

## Proposed Thames Coromandel District Plan

### Submission by

Name: **JIMMY GEORGE**

Address: **4 NEWINGTON ROAD, HENDERSON**

Phone: **021 259 4598** Email: **jimmyxgeorge@hotmail.com**

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

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

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

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

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

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

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

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

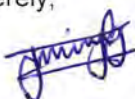
**The special nature of the Coromandel warrants robust protection especially as there is so much economic revenue and employment dependent on our reputation as a clean green holiday destination. It is vital we do not allow mining into the Peninsula, as this is contrary to the existing Natural Character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

My further comments:

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

Yours sincerely,

Signature:



Date:

23/2/14

## Proposed Thames Coromandel District Plan

### Submission by

Name: *Michelle Waring*  
 Address: *13 Wilton St*  
 Phone: *021 336 106* Email: *michelle.waring@gmail.com*

THAMES-COROMANDEL  
DISTRICT COUNCIL

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## Proposed Thames Coromandel District Plan

Submission by

Patrick O'Dea

Name:

Address:

35A Rollerson St, Auckland

Phone: 09 29 6853 8

Email:

patrick@mana.org.nz

THAMES-COROMANDEL  
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*P. Dea*

Date:

*23/2/14*

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Name:

Address:

Phone:

Email:

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

2/43 or 43B  
020872891

Schoolcraft  
Schoolcraft  
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r.schoolcraft@KBHS.SCHOOL.NZ

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Signature:



Date:

23/02/14

# Proposed Thames-Coromandel District Plan



## Submission Form

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

### Your submission can be:

Online: [www.tcdc.govt.nz/dpr](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) UPPER COROMANDEL BRANCH OF FOREST + BIRD

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

Email Address longview2ibug.co.nz

Postal Address UNIT 2, 147 WOOLLAM'S AVE  
COROMANDEL 3506

Phone no. 07 866 8089  
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.

### 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)

BIODIVERSITY AND ISSUES PERTAINING TO F. + B.

PLEASE REFER TO ATTACHED PAPERS 3 Pages

### 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 S. V. Hughes Date 14-3-14

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

## Trade Competition

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

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

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

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

a) adversely affects the environment; and

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

☐ Y ☒ N

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

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



## Submission to TCDC Proposed District Plan.

13th March, 2014

from Upper Coromandel Branch of Forest and Bird.

C/- Mrs Sue Wright  
147 Woollams Ave  
Coromandel 3506.

Thank you for the opportunity to submit on the TCDC Proposed District Plan.

We do wish to be heard in support of our submission.

### Section 6 Biodiversity (p 47)

Some provisions in the proposed District Plan require qualification:

This Branch of Forest and Bird thinks that biodiversity needs to be addressed with an ecosystem approach. Not SNA's - they are just the bits of habitat that are left over from land development to date. They have not necessarily been strategically chosen for their biodiversity values. Threatened species currently rely on them as the only remaining habitat but if we are to sustain our biodiversity into the future we need a strategic approach based on restoring under-represented ecosystems (represented by Threatened Environments). If we recover the most under-represented ecosystems (ie. often requiring complete restoration from scratch) this will also greatly benefit threatened species. The focus needs to be on wetlands, floodplains, coastal forest (ie. the environments in the coastal zone most effected by development – see the ecological Natural Character report). Of course SNA's that fall into highly threatened environment categories are extra important to protect as you don't need to start the restoration from scratch.

The report “Are Covenants Working?” by Kendal and Stewart (2010) was commissioned by TCDC to gauge the progress in district planning to achieving biodiversity protection outcomes. This Branch of Forest and Bird endorses this report as it clearly outlines that the current approach to biodiversity protection through the district plan has not been very successful. While some of the points from the report have been picked up on, unfortunately the TCDC Proposed District Plan as it is currently drafted will continue to miss the opportunities for substantial progress towards restoration of under-represented ecosystems and threatened species habitat.

Some of the things done by Council in the past have led to the degradation of coastal ecosystems (for example: insensitive placement of flood gates and culverts, etc). This needs to be rectified. These past practices have allowed landowners to be able to farm wetland and floodplain areas due to the placement of floodgates and stopbanks, severely degrading the extent and functioning of the natural coastal edge. Incentives are now needed to rectify these past mistakes and not disadvantage current landowners. The current wording of the Plan does not do this (see comments on Section 38).

This Branch of Forest and Bird is in general agreement with the Objectives and Policies as set out on pages 48 and 49 but thinks that more emphasis is needed on Policy 1a, e), f) and g) Objective 2 and Policy 2a and 2b are admirable in their intent but need to be stringently policed.

Page 2.

Section 14 Mining Activities (p 73)

Additional to the Objectives and Policies set out on pages 74 and 75 this Forest and Bird Branch believes Schedule 4 of the Mining Act should be adhered to at all times. We particularly support Policy 1g.

Section 15 Settlement Development and Growth (p 76)

The Upper Coromandel Branch of Forest and Bird disagrees with the inclusion of the Waterfront Zone for High Density Development.

Our concerns are:

1. The disturbance of sea birds.
2. Degradation of water quality.
3. Visual impact from the water.
4. Lack of space for appropriate trees.
5. Siltation and foreshore modification.

From a Forest and Bird perspective the commercial development suggested for Patukirikiri and Jacks Point, Coromandel Town, is totally alien to Forest and Bird principles.

