

Proposed Thames Coromandel District Plan

THAMES-COROMANDEL
DISTRICT COUNCIL

Submission by

Name:

Brian Dolenti

14 MAR 2014

Address:

8 Ercia Pl.

RECEIVED BY:

Phone:

Email:

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

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

My further comments:

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

Yours sincerely,

Signature:



Date:

8/3/14

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Proposed Thames Coromandel District Plan**Submission by**Name: *Ingrid Huygens*Address: *25 Plunket Terrace*Phone: *07 8393817* Email: *workwide@pl.net*

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My further comments:

The Coromandel Peninsula has inestimable value in its environmental features. These features provide ongoing, developing, & sustainable economic opportunities. Mining activities take money offshore & everheally drain communities of economic wealth.

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Signature:



Date: 28-2-2014

Proposed Thames Coromandel District PlanTHAMES-COROMANDEL
DISTRICT COUNCIL

Submission by

Name:

Diene Griffiths

Address:

56 Waiohahi Rd Thames

Phone:

0272844294

Email:

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THAMES-COROMANDEL
DISTRICT COUNCIL

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Proposed Thames Coromandel District Plan

Submission by

Name: Linley Edmeades

Address: 6/4a Mill Lane, Whukara, Hamilton 3200

Phone: (07) 8396498 Email: linrose@extra.co.nz

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Signature:

J. K. Edmeades

Date:

1.3.14.

Proposed Thames Coromandel District PlanTHAMES-COROMANDEL
DISTRICT COUNCIL**Submission by**Name: *Linda Sayer*
Address: *308 b Karaka rd.*

14 MAR 2014

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Phone: *869-0333* Email: *linda@weloverongoa.co.nz*

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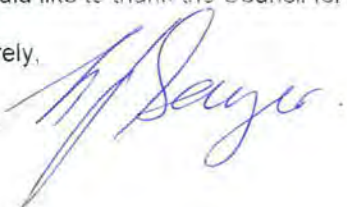
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DISTRICT COUNCIL

Submission by

Name: Jordan Lee Madden

Address: 58 Waiohahi rd, Thames

Phone: 07/8685490

Email: jordybear6@gmail.com

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Date:

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DISTRICT COUNCIL

Submission by

Name:

Jesse Seymour

Address:

116 Regent Heights Thames

Phone:

0274962259

Email:

jess.smore@gmail.com

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Yours sincerely,

Signature:



Date:

11/3/14

Proposed Thames Coromandel District PlanTHAMES-COROMANDEL
DISTRICT COUNCIL

Submission by

Name: ~~RYAN~~ RYAN GREEN

Address: 104 SANDERS ST THAMES

Phone: 0467190523

Email: Ryan.Gr@Hotmail.co.uk

14 MAR 2014

RECEIVED BY:

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Signature:

Ryan Beer

Date: *01.03.14.*

Proposed Thames Coromandel District Plan

Submission by

Name:

MR P. A. THOMAS

Address:

700 Queen St.

Phone:

07-868 8161

Email:

—

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

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Yours sincerely,

Signature:

Pat Thomas

Date:

28/2/3

Proposed Thames Coromandel District Plan

Submission by

Name: *Leanne O'Keefe*

Address: *21 Pukekare Rd, Thames*

Phone: *027 2999 390* Email: *leanne.o'keefe@hotmail.com*

THAMES-COROMANDEL
DISTRICT COUNCIL

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Date:

1/03/14

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan**Submission by**

Name:

Magpie Furlong

Address:

605 Augustus St North, Thames

Phone:

868 5322

Email:

margaretisobelfurlong@gmail.com

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Signature:

M. J. Forlong

Date:

1-3-2014

Proposed Thames Coromandel District Plan

Submission by J. BARTULOVICH

Name:

Address: 315 OPOUTERE RD

Phone: 865-7590

Email: Samidevasatyam@gmail.com

THAMES-COROMANDEL
DISTRICT COUNCIL

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Signature:

J. Barbur

Date:

1 / 03 / 2014

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan**Submission by**

Name: Zechariah Rutledge

Address: 105 Regent Heights

Phone: 027 552 2848

Email: zac.r@hotmail.co.uk

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Yours sincerely,

Signature:



Date: 9 March 2014



**District Plan submission
Dal Minogue**

21 Penrose Ave
Ferry Landing
RD1 Whitianga 3591

Scope of submission:

email: dal.minogue@gmail.com

I object to the proposed District Plan in its entirety.

Reason:

An insufficient section 32 analysis and a plan text that carries too many logical and analytical deficiencies.

The section 32 analysis does not take into account all the environmental issues facing the District and how dealing with those must be integrated as a 'whole package' to deal effectively with the pressure of future growth and other activities.

Two examples:

Number one

The proposed Plan is written to be consistent with the Waikato Regional Councils Regional Plan requirement for implementation of the 'Blueprint Project'. However, the Blueprint project was agreed to be written into the Regional Plan by the Waikato Regional Council before it was even completed and approved by the District Council (a pre 2010 decision). District Council Staff wanted this done so as to limit future Councils decisions about the form of the new District Plan. An objectively written Section 32 analysis would not necessarily have required the blueprint Project to have been undertaken. So the cart came before the horse and ruined due process.

Number two

The proposed District Plan has serious deficiencies through exclusion. For example:

1) There is no 'Environmental Enhancement Zone' despite the crying need for such a zoning. Such a zone has been drafted for years and sits in Council files gathering dust simply because it was drafted by a planning firm (Laurence, Cross and Chapman) who fell out of favour with Council staff. Any objectively based section 32 analysis would have included such a zone, though not necessarily in the exact form as held in the Councils files. Never has the introduction of such a zone been more important. That the introduction of such a zone affects the integrity of the whole Proposed District Plan is obvious when one considers that:

2.

- Much of the proposed rural amenity zone would be likely to be included in an environmental enhancement zone. Thus the rules of that zone would need revision to better accommodate the new zone.
- The rules around conservation lots would also need total revision to accommodate this zone as it would undoubtedly provide, in some instances, better environmental outcomes with regard to subdivision pressure.
- The rules around mining activity would also need revision as more refined rules for controlling mining activity could be established through the introduction of such a zone.
- Likewise the rules around limiting earthworks would need revision as such activity could only really be contemplated in the limited 'house site' required for an Environmental Enhancement zone.

2) There is no targeted protection and or enhancement/restoration of wetlands. 90% of New Zealand's wetlands have been drained, leading to environmental issues regarding sedimentation, contamination, rainwater run-off and biodiversity (see attached article by a Waikato Regional Council staff member to confirm this). The current status of wetland areas in the Thames-Coromandel district is worse than that at the national level. It is appalling. Take a drive from Whenuakite to Whitianga and witness scene after scene of wetland devastation that is an environmental disgrace to anyone traveling the District. And a significant group of local landowners show absolutely no sign of doing anything to improve the situation.

Under these circumstances it would be appropriate to utilize the SNA (Significant Natural Area) planning tool as described in current legislation. The Council did start down the process of utilizing SNA's in the proposed District Plan but withdrew after a badly advised policy was initially constructed that allowed elected members the opportunity to throw the whole the concept out, lock stock and barrel. The issue of appropriately targeting the use of SNA's, especially in relation to wetland protection and enhancement, needs to be professionally addressed through section 32 analysis. Instead, such a thing has been unreasonably excluded by elected members acting on knee jerk reactions to political pressure.

That the introduction of the above affects the integrity of the whole Proposed District Plan is obvious when one considers for example that:

- Subdivision rules would need to be re-written to accommodate such protection.
- The rules around limiting earthworks would need to be re-written so that any removal or dumping of soil could be properly controlled
- The rules around mining activity would also need revision as more refined rules for controlling mining activity, especially through use tailings ponds or dams could be established through the introduction of such a zone.

I also point out that it would be inappropriate for any member of the Councils District Plan Hearings Committee to have lobbied (whether before or after have become a Councillor or appointed Commissioner) on behalf of individuals or groups (such as local Landcare groups) for the exclusion and/or limiting of SNA's in the proposed District

3.

Plan. That would create a serious issue of perceived bias that would make a hearing of no consequence and not worth attending.

The proposed District Plan is full of serious deficiencies, logical and analytical, in its current text.

For example regard **Section 15 Settlement development and Growth (from Part 111), objectives 6 and 10a, policies 10a and 10d**

Objective 6

This objective is contradictory. *“Protection of areas of natural character, indigenous biodiversity, outstanding landscapes and high class soils”* has no logical connection with encouraging *“public access to streams, rivers and the coast”*.

Providing that access may, in some cases, degrade areas sought for protection.

Relief sought: *“Protection of areas...” and “provision of public access...” must be drafted as separate objectives, recognizing that there will be times when such provision of access does not fit with protection of the areas defined.*

Objective 10a

Why should *“The ongoing characteristics of each settlement... guide settlement development and growth in the District”*?

Some settlements in the District became established in adhoc, ill-thought out ways that beggar belief. Whitianga for example was a mess until Whitianga Waterways came along and established something out of character but much better.

Relief sought: *This objective should be rewritten to be more limited to say something like; “The ongoing characteristics of each settlement must be considered sympathetically along with other relevant information in all future development proposals”.*

Poiley 10a

This states that *“Cooks Beach and Ferry Landing...should retain their existing rural and natural character backdrops and the low key, beach-village built form”* and that *“Development and growth should not occur where it increases demand for additional water, wastewater, stormwater and roading network infrastructure”*.

4.

While I accept that Cooks Beach has a “beach-village built form” consistent with the provisions of the previous District Plan (especially where it made lot size below 600sqm a non complying activity), how on earth can it be described as “low key”? What is the objective measure for that? There none. In fact over summer when all the beach owners turn up (heaven forbid is that not wanted?), Cooks Beach is a bubbling, busy, vibrant community. It is certainly not ‘low key’.

Relief sought:

a) The phrase ‘low key’ represents a state of mind not an objective reality and is therefore inappropriate as a measure to define the type of future development in any coastal community on the eastern seaboard of the Coromandel Peninsula. The phrase should be removed from this objective;

b) That the policy of regarding Cooks Beach subdivision of less than 600 sqm as a non complying activity be continued in the new District Plan.

Also, the ‘natural character’ backdrop of Cooks Beach exists at a very low level. While there is an interesting physical form to the land (a fact which only partly explains ‘natural character’), vineyards, pine trees and rural pasture have minimal natural character and in fact offer only a canvas inviting vast improvement in this respect.

Relief sought: *The relevant part of this policy should be rewritten to say something like “Cooks Beach/Flaxmill Bay should improve its existing natural character backdrop through encouraging the restoration of native bush..including the use the use of low density subdivision that provides a limited area for a house site and environmental enhancement with native plantings for the balance. (suggest here a 5000sqm minimum lot size with a maximum 800sqm house site on each and the creation of an enviromnetal enhancement zone that captures these rules - see above..*

The policy as it is written could, however, be considered accurate for Ferry Landing which does already have a significant natural character backdrop.

Relief sought: *that a further policy be established that says “Ferry Landing should retain its existing natural character backdrop and its beach-village built form”.*

Lastly, to say that “Development and growth should not occur where it increases demand for additional water, wastewater, stormwater and roading network infrastructure”, is non productive insofar as it does not encourage progressive development that is sorely needed to improve the Cooks Beach environment and community.

Relief sought: *That in relation to Cooks Beach, the last part of this policy be rewritten to say something like: “Development and growth should not occur where it increases demand for additional water, wastewater, stormwater and roading network infrastructure, unless suitable financial contributions for those things are agreed to by those initiating such growth and development”.*

5.

Policy 10d

This refers to Hahei in almost the same way as Cooks Beach and needs similar correction.

