the RMA on a casebycase basis.

**Rule 3.5.7.8** prohibits the discharge of untreated human effluent into water. This is necessary to avoid the potential adverse effects of such discharges, to ensure consistency with the manner in which untreated animal effluent is addressed in the Plan and to align the Plan provisions with marine pollution regulations.

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## Footnotes

1. Gunn, I. 1994: On-Site Wastewater Disposal From Households And Institutions. *Auckland Regional Council Environment Technical Publication no.58 (2nd ed.)*, Auckland Regional Council, Auckland.



## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

### Submission by

Name: Sue Mitchell

Address: 289 Korini Rd Tairāngia Auckland

Phone: 021 1726348

Email: sarita108@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:

1/3/14



## Proposed Thames Coromandel District Plan

### Submission by

Name: GLEN FLEET  
 Address: 37 ANNE ROAD, TAURANGA.

Phone: 5700261

Email: GLENSINGS@MAXNET.CO.NZ

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

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**My further comments:**

*The Coromandel should be left as pristine as possible  
and promoted as such, as a destination.*

- 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:

1/3/14



## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

### Submission by

Name: CONNIE CAUSA

Address: 7/30 OWENS ROAD, ERSOY, DUCKLAND

Phone: 0211726325

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14 MAR 2014

RECEIVED BY:

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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.**

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**My further comments:**

COMING FROM A MINING COUNTRY LIKE CHILE, BORN AND  
RAISED IN THE BIGGEST COOPER MINE AND OBSERVING  
THE NASTYNESS OF THE MINING MENTALITY, I  
TRULY BELIEVE THAT ANY MINING ATTEMPS IN THIS  
BEAUTIFUL COUNTRY IS A CRIME AGAINST HUMANITY  
AND LIFE.

- 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:

2 / 3 / 14



## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

### Submission by

Name: *Matt Gibbons*

Address: *5/Edwards Rd Auckland NZ*

Phone:

Email:

*matth.j.gibbons@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:

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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:

29/2/2014



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

Name: SHAWN DAVID ROBINSON  
 Address: 51/8 Bugeyne St Grog Lye Auckland  
 Phone: 027 444 6382 Email: shawn.robinson@nzot.org.nz

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My further comments:

In 1807 my ancestors clear felled the bush out Pukekohe. In their diary one says he regrets destroying the bush. Don't do this now and destroy some more.

- 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:

1/3/10



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

**Proposed Thames Coromandel District Plan**Submission by *Rebecca James*Name: *230 Tapu Grogien Road, Tapu*

Address:

Phone: *07 8684554* Email: *jamesbecki@hotmail.com*

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**My further comments:**

Coromandel has a great tourist population and is an area of stunning natural beauty. It is thriving and doesn't need destroying. The future generation is growing up here in this beautiful natural place.

- 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:

*R James*

Date: 1/3/2014



## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

### Submission by

Name: Olivia Leonard

Address: 13 Mariana Pl, Korini, Auckland

Phone: 021 2101595 Email: olivialeonard@ymail.com

14 MAR 2014

RECEIVED BY:

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Signature:



Date:

1/03/2014



## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

### Submission by

Name: *marie hache*

Address: *15 John Stokes Terrace, Remuera, Auckland 1050*

Phone: *09 9742 652*

Email: *marieamma@gmail.com*

14 MAR 2014

RECEIVED BY:

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### **My further comments:**

*Mining destroys the environment, the sacred places of New Zealand, for no reason but for a few people to benefit from it financially. The New Zealanders receive nothing but the toxins that are left behind + a destroyed ecosystem. Why do you allow our land to be raped + exploited like this? Just so a few benefit from it; and most of the gold ends up overseas anyway. Respect for this land must remain for our children's children to have a healthy functional ecosystem to live in.*

- 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: *Marie Glacke*

Date: *March 1<sup>st</sup> 2014*



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

Name: DANIEL CLARK

Address: 39 NORTH PIHA RD, WAITAKERE

Phone:

Email: stanredmoon@gmail.com

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- 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: FALSE ECONOMY: FALSE VALUES. EXPLAIN TO YOUR CHILDREN WHY YOU DESTROYED ONE OF NEW ZEALANDS LAST LIFE SUPPORT SYSTEMS.

- 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:

1/3/2014



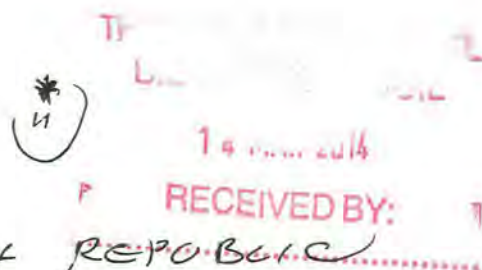
## Proposed Thames Coromandel District Plan

### Submission by

Name: LUCIE MAŠKOVÁ

Address: BRVĚNSKÁ 15, PLZEŇ, CZECH REPUBLIC

Phone: 022044 5603 Email: DJ COSTA @ SERNAM.CZ



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.
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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:

A handwritten signature in black ink, appearing to read "Michael".

Date:

1.3.2018