Section 22 Recreation Area. (p 108)

The Upper Coromandel Branch of Forest and Bird disagrees with any Objective or Policy that leads to the degradation or elimination of Patukirikiri Reserve at Coromandel Town.

The provisions of Objective 3 (p 109) need to be upheld. Patukirikiri Reserve needs to be preserved for future generations as being the only open field handy to Town.

Among its many uses are:

1. Children's activities.
2. Picnic area close to Town.
3. Other public open space activities.

Section 24 - Rural Area (Zone) (p 115)

Clear-fell forestry on steep erosion-prone land causes adverse effects as identified in the Issues section (24.2.1c and 24.2.4c). Poor farming practices can similarly have adverse effects. Objective 4 should be reworded to include not causing downstream adverse effects. An associated policy is also needed outlining that subdivision, use and development should be undertaken in a manner that does not cause adverse effects on downstream natural ecosystems (e.g. streams and estuaries).

Section 38 Subdivision (p 270)Rule 8 (p 272) and Rule 10 (p 273)

Incentives need to be focused on restoration and /or protection within Threatened Environments irrespective of land zoning. ie. Section 38, Rule 10 Fig 2 shouldn't be just for Rural Lifestyle zone. Similarly, Rule 8 Fig 1 is not directing incentives in the appropriate places as it is solely based on SNA's, and isn't including restoration (in the sense of restoring ecosystems from scratch for those that don't even have 10% let alone 20% existing left). Ironically Fig 1 seems to encourage the fragmentation of existing forested habitats. Table 1 needs a rethink as forest habitats need large areas protected to be sustainable and coastal forest is more valuable than lowland forest (as more threatened and highly productive). Habitats such as wetland and floodplain forest however are so threatened that incentives for smaller areas are quite appropriate.

Section 56 - Rural Zone rules (p 451)

Amend Rule 11 'Afforestation' so that afforestation that is to be managed as a Continuous Cover Forest is a permitted activity, and afforestation that will require clear-fell harvesting on erosion prone land (i.e. land classified as LUC6 (1),7 or 8 or as Erosion Susceptibility Classification 'High' or 'Very High' (Bloomberg et al., 2011) is non-complying. Otherwise afforestation that will require clear-fell harvesting should be controlled, with control reserved over issues such as placement of roads, setbacks from waterways and harvesting disturbance to remnant or riparian indigenous vegetation.

Forestry, as opposed to afforestation, is not listed in the Activity Table and therefore falls under Rule 26 as non-complying. We do not support this activity status as forestry in the right place has social, environmental and economic benefits. Add a new rule requiring standards for forestry where only Continuous Cover Forestry (CCF) can be undertaken on erosion-prone land (as above), whilst CCF and clear-fell forestry may be undertaken on less steep slopes where clear-fell forestry will not pose a threat to sediment destabilization.

Appendix 3 Significant Tree Schedule (p 526)

Upper Coromandel Branch of Forest and Bird Protection Society disagrees that the criteria for the inclusion of a tree or trees into the Tree Schedule is broad or inclusive enough. The criteria for arriving at a stem score is too limited if the previous schedule is compared with the proposed one. The previous schedule had 27 trees whereas the proposed schedule has only 10.

Examples of trees that need to be considered:

1. The Norfolk Pine at 145 Wharf Road, Coromandel Town.
2. The English Oak at 224 Tiki Road, Coromandel Town.
3. The Kauri at 72 Whangapoua Road, Coromandel Town.
4. The group of trees at 120 Woollams Avenue, Coromandel Town.
5. The London Plane trees at the Kapanga Road bridge car park.
6. The Rimu at 175 Paget Street, Coromandel Town.
7. The Californian Redwood at 230 Kapanga Road, Coromandel.
8. And others.

Note (1): Only 6e9, 6e10, 6e11, 6w, 6s1, 6s2

Thank you for taking the time to consider our submission.

# Proposed Thames Coromandel District Plan

## Submission by

Name: *Raim Barnes*  
 Address: *5 Te Aute Ridge Rd*  
 Phone: *021004544* Email: *haim.barnes@hathair.co.nz*

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DISTRICT COUNCIL

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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:

## Proposed Thames Coromandel District Plan

### Submission by

Name: *Amy Lewis*

Address: *4055 SH23, RAUHAN*

Phone: *0223897229*

Email: *target21@hotmail.co.uk*

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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ITS BAFFLING THAT MINING WOULD EVEN BE CONSIDERED HERE! WHAT REALLY DOES NZ + ITS BEAUTIFUL LANDSCAPES HAVE TO GAIN? THINK LONG TERM!

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Signature:



Date:

23/2/14

## Proposed Thames Coromandel District Plan

### Submission by

Name: Chris Oakley  
 Address: 120 Lonely Track rd  
 Phone: 021 0377817 Email: cheapas@hotmail.com

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

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Signature:



Date:

23/2/14

## Proposed Thames Coromandel District Plan

### Submission by

Name: *Jade Thompson*

Address: *NA*

Phone: *0273022183*

Email: *Jade Thompsons fx@gmail.com*

THAMES-COROMANDEL  
DISTRICT COUNCIL

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Signature:



Date: 21/2/14

## Proposed Thames Coromandel District Plan

### Submission by

Name:

Geoffrey Prentice

Address:

30 63 Kester Dr Flatbush Auckland

Phone:

Email:

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

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Date:

## Proposed Thames Coromandel District Plan

Submission by

Name: Natalie B. Poole

Address: 108 Prices Ave., Tararua.