Relief sought: *That changes be considered to this policy in line with those suggested for Cooks Beach.*

Regarding deficient objective and policy(s) in section 15

Section 15 has no reference anywhere to the use of SNA's. Account must be given to SNA's particularly because of sensitive environmental issues that relate to the need for protecting and enhancing wetland areas (see above) which are, on the whole, in a deplorable state due to bad land management practices instigated over a long period of time. Historically, subdivision in beach areas has 'filled in' wetlands, creating in their stead storm-water ponds that completely destroy the environmental integrity of what they have replaced. Go and have a look at new subdivision at Omaha Beach north of Auckland to see how wetland protection and subdivision can and should go hand in hand.

Overall relief sought:

1) That the proposed District Plan be withdrawn pending a thorough, professionally re-written section 32 analysis that acts to underpin a complete review of its content, correcting also serious deficiencies in parts of the current text that might be retained.

2) That any District Plan Hearing Commissioner or member who has involved themselves in political lobbying for the exclusion or limitation of SNA's in the proposed District Plan should stand aside from any hearings and or subsequent decision-making on the proposed District Plan.

Natural wetlands are 'kidneys' of the landscape



By Bala TikkiSETTY

Intensive farming practices can result in significant amounts of contaminants, notably nitrogen, phosphorus, faecal matter and sediment, getting into waterways.

Natural wetlands have been called the 'kidneys of the landscape' because of their ability to store, assimilate and transform contaminants lost from the land before they reach waterways. Like a giant kidney, wetlands help to dilute and filter material that could otherwise harm our lakes, rivers and other waterways.

Sadly, large areas of wetlands have disappeared with the development of farmland – and they now occupy only about two per cent of New Zealand's total land area. It is estimated about 90 per cent of New Zealand's wetlands have been drained – one of the largest wetland losses in the world.

Wetlands once covered large areas of the Waikato, but they're now some of our rarest and most at-risk ecosystems.

Diverse

Wetland is a generic term for the wet margins of lakes, ponds, rivers, streams, estuaries, lagoons, bogs and swamps. They contain a diverse range of plants and animals and are home to many rare and threatened species, so conserving and restoring wetland habitats is worthwhile for many reasons.

Rainfall patterns, soil water status, groundwater levels, soil properties, drainage system design and land management practices can all affect the contaminant loads generated in farm drainage.

Nitrogen and phosphorous enter waterways through leaching and surface run-off. Wetland vegetation uses these nutrients for growth. Wetlands remove up to 90 per cent of nitrates from ground water through a process called denitrification. Microbes living in wetlands absorb and break down nitrogen improving water quality.

Wetlands also play an important role in sediment management and reduc-

ing erosion. The plants trap sediment suspended in water, improving water quality, and in riparian areas their roots hold riverbank soil together.

Habitat

Wetlands also help to regulate the flow of water from land, soaking up excess floodwater and then slowly releasing it to maintain summer flows or recharge ground water.

Providing habitat for many different plants and animal life, including rare or threatened species, is another role for wetlands. These areas are also essential breeding areas for whitebait species and game fish, as well as providing a rich source of insects for fish, birds and amphibians.

Fishers, shooters, naturalists and other water-based recreationists also make extensive use of wetlands. Their importance to Maori as mahinga kai (food gathering areas), and as a source of plants for medicines and dyes, are well recognised.

On an international level, healthy peat wetlands are important in helping to combat global warming, as they soak up excess carbon.

Waikato Regional Council provides free advice to landowners on managing wetlands, including information on fencing, planting of suitable riparian margins and weed control.

Fencing keeps stock out, stops pugging of wetland margins and enrichment from animal wastes. Appropriate planting around the edges of the wetland reduces pollution from surrounding farmland, provides cover for wildlife, reduces bank erosion and reduces the temperature of water through shading.

Of late, constructed wetlands, as trialled by NIWA, have been recognised as an effective technology for treatment of tile drainage waters.

Wetlands are worth caring for – failing to maintain their health is a risk too great to ignore.

Bala TikkiSETTY is a sustainable agriculture coordinator at Waikato Regional Council. For further advice, call Bala on 0800 800 401 or email bala.tikkiSETTY@waikatoregion.govt.nz.

THAMES COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District PlanSubmission by *Elizabeth Sykes*Name: *Elizabeth Sykes*Address: *2261 Tairua Rd, RD, Hikurangi 3579*Phone: *078647837*Email: *sykesnco@xtra.co.nz*

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

My further comments:

*To precious to mine.
There is enough heavy metals in our
soils, rivers, waterways stemming from 100yrs
ago.*

- 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: 28-2. 14

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan**Submission by**

Name: JOSHUA UNDERWOOD
 Address: 169 Dairym Flat Highway Sileadale Auckland
 Phone: 022 396 588 Email: joshunderwood@hotmail.co.uk

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My further comments:

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Yours sincerely,

Signature:



Date: 02/03/14

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan**Submission by**

Name: Lebosse Yoann

Address: 13 rue des chalets 53 220 La Pellerine (Fran France)

Phone: I don't remember my phone number. Email: yoann.lebosse@laposte.net.

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Yours sincerely,

Signature:

Date: 02/03/14.

Proposed Thames Coromandel District Plan

Submission by

Name: TODD FLEMING

Address: 742 OHUI RD, OPOUTERE

Phone: 027 2863343

Email: todd.ontheroof@gmail.com

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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My further comments:

this beautiful place is my home.

- 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: 2.3.2013

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan**Submission by**

Name:

James Rauch -

Address:

16a Tirohanga Dr - Whangarei.

Phone:

Email:

web@i-site-media.co.nz

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

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

My further comments:

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

Yours sincerely,

Signature:

Date:

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan**Submission by**

Name: JURJEN HAITSMAN

Address: 19 COLLINGWOOD RD

Phone: 021 162 2256 Email: JURJEN.HAITSMAN@GMAIL.COM

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

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My further comments:

I have further particular concerns regarding the immediate and particularly future impacts on the water tables, catchment areas and aquifers from direct and indirect disturbance of the natural subsurface structure.

- 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

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan**Submission by**

Name: **IAN CAMPBELL**
 Address: **6 Queen ST Waihi Beach**
 Phone: **0211137188** Email: **micamp2@sm.**

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Yours sincerely,

Signature:



Date: 1-3-2014

Proposed Thames Coromandel District Plan

THAMES-COROMANDEL
DISTRICT COUNCIL

Submission by

Name: *Veronica Keucke*

Address: *22 Seaspray drive, Mount Maunganui*

Phone: *0210654362* Email: *vkeucke@gmail.com*

14 MAR 2014

RECEIVED BY:

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My further comments:

The beauty of this region is worth far more than its weight in Gold!
Save our Peninsula for future generations!

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

Yours sincerely,

Signature:

Date:

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan

Submission by

Name:

Cristina Schurck

Address:

12 Aitua Avenue

Phone:

07-8461081

Email:

cristinaschurck@extra.co.nz

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My further comments:

Lets Keep our land pristine please!

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

Yours sincerely,

Signature:

Date:

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan**Submission by**

Name: Marcia Keucke

Address: 224 5 Rocky Cutting Rd R.55 Tevanga

Phone: 5425395

Email: marciakeucke@hotmail.com

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My further comments:

Let the coromandel be

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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,

M. Blanche

Signature:

Date: *02-03-14*

Proposed Thames Coromandel District Plan

Submission by

Name: Kajal McCartin

Address: 29 Fishermans Drive, Coastlands

Phone: 022 602 0384 Email: KajalM7@hotmail.com

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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My further comments:

Please help us look after our beautiful eco system and life that exists in these areas and have done before Man arrived. If we all work together we can help protect and provide mineral resource but through a environmentally and conscious way.

- 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:

Knechal.

Date:

2/3/14.

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan**Submission by**Name: *Lynda Ashtey*Address: *1115 A State Highway 27*Phone: *07 867 8189*Email: *lyndaashtey@hotmail.co.nz*

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

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

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

I highly disagree that mining is useful to any person living in New Zealand. This is a most beautiful area (country) to mine it is any way in my mind is a huge crime. Please DON'T!!!

- 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:

Imstly Linda Astley

Date: 2 March 2014

Proposed Thames Coromandel District Plan

THAMES-COROMANDEL
DISTRICT COUNCIL

Submission by

14 MAR 2014

Name: Chrissie Rayment

RECEIVED BY:

Address: 14 Cliff Rd Sheringham Norfolk. UK.

Phone: 0776 141 667 Email: chrissie.ray@live.co.uk

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My further comments:

We need to think very carefully of the legacies we leave are children and not make the same mistakes of the past

- 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

14 MAR 2014

Submission by

Name: David Henderson
Address: 29 Fishermans Drive Coastlands
Phone: 022 6921 052 Email: hendygunn@hotmail.com

RECEIVED BY:

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My further comments:

Too beautiful to touch.

- 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:

David A. Hend

Date: 1/3/2014

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan**Submission by**Name: **MARIANA PICCOLI**Address: **20A HARTFORD AVE. PAPAMOA**Phone: **021 26 82444** Email: **LILADEVI.BENATURAL@gmail.com**

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My further comments:

THIS AREA IS A PRECIOUS LAND. WE MUST KEEP IT CLEAN. AND PROTECT IT. SO WE AND FUTURE GENERATIONS. CAN KEEP ON ENJOYING. HARI OM



- 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, **MARIANA PICCOLO**

Signature:

Date: 02-03-19.

Proposed Thames Coromandel District Plan

THAMES-COROMANDEL
DISTRICT COUNCIL

Submission by

14 MAR 2014

RECEIVED BY:

Name: TIM PARSONS

Address: 2243 ROCKY COTTAGE RD

Phone: 021996901 Email: timparsons1@yahoo.com.au

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My further comments:

NOT GOOD FOR THE OVERALL FUTURE OF THE CORO!

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

Signature:



Date:

1/3/17

Proposed Thames Coromandel District Plan

THAMES-COROMANDEL
DISTRICT COUNCIL

Submission by

Name: Samantha Hartsma

Address: 19 Collingwood Rd Waiuku

Phone: 09 335 5520296 Email: sam@balance-chiro.co.nz

14 MAR 2014

RECEIVED BY:

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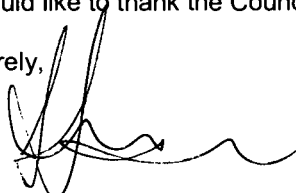
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Signature:



Date: 1/3/14

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan

Submission by

Name: *amber*Address: *228 Orange Rd, RD4 Thames*Phone: *0204-006-6973* Email: *amb22009@live.com*

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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:

leave the land alone & let nature take its course naturally.