Phone: 868 7766 Email:

THAMES-COROMANDEL  
DISTRICT COUNCIL

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Signature:

  
Natalie B. Poole.

Date:

## Proposed Thames Coromandel District Plan

### Submission by

Name: *Leela Woolf*  
 Address: *47 Adams Rd RDS Thames*  
 Phone: *07 8682488* Email:

THAMES-COROMANDEL  
DISTRICT COUNCIL

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- 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: *Julia J Woolf*

Date: *11-3-2014*

## Proposed Thames Coromandel District Plan

### Submission by

Name: BEN WOOLF  
 Address: 47 ADAMS RD. RDS THAMES  
 Phone: 07 868 2488 Email:

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

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

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

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- 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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- 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 was born in Thames and have a great Love for the Coromandel Peninsula. Be assured that mining activities will bring nothing good to this place. The sole benefit - monetary gain - is short lived. As Councilors, you need to protect this place for future generations. Please don't be 'pushed over' by Corporate greed.*

- 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, Ben Woolf

Signature:

*B. G. Woolf*

Date: 1/1-3-2014

# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

### Your submission can be:

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

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

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

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

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

### Submitter Details

Full Name(s)	Barry Brickell	
or Organisation (if relevant)	Driving Creek Railway & Potteries	
Email Address	railway@drivingcreek.co.nz	
Postal Address	P.O. Box 87, Coromandel 3543	
Phone no. <small>include area code</small>	07 8667 279	Mobile no. 021 877 801

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

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

### PRIVACY ACT 1993

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



## Your Submission

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

Section 8, Historic Heritage, Objective 3, Policy 3a, 3g  
Policy 4d.

My submission is:

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

I support ☒ oppose ☐ the above plan provision.

Reasons for my views:

I support the heritage provisions in the PDP as they are written and I expect the Council to adhere to them.

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

Retained ☒ Deleted ☐ Amended ☐ as follows:

Please see attached sheet.

## 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 JB. Brickett Date 13/03/2014

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

## Trade Competition

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

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

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

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

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

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

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





## Driving Creek Arts & Conservation Trust

P O Box 87, Coromandel, 3543  
 380 Driving Creek Rd., Coromandel, 3506  
 Phone/fax: +64 7 8668 703  
 Email: [railway@drivingcreek.co.nz](mailto:railway@drivingcreek.co.nz)

13/03/14.

Submission,  
 Proposed Thames-Coromandel District Plan,  
 TCDC,  
 P B,  
 Thames 3540.

Attached sheet to submission form.

The reference numbers given in the form are those as given in the PDP.

I could find no references to Public Notification of building consents applications. The Council's refusal to publicly notify concerning the proposed 4-Square development on Wharf Road still wrangles with many concerned people in and around Coromandel Town. In my opinion this was a most unwise and undemocratic action. It has in fact cost me a lot of money, ie over the court decision. But rather than this fact, it is the principle that is more important.

Another submitter that the Council should take very seriously is Environmental Defence Society. I have a copy of their submission which I have read carefully as a concerned citizen watching how various developments on the Peninsula have been proceeding. I have been living at Driving Creek now for 53 years and have developed the Peninsula's best known and respected tourist attraction that from an environmental perspective, is highly regarded. There is no need for me to remind the Council about this and I will be keeping a close eye on how it will be reacting to the submissions.

I.B. Brickell

B.Sc., OBE

## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

Submission by

Name: PETER J. WOOLF

Address: 47 Adams Rd. R.D. 5 T. Hames

Phone: 07 8682488 Email:

14 MAR 2016

RECEIVED BY:

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**My further comments:**

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

Yours sincerely,

Signature:

*P J Woolf*  
*P J Woolf*

Date: 10.3.14

## Proposed Thames Coromandel District Plan

### Submission by

Name:

*David Macdonald Brown*

Address:

*505 Richmond Street, Thames*

Phone:

*027-2288011*

Email:

*dabmacb@gmail.com*

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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My further comments:

I want <sup>gold</sup> mining to be prohibited on the Coromandel Peninsula. I believe that this will detract from our reputation as a tourism destination. On the basis of current mining practices, that mining companies are capable of managing

- 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:

*Derek McDermid Brown*

Date:

*environmental impacts,*  
*14/3/2014*

## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

### Submission by

Name: Paul Gray  
Address: 654 Kuaeranga Valley / R.D. 2 / Thames  
Phone: 07 8686168 Email: feijoadwave.co.nz

14 MAR 2014

RECEIVED BY:

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My further comments: my Great Grandfather was the third gold miner to pitch his tent at the huge strike at Gabriels Gully/Otago. When I was five years old my Grandfather took me to the site and panned a few specks of gold. All the hills had been sluiced away and the bare + level landscape stretched far away. "It was madness lad" my Grandad told me. "Madness. Well it still is. Fools gold. Pyrites. In heaven the Angels will lift up their mighties and wipe away tears for Mr. Pyrites."

- 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:

Paul Gray  
P.G.

Date: March 14 2014

## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

Submission by

Name: Shelley Carr

Address: 936 Thames Coast Rd, RD5, Thames

Phone: 07 868 8797 Email: ~~carrsplace~~ carr.shelley@gmail.com

14 MAR 2014

RECEIVED BY:

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My further comments:

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

Yours sincerely, *Shelley Carr*

Signature:

*S. Carr*

Date:

*10/3/14*

## Proposed Thames Coromandel District Plan

Submission by

Name: FRASER BRUCE

Address: 33 TE ANA LANE, KAWAERANGA VALLEY, THAMES.

Phone: 07 868 9564 Email: refuge348@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 Industrial Mining Activities.

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

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

### I oppose Section 37 - Mining Activities.

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

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

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

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

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

My further comments:

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

Yours sincerely,

Signature:



Date:

11/3/2014

# Proposed Thames-Coromandel District Plan



## Submission Form

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

### Your submission can be:

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

To CTS

Received

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

14 MAR 2014

Thames-Coromandel District Council  
Coromandel

File No: .....

**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) Sea Products (1993) Limited

Email Address marke.seaproducts.co.nz

Postal Address 57 Firth Street  
Drury Auckland 2113

Phone no. 09 294 8024  
include area code

Mobile no. 021 511 944

**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)

RULE 22 MARINE EQUIPMENT STORAGE, MAINTENANCE  
AND HARVESTING

### 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

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

Retained ☒ Deleted ☐ Amended ☐ as follows:

## Proposed District Plan Hearing

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

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

Signature of submitter  Date 13 March 2014

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

## Trade Competition

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

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

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

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

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

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

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



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

**SUBMITTER:** Sea Products (1998) Limited

**SPECIFIC PROVISION:**     **RULE 22 Marine equipment storage, maintenance and harvesting**

**OUR SUBMISSION IS IN SUPPORT OF THE INCLUSION OF RULE 22**

### REASONS:

The District Plan should enable oyster farmers to carry out the shore activities that are required for the business of oyster farming.

The District Plan should make provision for an oyster farming business to have facilities to bring oysters ashore from the oyster farms in the Coromandel Harbour to prepare them for transporting away to processing factories.

The District Plan should make provision for aquaculture producing firms to store oysters and mussels on shore in a chiller facility whilst awaiting transportation to processing factories.

The District Plan should make provision for oyster farmers to store on land the equipment and vehicles required for oyster farming.

The District Plan should make provision for a base for trucks used for transporting mussels and oysters.

## Proposed Thames Coromandel District Plan

Submission by

Name: **PAUL ROLTON**

Address: **106 DAVY ST THAMES**

Phone: **07 868 8214** Email:

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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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: What I like to leave the place GREENS soon as in possible and STOP THE MINING NO MORE hole go TO ANOTHER COUNTRY and. leave NZ Alone PLEASE. because leave the place beautiful and clean.

Reagan

- 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:

Reagan

Date: 10/3/2014

# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

### Your submission can be:

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

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

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

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

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

### Submitter Details

Full Name(s)

KAYE ROBIN ANDERSON

or Organisation (if relevant)

Email Address

Postal Address

20 KAURI GROVE  
COROMANDEL 3506

Phone no.  
include area code

07 866 8968

Mobile no.

021 209 3775

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

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

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## Your Submission

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

Section 2 Significant Resource Management Issues / 203  
& 225.7

Section 8 Rules Applicable to Resource Consents / 860/  
863 Coromandel Character Area

My submission is:

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

I support ☒ oppose ☐ the above plan provision.

Reasons for my views:

These all embody sound principles, but there needs to be more certainty that they will be adhered and are not surface gloss

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

Retained ☒ Deleted ☐ Amended ☒ as follows:

And adhered to. In other words these principle need to be given more weight with regard to specific projects.

## 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 Kaye R. Ade Date 14/3/2014

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

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

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## TCDC District Plan Submission

The following sub-sections

*Section 2 Significant Resource Management Issues, 203 Landscape Amenity & Ecology and 225.7*

*Section 8 Rules Applicable to Resource Consents, 860 Amenity Values and Landscape Character Guide*

express sound principles in terms of sustainable economic development. However, in my opinion the Plan does not go far enough in ensuring that these principles will be adhered to.

The beauty, fragility and spiritual nature of our peninsula is an asset in itself. I need to feel more confident that it will not be destroyed in the name of economic development, especially through

1. The granting of permits and consents for prospecting and /or mining on Schedule 4 designated land.
2. Development of an all-tide ferry wharf in Coromandel without stringent research into the environmental consequences of any proposal carried out in an open and transparent manner. I believe that such a wharf would be beneficial to Coromandel town's growth and prosperity, but not if it damages the environment in any way.
3. "Over the top" development, out of keeping with the village character of Coromandel town.

Please incorporate into the plan the promise to adhere to these principles in particular, but also any other principles that aim to protect our environment and limit growth to that which would bring real benefits to local residents, which is both "feet on the ground" and truly sustainable for this particular part of Aotearoa.

## Proposed Thames Coromandel District Plan

Submission by

Name:

Andy - Chambers

Address:

117 Davy Street

Phone:

Email:

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED

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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**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:

NO more mining - whoever they like it - if it was their place - ~~they~~

- 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:

Arty Chambers  
Arty Chambers

Date:

10/3/2014

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

**Proposed Thames Coromandel District Plan****Submission by**Name: *Matthew Pearson*Address: *108 Amy Street Thames*Phone: *07 868 5038*Email: *m.pearson@supplifehames.co.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, *Matthew Pearson*

Signature:

*Matthew Pearson*

Date:

*10/3/2014*

**Proposed Thames Coromandel District Plan**

14 MAR 2014

**Submission by**

Thames-Coromandel District Council

File No:

Name: Tahi Eynon

Address: 868 Colville Rd. - Postal- P.O. Box 189 Coromandel.