- 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. Latt*

Date: *8-3-14*

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan

Submission by

Name: *Hilary Donald*
Address: *261 Kopu-Hikua Rd*

Phone:

Email: *pirate.princess.lary@gmail.com*

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

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My further comments:

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

Signature:



Date: 1-3-14

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan**Submission by**Name: *Malcolm Drennan*Address: *90a beachlands road, beachlands, Auckland.*Phone: *0276688116* Email: *misterdrennan@gmail.com*

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

Yours sincerely,

Signature: *M Ouenman*

Date: *2/3/14*

Proposed Thames Coromandel District Plan

Submission by

Name: *Tara Paetai*
 Address: *303 Haele Street, Thames*
 Phone: *02102237766* Email: *paetaihauraki06@hotmail.com*

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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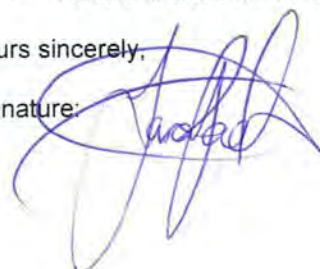
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- I would consider presenting a joint case with others who have made a similar submission.
- I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Signature:



Date:

08/03/14

Proposed Thames Coromandel District Plan

Submission by

Name: **PETER ANDERSON**

Address: **289 K OPOUTEKE ROAD**

Phone: **027 565 7388** Email: **pete@andersonsurfboards.co.nz**



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Yours sincerely,

Pete Anderson

Signature:

[Handwritten Signature]

Date:

13/3/14

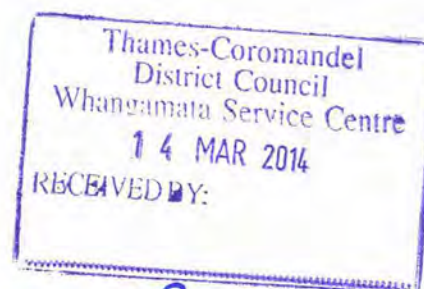
Proposed Thames Coromandel District Plan

Submission by

Name: **KIM ANDERSON**

Address: **289 K OROUTERE RD**

Phone: **027 697 2427** Email: **KIM@andersonsubboards.co.nz**



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Signature:

KIM ANDERSON

[Handwritten Signature]

Date: *13/3/14*



32 Harington Street
PO Box 13-055, Tauranga 3141, New Zealand
T: +64 7 578 0896 // F: +64 7 578 2968
E: info@beca.com // www.beca.com

Thames Coromandel District Council
515 Mackay Street
Thames

18 March 2014

Dear Consents Officer

NZFS Submission on Proposed Thames Coromandel District Plan

Please find enclosed a submission on the Proposed Thames Coromandel District Plan. Please accept this as a late submission.

If you have any queries please don't hesitate to get in touch.

Yours sincerely

A handwritten signature in blue ink, appearing to read "J. Alex", written over a light blue horizontal line.

Jotham Alex
Planner

on behalf of

Beca Ltd

Direct Dial: +64 7 577 3872
Email: jotham.alex@beca.com



(242) Fire Service Monitoring Report

Client:	New Zealand Fire Service (Contract No. 1074)		
Address:	National Headquarters PO Box 2133 Wellington		
Attention:	Rob Saunders, Joy Campbell and Stu Rooney		
Details			
Environmental Topic: Proposed District Plan			
Application Title: Public Notice of Proposed Thames Coromandel District Plan			
Regulation Authority: Thames Coromandel District Council (TCDC)			
Date Notified: 13 th December 2013			
Date comments / submissions close: 14 th March 2014			
NZFS site which plan relates to: The NZFS property list identifies 9 properties within the Thames Coromandel District, located in Puriri (1654), Coromandel (1657), Whangamata (1665), Thames (1655), Tapu (1656), Whitianga (1659), Cooks Beach (1661), Hahei (1662) and Tairua (1663).			
Overview			
TCDC has prepared the Proposed Thames Coromandel District Plan (the Proposed District Plan). The Proposed District Plan is a comprehensive review of the Operative Thames Coromandel District Plan. TCDC has stated that the Proposed District Plan is intended to be more user-friendly, reduce 'red tape' and to encourage economic development. In addition, new legislation requirements have been incorporated from the New Zealand Coastal Policy Statement, Hauraki Gulf Marine Park Act, the Proposed Waikato Regional Policy Statement and amendments to the Resource Management Act. Objectives and Policies have changed, zones, rules and standards have also changed. A reviewed Code of Practice for Subdivision and Development was introduced in 2013 as well as a policy guide to settlement development and growth.			
Relevant NZFS Contact/Comment			
Region 2 Principal Advisor Fire Risk Management Megan Dromgool was contacted. She forwarded this on to Brent Mortensen who has agreed with the recommendation to make a submission.			
Implications for NZFS			Risk:
The issues for the NZFS in this instance are: <ul style="list-style-type: none"> The omission of 'Emergency Service facilities' and 'Realistic Fire Training Buildings' from the definitions and activity lists of all sections of the Proposed District Plan. The storage of extra containers of fire-fighting substances is not included in Section 36 Section 27.2 – Kopu to Thames Structure Plan, Table One – Three Waters Infrastructure Requirements (1) All Zones, Upgrade Requirements: (a) 'One 			Medium
			Standard / non-standard issues

<p>additional 5,000m³ reservoir for fire fighting storage is required to service the entire Structure Plan Area; and 27.2.7 Kaiwhenua Rules: Rule 10: Water infrastructure is a Permitted Activity</p> <ul style="list-style-type: none"> • Section 27.3.1 – Matarangi Structure Plan Rule 4, Water Supply (ii) 'Treated water storage and reticulation capacity sufficient for 1 peak day demand and reticulation of 2.8 m³ per lot per day maximum instantaneous flow to meet domestic and firefighting requirements' • Section 38.7 – Subdivision Assessment Standards, Matters and Criteria: Table 3(1)(b) Stormwater, Wastewater and Water Services: States that 'Adequate water supply (suitable for domestic, commercial or industrial consumption based on zoning) must be provided for each lot and / or building.' Adherence to the SNZ PAS 4509:2008 is not required for Permitted Activities however it is included as an assessment criteria for Council for Restricted Discretionary Activities in Table 5, Matter 3(b) <ul style="list-style-type: none"> ○ Table 5, Matter 5: Roads and access: SNZ PAS 4509:2008 is referenced, which sets the standard for road dimensions. ○ Section 39.4, Table 7, Matter 6(a) 'Whether the internal access or private way allows for access by double axle trucks including emergency vehicles if the lot or activity is more than 50m away from the road' • Rule 4: Emergency Service Training – Permitted Activity in Sections 42, Rule 4; Section 44, Rule 2; Section 46, Rule ; Section 47, Rule 2; Section 48, Rule 2; Section 51, Rule 6; Section 52, Rule 1; Section 53, Rule 1; Section 54, Rule 2; Section 55, Rule 1; Section 56, Rule 4; Section 57, Rule 4; Section 58, Rule 5; Section 59, Rule 5. • Building Height: <ul style="list-style-type: none"> ○ Section 42: 10m (Table 3.3) ○ Section 44 : 10m (Table 4.1(f)) ○ Section 46: 15m (Table 2.6) ○ Section 47: 10m (Table 3.3) ○ Section 48: 8m (Table 4.8) ○ Section 49: 10m (Table 3.2) ○ Section 50: 6m (Table 4.2) ○ Section 51: 12m (Table 5.2) ○ Section 52: 10m (Table 4.2) ○ Section 53: 6m (Table 5.2) ○ Section 54: 8m (Table 4.1) ○ Section 55: 12m (Table 3.1) ○ Section 56: 8m (Table 6.4) ○ Section 57: 8m (Table 6.5) ○ Section 58: 8m (Table 4.6) ○ Section 59: 10m (Section 59.8, Table 5.7) ○ : • Noise: <ul style="list-style-type: none"> ○ Section 42: 65 dB (Table 2.4) ○ Section 44: 65 dB (Table 3.4) ○ Section 46: 65 dB (Table 3.4) ○ Section 47: 65 dB (Table 2.4) ○ Section 48: 65 dB (Table 3.4) ○ Section 49: 70 dB (Table 2.2) ○ Section 50: 65 dB (Table 3) ○ Section 51: 65 dB (Table 2.4) ○ Section 52: 65 dB (Table 3.4) ○ Section 53: 65 dB (Table 4.4) ○ Section 54: 65 dB (Table 3.4) ○ Section 55: 65 dB (Table 2.4) ○ Section 56: 65 dB (Table 5.4) ○ Section 57: 65dB (Table 5.4) ○ Section 58: 65dB (Table 3.1) ○ Section 59: 65 dB (Section 59, Table 3.4) 	Non-Standard
Recommended Planning Action	
<p>It is recommended that a submission is made to:</p> <ul style="list-style-type: none"> • Request the inclusion of the terms 'Emergency Service facilities' and 'Realistic Fire Training Buildings' in the definitions of the plan. • Request the storage of extra containers of fire fighting foam is added as a Permitted Activity in Section 36. • Request that all rules relating to water supply for non-reticulated areas comply with SNZ PAS 4509:2008. Where there are no relevant rules, it will be requested that such rules are incorporated. • Support Table 5.5 in Section 38.7 and the reference to SNZ PAS 4509:2008; • Request that all rules relating to access require compliance with SNZ PAS 4509:2008; • Support Section 39.4, Table 7.6(a) 	

Written By: Jotham Alex

18/03/2014

Verified By: Chris Moore

18/03/2014

FORM 5

**SUBMISSION ON A PUBLICLY NOTIFIED PROPOSAL FOR
POLICY STATEMENT OR PLAN, CHANGE OR VARIATION IN
ACCORDANCE WITH CLAUSE 6 OF SCHEDULE 1 OF THE
RESOURCE MANAGEMENT ACT 1991**

To: Thames Coromandel District Council

Submission on: Thames Coromandel Proposed District Plan

Name of submitter: New Zealand Fire Service Commission (The Commission)

Address: C/- Beca Ltd
PO Box 903
TAURANGA 3140

This is a submission on the Proposed Thames Coromandel District Plan (The Plan)

The specific parts of the Plan that the Commission's submission relates to are:

Aspects of the Plan that may impact upon the operations of the Commission – specifically:

- The inclusion of definitions for 'Emergency Service Facilities' and 'Realistic Fire Training Buildings' in the Definitions and Activity Tables for all zones of the Plan (Part 1, Section 3 and Sections 40 – 59);
- The storage of hazardous substances (Section 36);
- Rules regarding water supply (Sections 27.2, 27.3.5 and 38);
- Rules regarding vehicle access (Sections 38.7 and 39.4);
- Rules regarding Emergency Service Training (Sections 42, 44, 46, 47, 48, 51, 52, 53, 54, 55, 56, 57, 58 and 59);
- Standards regarding building height (Sections 42, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58 and 59); and
- Noise standards (Sections 42, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58 and 59)

The Commissions submission is:

The purpose of the Resource Management Act 1991 (the Act or RMA) is to promote the sustainable management of natural and physical resources, where sustainable management means managing

the use, development and protection of natural and physical resources in a way, or rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety. The establishment and operation of fire stations across the district as well as the adequate provision of fire fighting water supply and adequate access for fire fighting appliances in new subdivisions and development are important in achieving the purpose of the RMA.

Definitions

Definitions for 'Emergency Service Facilities' and 'Realistic Fire Training Buildings' need to be added to Part 1, Section 3 – Definitions in order to provide for the establishment of new fire stations and to add clarity for resource consent applications for existing fire stations. The Commission supports the inclusion of 'Emergency Service Training' however it is also important that 'Realistic Fire Training Buildings' are defined to streamline the training of fire fighters.

Activities

'Emergency Service Facilities' should be included as a Permitted Activity in Tables 41.3, 42.3, 45.3, 46.3, 47.3, 49.3, 55.3 and 56.3 and as a Controlled Activity in Tables 43.3, 44.3, 48.3, 50.3, 51.3, 52.3, 53.3, 54.3, 57.3, 58.3 and 59.3 in order to facilitate the establishment of fire stations across the District.

'Realistic Fire Training Buildings' should be included as a Discretionary Activity in Tables 46.3 and 47.3 in order for training buildings to be established under Council's discretion.

The inclusion of these activities will add certainty for applicants and streamline the resource consent process.

Hazardous Substances

Fire stations need to store a number of items to supply crews and vehicles attending emergencies. One such item is fire fighting foam. This is an essential product for fire stations to store however it is also a hazardous substance. Provision should be made for fire-fighting foam to be stored in extra containers at fire stations. A note should be added to Section 36.6 Rule 5, excluding Emergency Service Activities from having to comply with Section 36.6 Table 3.

Water Supply

The Commission is concerned with the safety of residents living in Thames Coromandel District and wishes to be able to respond as rapidly as possible in the event of an emergency. To achieve this objective, each residential dwelling needs to have a sufficient supply of water on site for the emergency services to use to combat a fire. This is especially important for dwellings located in rural areas beyond the reach of Council's reticulated water supply. Accordingly, the NZFS Fire Fighting Water Supplies Code of Practice (SNZ PAS 4509:2008) needs to be included in Sections 27 and 38 as a standard to be complied with for subdivision. It is acknowledged that SNZ PAS

4509:2008 is included as an assessment criteria for Restricted Discretionary Activities which is supported by the Commission however it should also be a standard in its own right. This will require adequate water supply that is fundamental to the Commissions ability to respond to fires, potentially reducing harm on property and human life.

Access

It is essential that fire trucks are able to pass through roads and accessways in order to reach emergencies. Fire trucks generally require a width and height clearance of 4m to pass through. Appropriate access design can be incorporated through adoption of SNZ PAS 4509:2008. The Commission therefore supports Section 38.7 Table 5.5 and the reference to SNZ PAS 4509:2008. SNZ PAS 4509:2008 should also be referred to in Section 39.4, Table 7.6(a).

Emergency Service Training

Training is an essential part of the Commissions activities, to ensure crews are prepared for emergencies when they occur. The Commission therefore supports the inclusion of 'Emergency Service Training' as a Permitted Activity throughout all sections of the Plan.

Building Height

Fire Stations are generally constructed to a height of at least 8m – 9m. This height is required to allow adequate clearance for fire trucks and specialist equipment. The Commission therefore supports the height limits throughout all zones, ranging from a maximum of 8m to 15m.

Noise

Fire trucks typically exceed the noise rules for most zones when they engage their sirens. Fire stations in rural areas may switch on sirens to alert volunteer fire fighters to come to the fire station in the event of an emergency and these may also exceed the noise rules for the zones throughout the district.

Exclusions for Emergency Service Facilities therefore need to be inserted after the noise tables in Sections 42, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58 and 59 to ensure Emergency Service Facilities are able to respond to emergencies without breaching the noise rules.

The NZFS seeks the following decision from the consent authority:

The additions sought are shown underlined and the deletions sought are shown struck through:

1. Insert a new definition in Section 3 of the Plan for 'Emergency Service Facilities' to read as follows:

'Emergency Service Facilities – means those facilities of authorities which are responsible for the safety and welfare of the people and property in the community and includes fire stations, ambulance stations and police stations'

2. Insert a new definition in Section 3 of the Plan for 'Realistic Fire Training Buildings' to read as follows:

'Realistic Fire Training Buildings – means buildings that are regularly set on fire for the purpose of training firefighters'

3. Insert 'Emergency Service Facilities' as a Permitted Activity in Tables 41.3, 42.3, 45.3, 46.3, 47.3, 49.3, 55.3 and 56.3 and as a Controlled Activity in Tables 43.3, 44.3, 48.3, 50.3, 51.3, 52.3, 53.3, 54.3, 57.3, 58.3 and 59.3
4. Insert 'Realistic Fire Training Buildings' as a discretionary activity in Tables 46.3 and 47.3.
5. Amend Section 36.6 Rule 5 to include 'Emergency Service Facility' to the Permitted Activity list to read as follows:

RULE 5 Hazardous facility

1. A hazardous facility, excluding Rule 6, is a **permitted activity** provided:

a) It is firefighting foam stored at an Emergency Service Facility for use in emergencies; or

a)b) The aggregate quantity of the hazardous substance is within the range specified in Table 3 for a permitted activity; and

b)c) It meets the standards in Table 4 at the end of Section 36.

6. Amend Section 27.2, Table 1.1 to read as follows:

	Zone and Catchment	Upgrade requirements
1.	All Zones	<p>a) One additional 5,000 m³ reservoir for fire fighting storage <u>Additional water storage for firefighting purposes in accordance with SNZ PAS 4509:2008 is required to service the entire Structure Plan Area; and</u></p> <p>b) <u>An upgrade to the existing mains pipe reticulation from 150 mm to 250 mm is required to service additional development in the Industrial Areas and Residential Areas.</u></p>

7. Amend Section 27.3.5, Rule 4 – Water Supply and Reticulation ii) to read as follows:

ii) Treated water storage and reticulation capacity for each lot shall be sufficient for 1 peak day demand and reticulation of 2.8 m3 per lot per day maximum instantaneous flow in accordance with SNZ PAS 4509:2008 to meet domestic and firefighting requirements; and

8. Amend Section 38 Rule 6 to read as follows:

1. *Subdivision creating one or more additional lots in the Recreation Area or Road Zone is a controlled activity provided it meets the standards in Table 3*
2. *The Council reserves its control over matters 1-8 in Table 4 at the end of Section 38.*

9. Amend Table 3.1b) to read as follows:

b)	<i>Adequate water supply (suitable for <u>firefighting in accordance with SNZ PAS 4509:2008 and for domestic, commercial or industrial consumption based on zoning</u>) must be provided for each lot and/or building.</i>
----	--

10. Retain Section 38.7, Table 5.5c).

11. Amend Section 39.4, Table 7.6(a) to read as follows:

a)	<i>Whether the internal access or private way allows for access by double axle trucks including emergency vehicles if the lot or activity is more than 50 m away from the road, <u>in accordance with SNZ PAS 4509:2008.</u></i>
----	--

12. Retain 'Emergency Service Training' as a Permitted Activity in Sections 42, Rule 4; Section 44, Rule 2; Section 46, Rule ; Section 47, Rule 2; Section 48, Rule 2; Section 51, Rule 6; Section 52, Rule 1; Section 53, Rule 1; Section 54, Rule 2; Section 55, Rule 1; Section 56, Rule 4; Section 57, Rule 4; Section 58, Rule 5; and Section 59, Rule 5.

13. Retain the 'Maximum Building Height' standards in Section 42: Table 3.3; Section 44: Table 4.1(f); Section 46: Table 2.6; Section 47: Table 3.3; Section 48: Table 4.8; Section 49: Table 3.2; Section 50: Table 4.2; Section 51: Table 5.2; Section 52: Table 4.2; Section 53: Table 5.2; Section 54: Table 4.1; Section 55: Table 3.1; Section 56: Table 6.4; Section 57: Table 6.5; Section 58: Table 4.6; Section 59; and Section 59.8: Table 5.7.

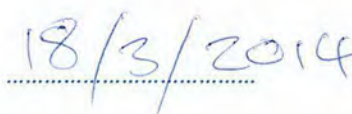
14. Insert an exemption for 'Emergency Service Facilities' from the noise standards in Section 42: Table 2.4; Section 44: Table 3.4; Section 46: Table 3.4; Section 47: Table 2.4; Section 48: Table 3.4; Section 49: Table 2.2; Section 50: Table 3; Section 51: Table 2.4; Section 52: Table 3.4; Section 53: Table 4.4; Section 54: Table 3.4; Section 55: Table 2.4; Section 56: Table 5.4; Section 57: Table 5.4; Section 58: Table 3.1; Section 59: Section 59, Table 3.4), to read as follows:

NOTE: The noise standards in the table above do not apply to Emergency Service
Facilities

The Commission wishes to reserve the right to be heard in support of their submission.



(Signature of person authorised to sign on
behalf of New Zealand Fire Service)



Date 18/03/2014

*Title and address for service of person
making submission:*

*New Zealand Fire Service Commission
c/o Beca Carter Hollings & Ferner Ltd*

Attention: Jotham Alex

*Address: Beca Carter Hollings & Ferner Ltd
PO Box 903
TAURANGA 3140*

Email: jotham.alex@beca.com

Phone: 07 577 3872



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E: info@beca.com // www.beca.com

Thames Coromandel District Council
515 Mackay Street
Thames

18 March 2014

Dear Consents Officer

NZFS Submission on Proposed Thames Coromandel District Plan

Please find enclosed a submission on the Proposed Thames Coromandel District Plan. Please accept this as a late submission.

If you have any queries please don't hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read "Jotham Alex", written over a light blue circular stamp.

Jotham Alex
Planner

on behalf of

Beca Ltd

Direct Dial: +64 7 577 5872

Email: jotham.alex@beca.com

FORM 5

**SUBMISSION ON A PUBLICLY NOTIFIED PROPOSAL FOR
POLICY STATEMENT OR PLAN, CHANGE OR VARIATION IN
ACCORDANCE WITH CLAUSE 6 OF SCHEDULE 1 OF THE
RESOURCE MANAGEMENT ACT 1991**

To: Thames Coromandel District Council

Submission on: Thames Coromandel Proposed District Plan

Name of submitter: New Zealand Fire Service Commission (The Commission)

Address: C/- Beca Ltd
PO Box 903
TAURANGA 3140

This is a submission on the Proposed Thames Coromandel District Plan (The Plan)

The specific parts of the Plan that the Commission's submission relates to are:

Aspects of the Plan that may impact upon the operations of the Commission – specifically:

- The inclusion of definitions for 'Emergency Service Facilities' and 'Realistic Fire Training Buildings' in the Definitions and Activity Tables for all zones of the Plan (Part 1, Section 3 and Sections 40 – 59);
- The storage of hazardous substances (Section 36);
- Rules regarding water supply (Sections 27.2, 27.3.5 and 38);
- Rules regarding vehicle access (Sections 38.7 and 39.4);
- Rules regarding Emergency Service Training (Sections 42, 44, 46, 47, 48, 51, 52, 53, 54, 55, 56, 57, 58 and 59);
- Standards regarding building height (Sections 42, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58 and 59); and
- Noise standards (Sections 42, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58 and 59)

The Commissions submission is:

The purpose of the Resource Management Act 1991 (the Act or RMA) is to promote the sustainable management of natural and physical resources, where sustainable management means managing

the use, development and protection of natural and physical resources in a way, or rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety. The establishment and operation of fire stations across the district as well as the adequate provision of fire fighting water supply and adequate access for fire fighting appliances in new subdivisions and development are important in achieving the purpose of the RMA.

Definitions

Definitions for 'Emergency Service Facilities' and 'Realistic Fire Training Buildings' need to be added to Part 1, Section 3 – Definitions in order to provide for the establishment of new fire stations and to add clarity for resource consent applications for existing fire stations. The Commission supports the inclusion of 'Emergency Service Training' however it is also important that 'Realistic Fire Training Buildings' are defined to streamline the training of fire fighters.

Activities

'Emergency Service Facilities' should be included as a Permitted Activity in Tables 41.3, 42.3, 45.3, 46.3, 47.3, 49.3, 55.3 and 56.3 and as a Controlled Activity in Tables 43.3, 44.3, 48.3, 50.3, 51.3, 52.3, 53.3, 54.3, 57.3, 58.3 and 59.3 in order to facilitate the establishment of fire stations across the District.

'Realistic Fire Training Buildings' should be included as a Discretionary Activity in Tables 46.3 and 47.3 in order for training buildings to be established under Council's discretion.

The inclusion of these activities will add certainty for applicants and streamline the resource consent process.

Hazardous Substances

Fire stations need to store a number of items to supply crews and vehicles attending emergencies. One such item is fire fighting foam. This is an essential product for fire stations to store however it is also a hazardous substance. Provision should be made for fire-fighting foam to be stored in extra containers at fire stations. A note should be added to Section 36.6 Rule 5, excluding Emergency Service Activities from having to comply with Section 36.6 Table 3.

Water Supply

The Commission is concerned with the safety of residents living in Thames Coromandel District and wishes to be able to respond as rapidly as possible in the event of an emergency. To achieve this objective, each residential dwelling needs to have a sufficient supply of water on site for the emergency services to use to combat a fire. This is especially important for dwellings located in rural areas beyond the reach of Council's reticulated water supply. Accordingly, the NZFS Fire Fighting Water Supplies Code of Practice (SNZ PAS 4509:2008) needs to be included in Sections 27 and 38 as a standard to be complied with for subdivision. It is acknowledged that SNZ PAS

4509:2008 is included as an assessment criteria for Restricted Discretionary Activities which is supported by the Commission however it should also be a standard in its own right. This will require adequate water supply that is fundamental to the Commissions ability to respond to fires, potentially reducing harm on property and human life.