Phone: 8667241

Email: —

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 want the TCDC to remove the sentence: "The District has a long history of mining for gold and other minerals." (p73), and instead acknowledge that the Gold Mining boom lasted only 70 years, between 1860 and 1930, and was a small scale industry compared to the Mining Activities of today.
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- 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 do not want to see mining happening under the guise of dredging in any of our waterways.

The whole ~~business plan~~ plan is too <sup>hard to</sup> read + understand by most people. Obviously you don't really want opposition to your plan. What about the Coromandel Community Plan, where is it and why are you not implementing it?

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

Yours sincerely,

Signature:

*J. Eynon*

Date: 14.3.14

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

Kiri Sta\*

RECEIVED BY:

Po box 515 Thames

**Sub-mission on Proposed Thames Coromandel District Plan 2014**

By the will of the natural born people living now in the Thames Coromandel District,  
and for the sustainable management of resources for future generations to whom we are providers,  
Mining Activities MUST be Prohibited in the District Plan.

The following legislation UPHOLDS this imperative,  
and cannot be denied by the Public Servants, those Councillors elected by the people  
to caretake and guide the destiny of this District, for the people of this Peninsula  
(and *not* for multinational mining company shareholders).

You cannot deny,

- RMA Section 5 "to ensure present people and communities do not, in pursuit of their own wellbeing, consume or destroy the existing stock of natural and physical resources, so as improperly to deprive future generations of the ability to meet their own needs."
  - What is modern mining, as seen at Waihi, but a multinational incorporate entity unsustainably consuming the resources of the people?
- RMA Section 6 "shall recognise and provide for the preservation of the natural character of... rivers and their margins from inappropriate .... use and development"
  - What are modern mining practices doing? They are changing the natural character and composition of rivers through Acid Mine Drainage into the water table.

You cannot deny,

- The Hauraki Gulf Marine Park Act Prohibits pollution of the Gulf and its catchments
- The Conservation Management Strategy of the Waikato Conservancy 2014 – 24
- The Coromandel Peninsula Blueprint adopted by the Council in 2009 which states

"Bottom Lines (p6)

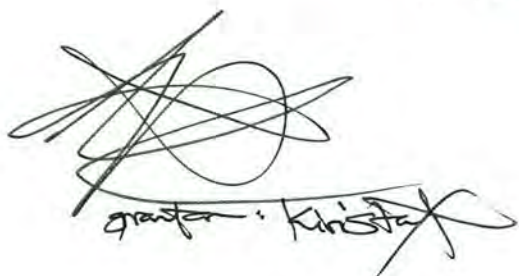
"No degradation of water quality"

"Ensure existing and future development patterns and associated activities will protect water quality."  
(Mining Activity was never mentioned in this Blueprint)

Therefore,

- Remove Sections 14 & 37 from the Plan
  - Prohibit Mining Activities (except Quarrying) in all Zones
- Do nothing which potentially threatens the water quality in this District
- Recognise the historical opposition to Mining on the Coromandel in the Plan
- Remember who you serve – the natural born people, and not Incorporated Entities
- Listen to the people, they are truly the power which sustains the Coromandel
  - I wish to speak in support of this submission.

Date: 9<sup>th</sup> March 2014



Kiri Sta

Kiri Sta•

Po box 515 Thames

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- I wish to speak in support of this submission.



Date, 9<sup>th</sup> March 2014

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY

## Proposed Thames Coromandel District Plan

Submission by

Name: *Sandra Alden*

Address: *300 Pataua Road Thames*

Phone: *8685186* Email:

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.
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**My further comments:**

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

Yours sincerely,

Signature:



Date:

8.3.14.

## Proposed Thames Coromandel District Plan

### Submission by

Name: *Andrea Por*

Address: *104 Alfred St. Thames.*

Phone:

Email:

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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### My further comments:

I came to live in this area because of the quartz & gold in the hills - this is what makes the Coromandel so unique. Mining it is a narrowminded, short term action lacking perspective - it would turn away ~~green~~/prospective tourists that are attracted to the area's natural landscapes and "green" perspectives - this is what council should invest in; a long term (i.e. many generations are considered) plan for benefiting both the land we live with and the people on it - one without resource depleting businesses leaving residents with a legacy of negative effects.

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

Yours sincerely,

Signature: 

Date: 13/03/14

~~history of 70 yrs mining~~ vs. ~~legacy of effects is longer~~  
~~not included in plan.~~  
 → 7th generation

~~from Canada to green~~

~~left 40 yrs of anti-mining~~

To

CTS

Received

14 MAR 2014

Thames-Coromandel District Council  
Coromandel

File No:

## SUBMISSION ON THE PROPOSED THAMES-COROMANDEL DISTRICT PLAN

TO:	The Chief Executive Thames-Coromandel District Council Private Bag Thames 3540
SUBMISSION ON:	Proposed District Plan 2013
NAME:	Alan James Family Trust
ADDRESS:	116 The 309 Road Coromandel
CONTACT NAME:	Alan James
TELEPHONE:	07 8668308
MOBILE:	021726850
EMAIL:	taniamcneil@hotmail.com

Alan James Family Trust thanks the Thames-Coromandel District Council for the opportunity to make comment on the Thames-Coromandel Proposed District Plan.