Access

It is essential that fire trucks are able to pass through roads and accessways in order to reach emergencies. Fire trucks generally require a width and height clearance of 4m to pass through. Appropriate access design can be incorporated through adoption of SNZ PAS 4509:2008. The Commission therefore supports Section 38.7 Table 5.5 and the reference to SNZ PAS 4509:2008. SNZ PAS 4509:2008 should also be referred to in Section 39.4, Table 7.6(a).

Emergency Service Training

Training is an essential part of the Commissions activities, to ensure crews are prepared for emergencies when they occur. The Commission therefore supports the inclusion of 'Emergency Service Training' as a Permitted Activity throughout all sections of the Plan.

Building Height

Fire Stations are generally constructed to a height of at least 8m – 9m. This height is required to allow adequate clearance for fire trucks and specialist equipment. The Commission therefore supports the height limits throughout all zones, ranging from a maximum of 8m to 15m.

Noise

Fire trucks typically exceed the noise rules for most zones when they engage their sirens. Fire stations in rural areas may switch on sirens to alert volunteer fire fighters to come to the fire station in the event of an emergency and these may also exceed the noise rules for the zones throughout the district.

Exclusions for Emergency Service Facilities therefore need to be inserted after the noise tables in Sections 42, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58 and 59 to ensure Emergency Service Facilities are able to respond to emergencies without breaching the noise rules.

The NZFS seeks the following decision from the consent authority:

The additions sought are shown underlined and the deletions sought are shown struck through:

1. Insert a new definition in Section 3 of the Plan for 'Emergency Service Facilities' to read as follows:

'Emergency Service Facilities – means those facilities of authorities which are responsible for the safety and welfare of the people and property in the community and includes fire stations, ambulance stations and police stations'

2. Insert a new definition in Section 3 of the Plan for 'Realistic Fire Training Buildings' to read as follows:

'Realistic Fire Training Buildings – means buildings that are regularly set on fire for the purpose of training firefighters'

3. Insert 'Emergency Service Facilities' as a Permitted Activity in Tables 41.3, 42.3, 45.3, 46.3, 47.3, 49.3, 55.3 and 56.3 and as a Controlled Activity in Tables 43.3, 44.3, 48.3, 50.3, 51.3, 52.3, 53.3, 54.3, 57.3, 58.3 and 59.3
4. Insert 'Realistic Fire Training Buildings' as a discretionary activity in Tables 46.3 and 47.3.
5. Amend Section 36.6 Rule 5 to include 'Emergency Service Facility' to the Permitted Activity list to read as follows:

RULE 5 Hazardous facility

1. A hazardous facility, excluding Rule 6, is a **permitted activity** provided:

a) It is firefighting foam stored at an Emergency Service Facility for use in emergencies; or

a)b) The aggregate quantity of the hazardous substance is within the range specified in Table 3 for a permitted activity; and

b)c) It meets the standards in Table 4 at the end of Section 36.

6. Amend Section 27.2, Table 1.1 to read as follows:

	Zone and Catchment	Upgrade requirements
1.	All Zones	<p>a) One additional 5,000 m³ reservoir for fire fighting storage <u>Additional water storage for firefighting purposes in accordance with SNZ PAS 4509:2008 is required to service the entire Structure Plan Area; and</u></p> <p>b) <u>An upgrade to the existing mains pipe reticulation from 150 mm to 250 mm is required to service additional development in the Industrial Areas and Residential Areas.</u></p>

7. Amend Section 27.3.5, Rule 4 – Water Supply and Reticulation ii) to read as follows:

ii) Treated water storage and reticulation capacity for each lot shall be sufficient for 1 peak day demand and reticulation of 2.8 m³ per lot per day maximum instantaneous flow in accordance with SNZ PAS 4509:2008 to meet domestic and firefighting requirements; and

8. Amend Section 38 Rule 6 to read as follows:

1. Subdivision creating one or more additional lots in the Recreation Area or Road Zone is a controlled activity provided it meets the standards in Table 3
2. The Council reserves its control over matters 1-8 in Table 4 at the end of Section 38.

9. Amend Table 3.1b) to read as follows:

b)	Adequate water supply (suitable for <u>firefighting in accordance with SNZ PAS 4509:2008 and for domestic, commercial or industrial consumption based on zoning</u>) must be provided for each lot and/or building.
----	--

10. Retain Section 38.7, Table 5.5c).

11. Amend Section 39.4, Table 7.6(a) to read as follows:

a)	Whether the internal access or private way allows for access by double axle trucks including emergency vehicles if the lot or activity is more than 50 m away from the road, <u>in accordance with SNZ PAS 4509:2008.</u>
----	---

12. Retain 'Emergency Service Training' as a Permitted Activity in Sections 42, Rule 4; Section 44, Rule 2; Section 46, Rule ; Section 47, Rule 2; Section 48, Rule 2; Section 51, Rule 6; Section 52, Rule 1; Section 53, Rule 1; Section 54, Rule 2; Section 55, Rule 1; Section 56, Rule 4; Section 57, Rule 4; Section 58, Rule 5; and Section 59, Rule 5.

13. Retain the 'Maximum Building Height' standards in Section 42: Table 3.3; Section 44: Table 4.1(f); Section 46: Table 2.6; Section 47: Table 3.3; Section 48: Table 4.8; Section 49: Table 3.2; Section 50: Table 4.2; Section 51: Table 5.2; Section 52: Table 4.2; Section 53: Table 5.2; Section 54: Table 4.1; Section 55: Table 3.1; Section 56: Table 6.4; Section 57: Table 6.5; Section 58: Table 4.6; Section 59; and Section 59.8: Table 5.7.

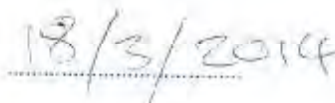
14. Insert an exemption for 'Emergency Service Facilities' from the noise standards in Section 42: Table 2.4; Section 44: Table 3.4; Section 46: Table 3.4; Section 47: Table 2.4; Section 48: Table 3.4; Section 49: Table 2.2; Section 50: Table 3; Section 51: Table 2.4; Section 52: Table 3.4; Section 53: Table 4.4; Section 54: Table 3.4; Section 55: Table 2.4; Section 56: Table 5.4; Section 57: Table 5.4; Section 58: Table 3.1; Section 59: Section 59, Table 3.4), to read as follows:

NOTE: The noise standards in the table above do not apply to Emergency Service Facilities

The Commission wishes to reserve the right to be heard in support of their submission.



(Signature of person authorised to sign on behalf of New Zealand Fire Service)



Date 18/03/2014

Title and address for service of person making submission:

New Zealand Fire Service Commission
c/o Beca Carter Hollings & Ferner Ltd

Attention: Jotham Alex
Address: Beca Carter Hollings & Ferner Ltd
PO Box 903
TAURANGA 3140

Email: jotham.alex@beca.com

Phone: 07 577 3872

Proposed Thames-Coromandel District Plan



Submission Form

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

Your submission can be:

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

Submitter Details

Full Name(s)	Joan Delellis		
or Organisation (if relevant)			
Email Address	joan.delellis@extra.co.nz		
Postal Address	325 Black Jack Rd. RD2 Whitianga		
Phone no. <small>include area code</small>	(07) 866 0177		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)

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 _____ *Date* _____

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

Trade Competition

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

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

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

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

a) adversely affects the environment; and

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

☐ Y ☐ N

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

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



Joan DeLellis
325 Black jack Rd.
Whitianga

9 March 2014

Chief Executive Officer
Thames-Coromandel District Council
Private Bag
Thames

Dear Sir

Submission on the TCDC Proposed District Plan 2013

The following is the submission on the Proposed District Plan 2013:

1.0 Proposed Zones and Overlays

1.1 Planning Map 13, 13D & 13E Otama

We generally support the Zones and Overlays as shown on Planning Map 13, 13D & 13E. In particular, the Coastal Living and Rural Zone as shown on the planning maps

2.0 Section 14 - Mining Activities Objectives and Policies

2.1 We support the recognition that mining can result in significant and irreversible adverse environmental effects and contamination. We request, that for such a significant high impact activity, the objectives and policies are strengthened and expanded to protect the existing ecology, landscape, character and amenity of the District.

2.2 It is request that the Objectives and Policies reflect the Crown Minerals Act and prohibit mining activities within the areas set out within Schedule 4 of the Crown Minerals Act.

2.3 Request deletion of 14.2.2. It is not correct that mining will enhance the ability for the district to provide for its social, economic and cultural wellbeing.

2.4 Introduce objectives and policies that prohibit mining within the identified Outstanding Landscapes, Amenity Landscapes and Natural Character areas.

- 2.5 Remove “*or compensate*” from: Objective 1b, Policy 1b & Policy 1f. The Act requires adverse effects to be avoided, remedied or mitigated – not compensated for.
- 2.6 Change “are minimised” to shall be avoided within Policy 3b

3.0 Section 37 - Mining Activities Rules

- 3.1 We fully support all of the areas shown as prohibited activities within Table 1 and request they are retained unchanged.
- 3.2 We request mining (surface and underground), mineral processing and wasterock/tailings storage (mining activities) be shown as a Prohibited Activity in the Outstanding, Amenity and Natural Character overlays. Council informed the district that the landscape assessment was being undertaken to support area where mining would be prohibited as it would be inappropriate in these high landscape areas.
- 3.3 The PDP provisions also need to be consistent with the Crown Minerals Act. Schedule 4 of the Crown Minerals Act Prohibits mining activities within the coastal area and DOC land. It is therefore requested that the rules mining activities reflects this and are a Prohibited Activity within the Coastal Environment and the Conservation Zone.
- 3.4 Due to the significant scale of effects resulting from mining activities, it is requested that these activities be a Non-Complying activity within the Rural Zone and Rural Lifestyle Zone.
- 3.5 It is also requested that the permitted activities be subject to approval from the legal owner of the land.

4.0 Section 43 - Conservation Area

- 4.1 We request all the permitted activities shown within Rules 1-14 are removed. Many of these activities are not suitable for high value areas of the DOC estate. The Waikato Conservation Management Strategy (WCMS) is the primary management document for DOC land. The WCMS allows DOC to undertake activities without having to adhere to

the District Plan provisions. As such, the permitted activity rule for DOC land are not necessary as if DOC wanted to undertake the activity they would include it within the WCMS).

5.0 Section 53 – Recreation Passive Zone

- 5.1 Support Sections 53.1 (Zone Description) and 53.2 (Zone Purpose) unchanged.
- 5.2 Rule 1 – Request the removal of “Temporary Living Places” as a permitted activities. Due to the high amenity value and sensitive nature of many reserves, this activity may result in significant effects on landscape, character and amenity values.
- 5.3 Support all activities listed as discretionary activities within section 53.6.

6.0 Section 41 – Coastal Living Zone

We fully support Rules 12 & 14 that provides for a ‘Dwelling’ and ‘Accessory Building’ as a permitted activity within the Coastal Living Zone Zone, (including Coastal Environment and Amenity Landscape Overlay) and request these rule are retained. These activities are on existing lots and people should have the right to build a house etc on their property.

7.0 Section 56 – Rural Zone

We fully support Rule 12 that provides for a ‘Dwelling’, ‘Minor Unit’ and ‘Accessory Building’ as a permitted activity within the Rural Zone, (including Coastal Environment and Amenity Landscape Overlay) and request these rule are retained. These activities are on existing lots and people should have the right to build a house etc on their property without unnecessary and expensive bureaucracy.

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

Dear Mayor Leach and TCDC Councilors,

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

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

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

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

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

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

As Principal Relief

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

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

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

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

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

Joan DeLellis

325 black jack rd.

rd2 Whitanga



Submission Form

Your submission can be:

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

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

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

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

Full Name(s)

Mervyn Trebes

or Organisation (if relevant)

Email Address

Trebestfamily@xtra.co.nz

Postal Address

20 ALBERT ST, P.O. Box 35
WHITIANGA 3542

Phone no.
include area code

(07) 8660017

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.

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)

- a. Maps 18F Zones Whitianga
b. Maps 18F Overlays Whitianga

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:

- a. Agree with zones and overlay provisions as it allows for future higher density urban growth.

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

Retained ☒ Deleted ☐ Amended ☐ as follows:

Proposed District Plan Hearing

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

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

Signature of submitter  Date 13-3-2014

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.

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Proposed Thames-Coromandel District Plan



Submission Form

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

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

Submitter Details

Full Name(s)	MERVIN TREBES		
Organisation (if relevant)			
Email Address	Trebestfamily@xtra.co.nz		
Postal Address	20 ALBERT STREET, P.O. Box 35 Whitianga 3542		
Phone no. <small>include area code</small>	07 866 0017	Mobile no.	

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

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

PRIVACY ACT 1993

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Your Submission

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

Part VIII - Zone Rules Section 51.4 Permitted Activities
Rule 11.1 Table 2 - Maximum Noise.

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:

See Attached.

Proposed District Plan Hearing

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

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

Signature of submitter

Date 13-3-2014

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

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☐ Y ☐ N

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1.

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

Part VIII - Zone Rules Section 51.4 Permitted Activities Rule 11.1 Table 2 - Maximum Noise Level Standards

I oppose the above plan provision. This includes all other Maximum Noise level Standards Tables in all other zone rules. They need adjusting and or replacement.

Reasons for my views:

- a. As a society and over time we are meant to be bettering ourselves and the environment we live in. For good health and wellbeing, mentally and physically, we should be achieving outcomes that are positive and advantageous for society as a whole.
- b. The increased maximum db noise level ratings being suggested in this plan are detrimental to this philosophy and I feel need correcting and or the overall noise standard tables need rewriting.
- c. The noise levels proposed by the district plan are far too high and in the case of the pedestrian core zone, as an example, are not within the keeping of NZ Standards or world health organization standards guidelines on noise.
- d. For bedrooms and habitable rooms we should be trying to achieve the best outcomes with the least noise so as to allow for at least 8 hours of undisturbed / uninterrupted sleep to ensure at least the minimum acceptable degree of health protection which is recommended for a persons physical and mental health protection. This is regardless of which zone bedrooms of dwellings are in. To ensure a good nights sleep the World Health Organization (WHO) recommends 30db as measured inside a dwelling as an acceptable level.
- e. By trying to simplify rules / zones in the plan I feel in the case of noise the plan has failed to cover all situations and TCDC is washing its hands of its regulatory responsibility to the public. The rules have to be precise and clear while covering all outcomes while protecting the public from excessive unwarranted noise.
- f. Due to the complexity of and the function of noise there should be a totally separate rules section on noise and a reference to this section made for all the zones. The present plan rules for noise in the differing zones and mixed zones are not technical enough and leave large gaps in there interpretations.
- g. The plan must provide for Quality of urban living to help sustain the commercial heart of our towns by providing noise levels that are acceptable to those dwellings in higher noise zones.
- h. Stricter maximum noise level interpretations for sleeping rooms and habitable rooms should be mandatory in all zones and be aligned with NZ Standards and World Health Standards and guidelines.

2.

- i. It also has to be remembered that the greatest majority of buildings in the TCDC area in all zones are older and built with poor quality sound insulation materials. Obviously new buildings can build out the sound in a lot of cases due to stricter building rules and codes. However, in the meantime, as we transition from old to new, consideration must be given to the problem of noise between zones, businesses, dwellings and building ages, etc.
- j. TCDC has made the decision to allow residential / dwellings in the pedestrian core zone and in doing so said the amenity value is lower which is understandable to a degree. However the noise standards you are instigating fall way outside the so called lower amenity value or do not allow for mixed use living.
- k. The plan has definitely got the noise levels allowed in zones and especially across mixed use zones wrong. This also includes where the measurements are to be carried out. The wording appears strait forward but on analysis is ambiguous.
- l. Having no distinction between daytime and night time controls is incomprehensible when dwellings are allowed in the commercial / pedestrian core zones and other mixed use zones. People must be able to sleep and not be affected by excessive noise.
- m. The plan goes on about the vibrancy and amenity values required to keep the commercial and pedestrian core zone financially viable yet misses the point that all vibrant cities in the world have a very high density of people living directly above and close in to the social / retail / commercial areas. To create vibrancy you need people and when people can fall out their front door onto the street for coffee, shopping, etc this is what creates the buzz and vibrancy needed to make modern cities and towns work. Vibrancy doesn't mean more noise, in fact more noise will detract from what the area is trying to relay to tourists and the traveling public and residence of the peninsula. Too higher maximum noise levels will drive people out of their apartments / dwellings and thus decrease the vibrancy and vitality of a town centre.
- n. The plan talks about reverse sensitivity issues which can be founded in some cases. However using this as a crutch to stop noise complaints in mixed use zones has to be used with care. One of the founding and main principles of the RMA is about mitigating the effects that new businesses will place on the environment and surrounding properties. The site or new business must mitigate the effects it produces not the other way round where all the neighbors have to mitigate the problem on their property on behalf of the new business.
- o. You must be able to future proof for noise with strong plan standards or it will become a cancer and sore point for the whole of life of buildings, zones, businesses and residence alike.
- p. Excessive noise is one of the most insidious health sapping conditions that effects peoples health and wellbeing and if not managed correctly has the ability to destroy lives and communities.
- q. The maximum noise limits being proposed for the pedestrian core and commercial zones are more in line with industrial noise and this is borne out by the fact that the pedestrian core and commercial zones have been lumped in with the same maximum noise limits as industrial.

3.

- r. I take note that even in our biggest city, Auckland, under the proposed Auckland unitary plan, their rules are more onerous as they are suggesting lower noise levels for the centre of the city than what the pedestrian core zone is proposing including the other zones in the TCDC district plan.

The pedestrian core zone is nowhere near the density of central Auckland and yet the TCDC residence are being asked to accept over the top noise limits 24 hrs of the day and night with no distinction between day and night time noise levels in the pedestrian core zone and other mixed use zones.

- s. I feel more thought has been applied to the Auckland unitary plan which encompasses the principles of NZS 6802:2008 Acoustics –Environmental Noise standards and world health organization standards than the TCDC district plan as to this very real problem of excessive noise being allowed to invade every aspect of our lives causing severe stress and mental health issues.

See below “Centres and Mixed Use Zones 11”, for part reference of the proposed Auckland Unitary Plan on noise. Highlighted areas in red for comparison.(See also appendix A for full info)

Centres and Mixed Use zones

11. The $L_{Aeq(15\text{ min})}$ noise level and maximum noise level (L_{AFmax}) arising from activity in the centres or mixed use zones measured at the façade of any other property in the centres or mixed use zones must not exceed the following levels.

Table 7

Zone which noise effects		
	Local Centre and Neighbourhood Centre zones	City Centre, Metropolitan Centre, Town Centre and Mixed Use zones
7am-10pm	<p>60dB $L_{Aeq(15\text{ min})}$</p> <p>65db at 63Hz $L_{eq(15\text{ min})}$</p> <p>60dB at 125 Hz $L_{eq(15\text{ min})}$</p>	<p>65 dB $L_{Aeq(15\text{ min})}$</p> <p>70dB at 63Hz $L_{eq(15\text{ min})}$</p> <p>65dB at 125Hz $L_{eq(15\text{ min})}$</p>
10pm-7am	<p>50dB $L_{Aeq(15\text{ min})}$</p> <p>60dB at 63 Hz $L_{eq(15\text{ min})}$</p> <p>55dB at 125 Hz $L_{eq(15\text{ min})}$</p> <p>75dB L_{AFmax}</p>	<p>55dB $L_{Aeq(15\text{ min})}$</p> <p>65dB at 63 Hz $L_{eq(15\text{ min})}$</p> <p>60dB at 125 Hz $L_{eq(15\text{ min})}$</p> <p>75dB L_{AFmax}</p>

- a. A facade correction must be applied to these levels.

4.

- b. In situations where common building elements such as floors and walls are shared by two different occupiers in **centres and mixed use zones**, the noise level arising from an activity measured in an adjacent occupied room under a different occupancy must not exceed the following level

Table 8

Occupancy affected	Centres and mixed use zones
In all occupancies except those containing activities sensitive to noise - at all times	<p>50dB $L_{Aeq(15\text{ min})}$</p> <p>60dB at 63 Hz $L_{eq(15\text{ min})}$</p> <p>55dB at 125 Hz $L_{eq(15\text{ min})}$</p>
In occupancies containing activities sensitive to noise - at all times	<p>35dB $L_{Aeq(15\text{ min})}$ in bedrooms and sleeping areas</p> <p>45dB $L_{Aeq(15\text{ min})}$ in other habitable spaces or classrooms</p> <p>55dB at 63 Hz $L_{eq(15\text{ min})}$</p> <p>50dB at 125 Hz $L_{eq(15\text{ min})}$</p> <p>65dB L_{AFmax}</p>

12. Any bedroom, sleeping area, class room or **habitable room** accommodating an activity sensitive to noise must be designed and/or insulated so that the internal noise levels do not exceed the following levels.

Table 9

Bedrooms and sleeping areas	35dB $L_{Aeq(15\text{ min})}$ at all times
Habitable rooms (except bedrooms and sleeping areas) and classrooms in an educational facility	40 dBA $L_{Aeq(1\text{ hour})}$ at all times

13. The levels in Table 9 above must be met while taking into account:
- the existing traffic noise levels at the external wall of any room subject to this rule, logarithmically averaged between 7am-10pm
 - the allowable noise generated in the zone or any adjacent zone.
14. Where windows or doors in an affected room must be shut to meet the controls in Table 9 above the room must be provided with:
- a mechanical kitchen extractor fan ducted directly to the outside to serve any cooking hob, if

5.

not already installed and in sound working order in the kitchen, and

b. a mechanical ventilation system or systems capable of:

- i. providing at least six air changes of outdoor air per hour in sleeping rooms and all habitable rooms and 10 air changes of outdoor air per hour in classrooms
- ii. enabling the rate of airflow to be controlled across the range, from the maximum airflow capacity down to 0.5 air changes (plus or minus 0.1) of outdoor air per hour
- iii. being individually switched on and off by the building occupants, in the case of each system
- iv. operating at a noise level of no more than 35dB $L_{Aeq(1min)}$ in bedrooms and **sleeping areas** and

no more than 40dB $L_{Aeq(1min)}$ in the other habitable rooms, hallways of **dwellings** and classroom
Noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser, or

c. air conditioning plus mechanical outdoor air ventilation capable of:

- i. providing internal temperatures in **sleeping areas**, habitable rooms and classrooms not greater than 25 degrees Celsius at five per cent ambient design conditions with all external doors and windows of those rooms closed
 - ii. providing 0.5 air changes (plus or minus 0.1) of outdoor air per hour in all habitable rooms
 - iii. being individually switched on and off by the building occupants
 - iv. operating at a noise level of no more than 35dB $L_{Aeq(1 min)}$ in bedrooms and **sleeping areas** and no more than 40dB $L_{Aeq(1 min)}$ in the other habitable rooms, classrooms and hallways of **dwellings**.
- d. Noise levels from the mechanical systems must be measured at least 1m away from any diffuser.

6.