Alan James Family Trust requests that the property at 116 The 309 Road, Coromandel, with a legal description of Pt Lot 1 DPS 54610, is re-zoned from Rural Zone to Rural Lifestyle Zone. The specific provision of the Proposed District Plan that the submission relates to is:

- Map 16, Waiau.

We oppose the current zoning of this property and request a change in zoning for the following reasons:

- There are Rural Lifestyle Zoned properties to the North and East of the subject property
- The land is steep and is therefore more suitable for activities associated with Rural Lifestyle Zones than Rural Zones.

The decision I seek from the Council is that Map 16 of the Thames-Coromandel Proposed District Plan 2013 be amended to represent Pt Lot 1 DPS 54610 in the Rural Lifestyle Zone.

In the case of a Proposed District Plan hearing, I wish to be heard in support of my submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing. I confirm that I will not gain an advantage in trade competition through this submission.

Thank you for the opportunity to make a submission on this plan.

Dated this 10th day of March 2104

Alan James

A handwritten signature in blue ink that reads "a james". The signature is written in a cursive, flowing style.

Alan James Family Trust

## Proposed Thames Coromandel District Plan

### Submission by

Name:

Alia Finn

Address:

10 Matateki Rd RD1 Thames

Phone:

0274487967

Email:

aliasfox@xtra.co.nz

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

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My further comments:

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

Signature:



Date:

10/3/14

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

**Proposed Thames Coromandel District Plan****Submission by**Name: **KARE LAURIE**Address: **312 KARAKA RD, THAMES**Phone: **0223912405**Email: **Karelaurie@gmail.com**

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Yours sincerely,

Signature:

  
K.W. Lowrie

Date: 10.03.2014

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

Submission by

14 MAR 2014

Name: *Ashlee Bishop*

RECEIVED BY:

Address: *8 Erica Place, Bell Block, New Plymouth*Phone: *0273324004*Email: *ashlee\_bishop66@hotmail.com*

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

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

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

My further comments:

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

Yours sincerely,

Signature:

*Ashlee Bisney*  
*Amg*

Date:

*8/3/14*

## Proposed Thames Coromandel District Plan

### Submission by

Name: Ana L. Passadore

Address: 9 Amy Kate Street, Tikipunga, Whangarei

Phone: 02108397967 Email: passadore15@hotmail.com

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

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My further comments:

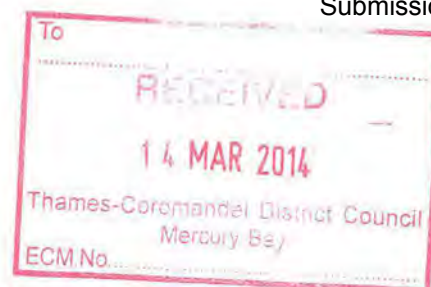
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Yours sincerely,

Signature:



Date: 23/02/2014

**District Plan submission****By Dal and Lesley Minogue****21 Panorama Ave Ferry Landing RD1 Whitianga 3591****Description of issue**

The last time we looked at the Council overlay (landscape) planning maps, our property at 84 Waihirere Drive at Tuatawa was still subject to a landscape planning margin that should be completely redrawn. That margin identified a large part of our property as needing protection for being part of forest vegetation of a particular type when it is not – it is in fact a low lying wetland area that is not visible from any public vantage point and that contains no forest at all.

**Relief sought**

That we meet with Council staff on-site in order to re-establish the landscape planning zone margin so that it is consistent with what it is attempting to achieve (this would entail moving the margin to capture only the northern 10-15% of the property).

## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

### Submission by

Name: Merena Russell  
 Address: Marae Rd Manai'a Coromandel  
 Phone: 0276138000 Email: Merena.russell@xtra.co.nz

14 MAR 2014

RECEIVED BY:

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My further comments:

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

Yours sincerely,

Signature:

*M. Russell*

Date:

*8, March, 2014*

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

Name: CRISTIAN FUMAGALLI

Address: 119 PAKARAKA ROAD THAMES

Phone: 868 3394

Email: Pachamama Libre &amp; @ Yahoo.com

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My further comments:

STOP MINING  
LEAVE THE EARTH IN PEACE

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Yours sincerely,

Signature:

Date:

*Julia Allen*

*08/03/2014*

## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Submission by

Name:

Paul Hodson

Address:

6044 Monument Rd Mangatangi

Phone:

0210346229

Email:

paul-h.hodson@gmail.com

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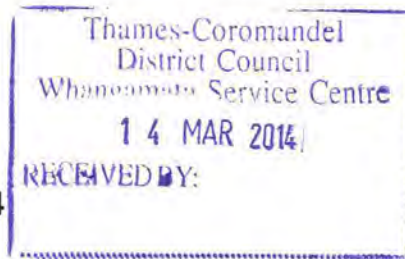
*Paul Hudson*

Date: *8.3.2014*



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Whangamata 3620  
PO Box 148  
Whangamata 3643

P (07) 865 7990  
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[www.whangamatafn.co.nz](http://www.whangamatafn.co.nz)



## Submission to the TCDC Proposed District Plan 2014

Submission by: Gordon Turner Owner/Proprietor First National Real Estate Whangamata

Relevant Qualifications: 26 Years in the real estate industry since 1988. Licensee REAA 2008, AREINZ, Dip Bus Property (Massey) since 1992, NZ Cert Property management Level 4, Licensed Auctioneer & Property Manager.