The decision I seek from the Council is that the provision above be one of the two below:

1. **Amended** as follows:

Changes to Table 2 Maximum Noise Level Standards, shown on page 402

Table 2 - Maximum Noise Level Standards				
Measured at		Time period	L _{Aeq} (15 min)	L _{AF} max
1.	The receiving site boundary at any point within the: <ul style="list-style-type: none"> • Commercial Zone • Marine Service Zone • Recreation Active Zone • Road Zone 	At all times	70 dB	N/A
2.	• Pedestrian Core Zone	Monday to Saturday 7am to 10pm	65 db	70 dB from 10 pm to 7 am the following day
3.		Sunday 7am to 6pm	65 db	
4.		At all other times	55 db	
5.	At any point within the notional boundary of a site within any other zone not listed above	Monday to Saturday 7 am to 10 pm	50 dB	N/A
6.		Sunday 7 am to 6 pm	50 dB	N/A
7.		At all other times	40 dB	65 dB

Also **add** an extra table specifically for bedrooms, sleeping areas and habitable rooms.

Table 2A

Bedrooms and sleeping areas	35dB L_{Aeq}(15min) at all times
Habitable rooms (except bedrooms and sleeping areas) and classrooms in an educational facility	40 dBA L_{Aeq}(1 hour) at all times

Table 2A should also be added to all other “Maximum Noise Level Standards” tables in the district plan zones.

7.

OR

2. **Delete** as follows:

All Maximum Noise Level Tables in the zones;

Noise is a district wide issue and as such should have its own section in the plan to outline and have more technical information and standards. It should be placed under the heading "Part III – District Wide Issues" It has to be precise accurate and in line with NZ standards and World Health Organisation standards.

Add a specific section for Noise utilizing the Proposed Auckland Unitary Plan as per and in line with Appendix A

APPENDIX A

PART 3 - REGIONAL AND DISTRICT RULES»Chapter H: Auckland-wide rules»6 General»6.2 Noise and vibration»1. Land use controls»1.1 Noise arising from activities within zones

Residential zones

1.Except where other more specific controls apply, the $L_{Aeq(15\text{ min})}$ noise level and maximum noise level (L_{AFmax}) arising from any activity in the **residential zones** measured at or within the boundary of a property in the **residential zones** must not exceed the following levels.

Table 1

Monday to Saturday 7am-10pm	50dB $L_{Aeq(15\text{ min})}$
Sunday 9am-6pm	
All other times	40dB $L_{Aeq(15\text{ min})}$
	70dB L_{AFmax}

2.These levels may be exceeded by intermittent noise associated with normal household activities, such as lawn mowing or home handyman work, during the daytime hours specified above for reasonable periods.

Residential zones – care centres and educational facilities

3.The noise arising from a care centre or educational facility in a residential zone when measured at or within the boundary of any adjacent property in the **residential zones** must not exceed the following levels.

Table 2

Monday to Friday 7am-6pm	55dB $L_{Aeq(15\text{ min})}$
All other times	45dB $L_{Aeq(15\text{ min})}$
	75dB L_{AFmax}

4.These levels do not apply to the noise from normal recreational activities occurring at a care centre or educational facility **site** in a residential zone between 8am-6pm on Monday to Friday and 9am-1pm on Saturday.

Rural zones

5.The $L_{Aeq(15\text{ min})}$ noise level and maximum noise level (L_{AFmax}) arising from any activity in the rural zones measured at or within the **notional boundary** of any rural dwelling on another property in the rural zones must not exceed the following levels

a.when measured on a property in a Rural Conservation zone or Countryside Living zone

Table 3

Monday to Saturday 7am-10pm	50dB $L_{Aeq(15\text{ min})}$
Sunday 9am-6pm	
All other times	40dB $L_{Aeq(15\text{ min})}$
	75dB L_{AFmax}

i. when measured on a property in the Rural Production zone, Mixed Rural zone or Rural Coastal zone

Table 4

Monday to Saturday 7am-10pm	55dB $L_{Aeq(15\text{ min})}$
Sunday 9am-6pm	
All other times	45dB $L_{Aeq(15\text{ min})}$
	75dB L_{AFmax}

6. Clauses (a) and (b) above do not apply to:

- a. animal noise on farms unless they are confined within a building on a permanent or semi-permanent basis
- b. the use of mobile agricultural vehicles or machinery, or other mobile or portable agricultural, horticultural or silvicultural equipment. Note: the operator of such vehicles or machinery is required by the **RMA** to ensure that noise emissions do not exceed a reasonable level, which will depend on the time they are used, how loud they are, how long it is used for and how often it is used near rural **dwelling**s.

7. Bird scaring devices in rural zones

- a. bird scaring or bird repelling devices must not operate:
 - i. between the hours of sunset and sunrise
 - ii. at a frequency of more than six times in any 60-minute period (up to three shots in rapid succession)
 - iii. so that the noise level measured at the **notional boundary** of any adjacent dwelling does not exceed 85dB L_{zpeak} .
- b. this rule does not apply to bird scaring devices that generate a noise level less than L_{zpeak} 70 dB.
- c. this rule does not apply at a boundary if the owner of the affected property agrees and notifies the council of the agreement in writing.

8. Wind turbines and wind farms

- a. At any wind speed, the $(LA_{90}(10\text{min}))$ sound level from a wind turbine generator or wind farm must not exceed the background sound level by more than 5dB, or a level of 40dB $LA_{90}(10\text{min})$ whichever is the greater when measured at the notational boundary of any adjacent property which is a noise sensitive location as defined in New Zealand Standard on Acoustics – Wind Farm Noise (NZS 6808: 2010). The sound level of a wind turbine generator or wind farm must be measured and assessed to the requirements of New Zealand Standard on Acoustics – Wind Farm Noise (NZS 6808: 2010)
- b. Wind turbine sound levels with special audible characteristics, such as tonality, impulsiveness, or amplitude modulation, must be adjusted by arithmetically adding up to +6dB to the measured level at the **notional boundary**. The assessment of special audible characteristics must be conducted in accordance with Appendix B of New Zealand Standard on Acoustics – Wind Farm Noise (NZS 6808: 2010).

9. Electricity generators

a. The $L_{Aeq(15\text{ min})}$ noise level and maximum noise level (L_{AFmax}) arising from the use of any petrol or diesel-powered electricity generator measured at the **notional boundary** of an adjacent dwelling must not exceed the following levels.

Table 5

7am to 10pm	55dB $L_{Aeq(15\text{ min})}$
10pm to 7am	45dB $L_{Aeq(15\text{ min})}$
	75dB L_{AFmax}

b. Noise levels must be measured in accordance with the New Zealand Standard on Acoustics - Measurement of Environmental Sound (NZS 6801: 2008) and assessed in accordance with the New Zealand Standard on Acoustic - Environmental Noise (NZS 6802: 2008).

Industrial, General Business and Business Park zones

10. The $L_{Aeq(15\text{ min})}$ noise level and maximum noise level (L_{AFmax}) arising from an activity in the Industrial, General Business and Business Park zones measured at or within the boundary of any other property in those zones must not exceed the following levels.

Table 6

	Business Park	General Business and Light Industry Zones	Heavy Industry
All times	60dB $L_{Aeq(15\text{ min})}$	65dB $L_{Aeq(15\text{ min})}$	70dB $L_{Aeq(15\text{ min})}$

Centres and Mixed Use zones

11. The $L_{Aeq(15\text{ min})}$ noise level and maximum noise level (L_{AFmax}) arising from activity in the centres or mixed use zones measured at the façade of any other property in the centres or mixed use zones must not exceed the following levels.

Table 7

Zone which noise effects		
	Local Centre and Neighbourhood Centre zones	City Centre, Metropolitan Centre, Town Centre and Mixed Use zones
7am-10pm	60dB $L_{Aeq(15\text{ min})}$	65 dB $L_{Aeq(15\text{ min})}$
	65db at 63Hz $L_{eq(15\text{ min})}$	70dB at 63Hz $L_{eq(15\text{ min})}$
	60dB at 125 Hz $L_{eq(15\text{ min})}$	65dB at 125Hz $L_{eq(15\text{ min})}$

10pm-7am	50dB $L_{Aeq(15\text{ min})}$	55dB $L_{Aeq(15\text{ min})}$
	60dB at 63 Hz $L_{eq(15\text{ min})}$	65dB at 63 Hz $L_{eq(15\text{ min})}$
	55dB at 125 Hz $L_{eq(15\text{ min})}$	60dB at 125 Hz $L_{eq(15\text{ min})}$
	75dB L_{AFmax}	75dB L_{AFmax}

a.A facade correction must be applied to these levels.

b.In situations where common building elements such as floors and walls are shared by two different occupiers in **centres and mixed use zones**, the noise level arising from an activity measured in an adjacent occupied room under a different occupancy must not exceed the following levels.

Table 8

Occupancy affected	Centres and mixed use zones
In all occupancies except those containing activities sensitive to noise - at all times	50dB $L_{Aeq(15\text{ min})}$ 60dB at 63 Hz $L_{eq(15\text{ min})}$ 55dB at 125 Hz $L_{eq(15\text{ min})}$
In occupancies containing activities sensitive to noise - at all times	35dB $L_{Aeq(15\text{ min})}$ in bedrooms and sleeping areas 45dB $L_{Aeq(15\text{ min})}$ in other habitable spaces or classrooms 55dB at 63 Hz $L_{eq(15\text{ min})}$ 50dB at 125 Hz $L_{eq(15\text{ min})}$ 65dB L_{AFmax}

12.Any bedroom, sleeping area, class room or **habitable room** accommodating an activity sensitive to noise must be designed and/or insulated so that the internal noise levels do not exceed the following levels.

Table 9

Bedrooms and sleeping areas	35dB $L_{Aeq(15\text{ min})}$ at all times
Habitable rooms (except bedrooms and sleeping areas) and classrooms in an educational facility	40 dBA $L_{Aeq(1\text{ hour})}$ at all times

13.The levels in Table 9 above must be met while taking into account:

a.the existing traffic noise levels at the external wall of any room subject to this rule, logarithmically averaged between 7am-10pm

b.the allowable noise generated in the zone or any adjacent zone.

14.Where windows or doors in an affected room must be shut to meet the controls in Table 9 above the room must be provided with:

a.a mechanical kitchen extractor fan ducted directly to the outside to serve any cooking hob, if not already installed and in sound working order in the kitchen, and

b.a mechanical ventilation system or systems capable of:

i.providing at least six air changes of outdoor air per hour in sleeping rooms and all habitable rooms and 10 air changes of outdoor air per hour in classrooms

ii.enabling the rate of airflow to be controlled across the range, from the maximum airflow capacity down to 0.5 air changes (plus or minus 0.1) of outdoor air per hour

iii.being individually switched on and off by the building occupants, in the case of each system

iv.operating at a noise level of no more than 35dB $L_{Aeq(1min)}$ in bedrooms and **sleeping areas** and no more than 40dB $L_{Aeq(1min)}$ in the other habitable rooms, hallways of **dwelling**s and classroom Noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser, or

c.air conditioning plus mechanical outdoor air ventilation capable of:

i.providing internal temperatures in **sleeping areas**, habitable rooms and classrooms not greater than 25 degrees Celsius at five per cent ambient design conditions with all external doors and windows of those rooms closed

ii.providing 0.5 air changes (plus or minus 0.1) of outdoor air per hour in all habitable rooms

iii.being individually switched on and off by the building occupants

iv.operating at a noise level of no more than 35dB $L_{Aeq(1 min)}$ in bedrooms and **sleeping areas** and no more than 40dB $L_{Aeq(1 min)}$ in the other habitable rooms, classrooms and hallways of **dwelling**s.

d.Noise levels from the mechanical systems must be measured at least 1m away from any diffuser.