I have owned and operated 3 different real estate offices in three different parts of New Zealand having been the owner of my own business since 1992. I have run a property management portfolio from every business.

I have been the owner of Whangamata First National since Feb 2001. We let approximately 100 to 140 holiday homes every year. This season 2013 – 2014 we let 115. We may be the biggest or second biggest property managers in the area.

### Purpose of this submission

**Against** 1.8 Activity Summary Table – Commercial -Visitor Accommodation

## Reference : 54.4 PERMITTED ACTIVITIES

### RULE 1 Visitor accommodation

1. Visitor accommodation is a **permitted activity** provided:
  - a) ☒ There are no more than 6 tariff-paid visitors staying on-site at any one time; and
  - b) ☐ The activity occurs within an existing dwelling, minor unit or accessory building.
2. Visitor accommodation that is not permitted under Rule 1.1 a) is a **restricted discretionary activity** in residence on the site.
3. The Council restricts its discretion to matters 2 and 3 in Table 6 at the end of Section 54.
4. Visitor accommodation that is not a permitted activity under Rule 1.1 b) or a restricted discretionary activity is a **discretionary activity**.

**This submission is to oppose the proposed bylaw 1. a, b 2, 3, 4,**

How did this get proposed in the first place? And then how did it make it into the proposed district plan. Such an ill conceived idea is beyond me. The concept that private property owners renting/letting their properties on short term holiday lets could be in competition with commercial ventures such as motels and camp grounds etc ....in reality is a nonsense

This was obviously dreamed up by someone who has no understanding of the private holiday letting market place.

What follows may be particular to Whangamata, Onemana, Opoutere and Whiritoa never-the- less a bylaw like this would mess with the individual rights of a property owner, and would only serve to restrict property sales, growth and visitors to the area not to mention anger most existing owners. In the process this will make criminals of a few ordinary property owners attempting to cover their absorbent rates with a few holiday lets. As one person put it "well that's the end of having the whole family holiday thing". This person doesn't rent out their property they but they have all their children and grandchildren come to stay every year over Christmas, however they can see (as we do) the implications for those people who rent the same bach every year to achieve the same family gathering. This is primarily a Coromandel Peninsula Cultural Ritual.

### **No Competition**

It must be understood that during peak times, Christmas, New year and Beach Hop, (the only time any real competition could exist) the motels, camp grounds and other commercial accommodation in Whangamata is fully booked months in advance and the over flow is taken up by property owners who let their baches/holiday homes.

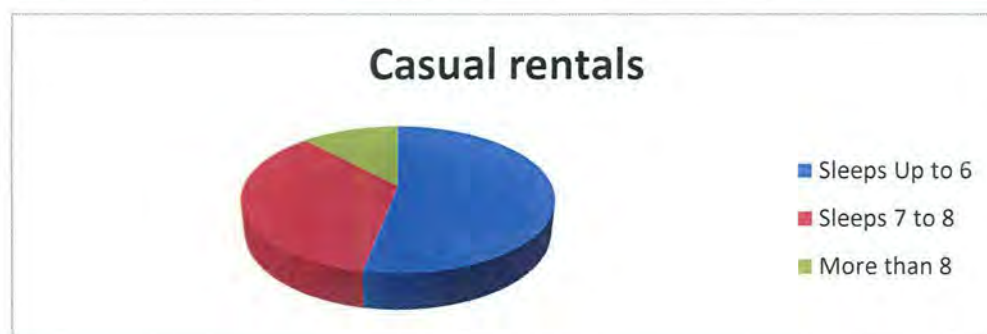
It must also be known that the majority of baches of the 115 on last years books slept a maximum of six people, this is a number that most motels and other accommodation do not cater for further distancing the actual from the perceived.

### **Looking at the numbers.**

If we have 115 properties for rental and the other two real estate companies combined have 200 that's 315 properties affected .

The small number of holiday home owners with properties which fall into the category we are talking about may amount to 155 properties out of 5000 in our district, or 3%

Of the 115 properties (Approx) which we managed for casual rental.....



53% sleep six or less  
 35% sleep seven to eight  
 12% sleep more than eight

I would assume these ratios would probably apply to any demographic in any area.

### **The rental market.**

The market for letting your property on a "holiday lets" basis is a narrow window shown as the following:

26<sup>th</sup> Dec to 14<sup>th</sup> Jan Peak time 98% occupancy  
 15<sup>th</sup> Jan to 7<sup>th</sup> Feb Shoulder rates 25% occupancy  
 Beach Hop 100% occupancy  
 Off peak 5% occupancy (the rest of the year inc long weekends and Easter)

### **Remedy**

It is my opinion that if any restriction should be put on property owners to limit the impact on infrastructure then it should be about bums on seats. I.e "How many persons per toilet".

A restriction on the number of people per property will only result in ordinary law abiding property owners breaking the law, neighbours dobbing in neighbours, and a policing issue for the TCDC. It's a bad look all round. The majority of property owners I have spoken to, who will be affected by this bylaw, have stated that they would not comply with it.

### **The nonsense of this:**

How many motels can accommodate 6 (or more) people in a room. Most I know of stop at 4. It is beyond me why this bylaw should originate from commercial accommodation owners (as I am lead to believe).

The market for holiday homes is different than motels or hotels or camp grounds. This clientele need a space to park boats and cars, tents, jet skis etc and wouldn't ever hire a motel, it just wouldn't be in their thinking. There is no competition here except that its "accommodation" but accommodation in a very different category.

There is also the issue of "Tariff Paying" occupants. Will real estate companies now advertise properties saying "Sleeps Six (plus two non paying guests permitted)" or "pay for six and get two beds free"

### **Conclusion**

If this bylaw was passed it would be favouring the "few" who have initiated this purely thinking of their own small situation and not the overall effect on the whole peninsula. They are obviously not seeing the bigger picture. By the general standard of service and appearance for many of the motel

accommodation I have stayed in on the Thames coast, there is in my view, an opportunity for greater turnover of those businesses if re-furbishment was carried out and service standards were more inviting. Focussing on limiting private property owners in their endeavours to recoup ownership costs, will have no effect on improving their cashflow or profit.

**One more thing.** If safety is an issue, we at First National do a thorough inspection of every property prior to, and post, any letting. We insist that all properties have smoke detectors and we take note of anything unsafe (broken power sockets lights, steps etc ) at the property advising the owners and arranging a remedy before letting. We believe that our service provides a safe and clean environment for holiday makers who enter into a written contract with us for a casual letting.

First National is a major sponsor of the burns Unit and we provide a fire safety kit with every home purchased from us. See below.

Every property we let either permanently or casually is fitted with smoke detectors. No exceptions.

Regards,

A handwritten signature in black ink, appearing to read 'Gordon Turner', with a long horizontal flourish extending to the right.

**Gordon Turner AREINZ**

Owner/Agent, Property Manager

Pacific Coast Realty T/a Whangamata Rentals



This is our Home safety kit we gift to every person who buys a property through us. Its all good quality gear.

## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

### Submission by

Name:

Justine Keating

Address:

207 Willoughby St Thames

Phone:

075614193

Email:

14 MAR 2014

RECEIVED BY:

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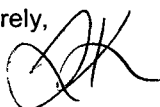
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**My further comments:**

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

Yours sincerely,

Signature:



Date: 8/2/14

## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

### Submission by

Name: *Joydoh Bernardo Auckland*

Address: *15 Leys Crescent*

Phone:

Email:

*Joydoh@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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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:



Date:

*8/3/12*

## Proposed Thames Coromandel District Plan

14 MAR 2014

### Submission by

RECEIVED BY:

Name:

Jagu Barrett

Address:

4/53 Taylors Rd, Auckland

Phone:

021 977 181

Email:

jaguib@xtra.co.nz

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Signature:



Date:

8 / 3 / 14

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

Name: *Rudo Greissworth*  
 Address: *15 Leys Cres, Remuera Auckland*  
 Phone: \_\_\_\_\_ Email: *rudoador@gmail.com*

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My further comments:

*Keep our finite resources  
in the ground, find better  
resources than ones that  
you can't replace !!*

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

Yours sincerely,

Signature: 

Date: 8/03/15

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

Name:

LEIGH PETERS

Address:

HAMILTON

Phone:

Email:

1962@windowslive.com

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Yours sincerely,

Signature:

Leigh Peters

Date:

8-March-2015

♡'s COROMANDEL !!

## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

### Submission by

Name:

BRIGETTE BOWLES

Address:

16 Javel St Hamilton

Phone:

8551438

Email:

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Yours sincerely,

Signature:



Date:

8/4/14

14 MAR 2014

RECEIVED BY:

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

Name: *Chilca Janutka*  
Address: *15 West Crescent Te Pahi AD5 Thames*  
Phone: *07 868 2388* Email: *janutka.chilca@gmail.com*

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

Yours sincerely,

Signature:



Date:

8/3/14

## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

Submission by

Name: *Rachel Ryan*

Address: *PO 1 Nekon*

Phone: *027 772 3400*

Email: *rachel@walkthewestofireland.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 require the PDP to uphold biodiversity values expressed in the RMA Section 6. I require the Plan to **Prohibit all Mining Activities in Outstanding Natural Landscape, Natural Character and Amenity Landscape Overlays** in the Section 32 Rules.
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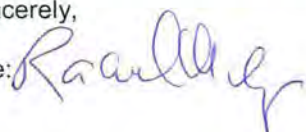
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Signature:



Date: 8/3/14

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

Name:

Karama Racy

Address:

76413 Kanaeranga valley Rd, Thames

Phone:

868 666 8

Email:

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Date:

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THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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

Name: Rebekah Manley  
 Address: 65 Packtrack Rd, RD 2, Kanaeanga Valley,  
 Phone: 021 0700443 Email: bxbxbxbx@gmail.com Thames

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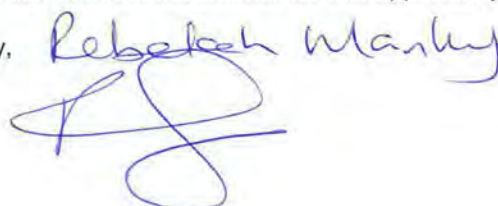
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Signature:

*Rebekah Manley*



Date:

*8/03/2014*

## Proposed Thames Coromandel District Plan

### Submission by

Name: *Rosalie D. Howard*

Address: *505 Parawai Rd*

Phone: *07 8687234* Email: *rosaliehoward@extra.co.nz*

THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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Date: 8/3/2014

Nafropath

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

Name:

Penryn Ballinger

Address:

16 Remington Rd Waihi

Phone:

0211737137

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penryb@gmail.com

THAMES-COROMANDEL  
DISTRICT COUNCIL

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Date:

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