PART 3 - REGIONAL AND DISTRICT RULES»Chapter H: Auckland-wide rules»6 General»6.2 Noise and vibration»1. Land use controls»1.2 Noise arising from activities between zones

Coastal zone interface

[rcp]

1.Except where specific noise provisions are provided for below, all activities in the CMA or on a lake or river must not exceed the following levels when measured at or within the boundary of any occupied dwelling or at the notional boundary of any rural dwelling.

Table 10

7am-10pm	55dB $L_{Aeq(15\ min)}$
10pm-7am	45dB $L_{Aeq(15\ min)}$ 75dB L_{AFmax}

2.The noise levels in Table 10 above do not apply to:

- a.the operational requirements of vessels (including cargo vessels, tugs, passenger liners, naval vessels and commercial fishing vessels), and
- b.temporary activities.

Residential zone interface

3.The $L_{Aeq(15\ min)}$ noise level and maximum noise level (L_{AFmax}) arising from:

- a.any non-residential activity measured at or within the boundary of a property in a residential zone, or
- b.any activity, other than farming, horticulture, measured at the notional boundary of any dwelling on rural zoned property must not exceed the following levels.

Table 11

Monday to Saturday 7am-10pm	55dB $L_{Aeq(15\ min)}$
Sunday 9am-6pm	
All other times	45dB $L_{Aeq(15\ min)}$ 60dB $L_{eq(15\ min)}$ at 63 Hz 55dB $L_{eq(15\ min)}$ at 125 Hz 75dB L_{AFmax}

PART 3 - REGIONAL AND DISTRICT RULES»Chapter H: Auckland-wide rules»6 General»6.2 Noise and vibration»1. Land use controls»1.3

Recreational noise

Residential zone interface

1.The $L_{Aeq(15\ min)}$ noise level and maximum noise level (L_{AFmax}) arising from:

- a.any non-residential activity measured at or within the boundary of a property in a residential zone, or

b.any activity, other than **farming, horticulture**, measured at the **notional boundary** of any dwelling on rural zoned property must not exceed the following levels.

Table 12

Monday to Saturday 7am-9:30pm	60dB $L_{Aeq(15\text{ min})}$ for 25hrs in any 7 day period during these times
Sunday and public holidays 9am-6pm	55dB $L_{Aeq(15\text{ min})}$ for all other periods during these times
All other times	45dB $L_{Aeq(15\text{ min})}$ 60dB $L_{eq(15\text{ min})}$ at 63 Hz 55dB $L_{eq(15\text{ min})}$ at 125 Hz 75dB L_{AFmax}

2.At the same time, the following controls must also be met:

- a.floodlights for sporting activities must be turned off by 9.30pm on Monday to Saturday and at 6pm on Sundays and public holidays
- b.organised outdoor recreational activities must be finished by 9.30pm on Monday to Saturday inclusive and by 6pm on Sundays and public holidays
- c.organised outdoor recreational activities must not commence before 7am on Monday to Saturday and 9am on Sundays and public holidays
- d.vehicles entrances to any area exclusively serving an artificial sports field on the reserve must be closed between 11pm and 7am.

PART 3 - REGIONAL AND DISTRICT RULES»Chapter H: Auckland-wide rules»6 General»6.2 Noise and vibration»1. Land use controls»1.4 Construction noise

Construction noise – all zones except City Centre and Metropolitan Centre zones

1. Noise from construction and demolition activities in all zones except in the City Centre and Metropolitan Centre zones must meet the requirements of Tables 2 and 3 of New Zealand Standard on Acoustics – Construction Noise (NZS 6803: 1999). The measurement and assessment of construction noise must be in accordance with New Zealand Standard on Acoustics – Construction Noise (NZS 6803: 1999) and the requirements of annex A of New Zealand Standard on Acoustics – Construction Noise (NZS 6803: 1999) must be used if it is necessary to assess the measured L_{eq} levels in high background noise areas.

Construction noise – City Centre and Metropolitan Centre zones

2.Construction activities in the City Centre and Metropolitan Centre zones must not exceed the following levels when measured for any 30-minute period 1m from the façade of any adjacent building.

Table 13

Construction of less than 15 consecutive calendar days' duration		
	$L_{Aeq(30\text{ min})}$	L_{AFmax}

Monday to Friday 6.30am-10.30pm	80 dB	90 dB
Saturday 7am-11pm	85 dB	90 dB
Sunday 9am-7pm	80 dB	90 dB
All other times (night time)	60 dB	75 dB
All other times in the Residential and Learning precincts in the City Centre zone	55 dB	75 dB

Table 14

Construction of 15 consecutive calendar days or more		
	$L_{Aeq(30min)}$	L_{AFmax}
Monday to Friday 6.30am-10.30pm	75 dB	90 dB
Saturday 7am-11pm	80 dB	90 dB
Sunday 9am-7pm	65 dB	85 dB
All other time (nighttime)	60 dB	75 dB

All other times in the Residential and Learning precincts in the City Centre zone	55 dB	75dB
---	-------	------

3. The measurement and assessment of construction noise must be in accordance with New Zealand Standard on Acoustics – Construction Noise (NZS 6803: 1999) and the requirements of annex A of New Zealand Standard on Acoustics – Construction Noise (NZS 6803: 1999) must be used if it is necessary to assess the measured Leq levels in high background noise areas.

4. Where external measurement of construction noise is impractical or inappropriate, the upper limits for the noise measured inside the building must be 20dB less than the appropriate levels in tables 13 and 14 above.

Construction noise: essential work within road carriageways at night

5. The above clauses do not apply to essential maintenance or utility works undertaken within the carriage way of a road (including the shoulder of a state highway or motorway) at night where:

- a. it has been demonstrated to the council that these works cannot reasonably be carried out during daylight hours. For example, the location of the works within the carriageway of the road, and the traffic volumes on that road, make it impracticable to work during the day
- b. it has been demonstrated to the council that these works cannot reasonably comply with the night time (10.30pm to 6.30am) noise levels of New Zealand Standard on Acoustics – Construction Noise (NZS 6803: 1999) or Table 1 and 2 above. For example the nature of the work make compliance impracticable
- c. a works access permit and a construction noise and vibration management plan has been provided to council in accordance with clause 9 below.

Construction noise: essential work within the road during the day

6. The above clauses do not apply to essential maintenance or utility works undertaken within a road during the day where:

- a. it has been demonstrated to the council that these works can not reasonably be carried out in compliance with the noise levels of New Zealand Standard on Acoustics – Construction Noise (NZS 6803: 1999) or table 1 and 2 above. For example, the nature of the work and the proximity to adjacent properties make compliance impracticable
- b. this provision only applies for 10 days of any 12 month period outside any property on any road
- c. a works access permit and a construction noise and vibration management plan has been provided to council in accordance with clause 7(c) below.

Construction noise: conditions of essential work within the road carriageway during the day or night

7. The work permitted above must only occur if it:

- a. it is undertaken in accordance with a permit issued by Auckland Transport or if approved by the New Zealand Transport Agency
- b. the council has received that permit and a construction noise and vibration management plan for that work at least 5 working days before the work commences
- c. the construction noise and vibration management plan must be prepared by an acoustic specialist and must include the following:

i. an outline of the community consultation to be undertaken to advise the occupiers of properties located within 100m of the proposed works of the following:

- the area affected by the work
- if the work is required to be undertaken at night why this is necessary
- the type of work planned and the noise likely to be generated
- the date and times of work
- a contact name and number of the works supervisor who can be contacted if any issue arises
- how noise and vibration complaints will be managed

ii. a description of the works and its duration, anticipated equipment to be used and the processes to be undertaken

iii. an identification of the best practicable options that will be undertaken to mitigate and minimise any noise being produced that is likely to exceed the levels of New Zealand Standard on Acoustics – Construction Noise (NZS 6803: 1999) or Table 1 and 2 above.

PART 3 - REGIONAL AND DISTRICT RULES»Chapter H: Auckland-wide rules»6 General»6.2 Noise and vibration»1. Land use controls»1.5 Vibration

1. Blasting and pile driving activities must be controlled to ensure any resulting ground vibration does not exceed the levels set out in Table 1 of DIN 4150-3 (1999): Structural vibration – Part 3 Effects of vibration on structures when measured on the foundation or the horizontal plane of the highest floor of an affected building.

2. Stationary vibrating, reciprocating and rotating machinery and all piping, ducting and other equipment attached to such machinery must be installed and maintained so that any resulting vibration does not exceed the levels of the following table when measured in adjacent **buildings** or areas of **buildings** under different ownership from the source of the vibration.

Table 15

Affected occupied building or area	Time of day	Maximum vibration level in rms velocity (mm/s) between 8 and 80Hz
Buildings in a Heavy Industry or Light Industry zone	All	0.80
Buildings for commercial activities	All	0.40
Habitable rooms of buildings designed for residential use	7am-10pm	0.20
Sleeping areas of buildings designed for residential use	10pm-7am	0.14
Surgery rooms of health care facilities	All	0.10

PART 3 - REGIONAL AND DISTRICT RULES»Chapter H: Auckland-wide rules»6 General»6.2 Noise and vibration»1. Land use controls»1.6 Blasting

1. The noise created by the use of explosives for any rock blasting activity measured at the boundary of the **site** on which the explosives are used must not exceed a peak sound pressure 120dB (L_{zpeak}) of.

PART 3 - REGIONAL AND DISTRICT RULES»Chapter H: Auckland-wide rules»6 General»6.2 Noise and vibration»1. Land use controls»1.7 Helicopter noise

1. The take off or landing of a helicopter on any **site** except for **emergency services** must not cause a noise level which exceeds 85dB **LAFmax** measured on the **notional boundary** of any adjacent **site** containing activities sensitive to noise.

PART 3 - REGIONAL AND DISTRICT RULES»Chapter H: Auckland-wide rules»6 General»6.2 Noise and vibration»1. Land use controls»1.8 General

1. Except where more specific requirements apply noise levels arising from activities must be measured and assessed in accordance with the New Zealand Standard on the Measurement of environmental sound (NZS 6801: 2008) and the New Zealand Standard on Acoustics - environmental noise (NZS 6802: 2008). Special audible characteristics (appendix B4 of NZS 6802: 2008) must not apply to measured levels at 63 and 125Hz if levels are specified for these frequencies, but must apply to all other octave frequencies.

Proposed Thames-Coromandel District Plan



Submission Form

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

Your submission can be:

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

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

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

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

Submitter Details

Full Name(s)	Mervyn Trebes	
or Organisation (if relevant)		
Email Address	Trebesfamily@xtra.co.nz	
Postal Address	20 ALBERT STREET, PO. Box 35 Whitianga 3542	
Phone no. <small>include area code</small>	07 8660017	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)

Part IV - Area Issues Section 20.3 Policy 1e
page 102

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:

See Attached

Proposed District Plan Hearing

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

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

Signature of submitter  Date 13-3-2014

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

Trade Competition

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

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

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

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

- a) adversely affects the environment; and ☐ 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

THAMES-COROMANDEL DISTRICT COUNCIL
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phone: 07 868 0200 | fax: 07 868 0234
customer.services@tcdc.govt.nz | www.tcdc.govt.nz



1.

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

- a. Part 4 – Area Issues Section 20.3 Objectives and Policies Policy 1e page 102

I Oppose the above plan provision.

Reasons for my views:

- a. The objectives and policies of the Pedestrian Core zone allow for residential and dwellings above the first floor.
- b. As such even though the commercial activity on the ground floor could have smaller sites this does not inhibit hotel / apartment living above which could have larger sites.
- c. A hotel requires a large site yet has all the retail, shops, lobbies etc on the ground floor.
- d. Even though the rule talks about commercial activity there is getting to be a fine line between what is commercial and what is non commercial.

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

Amended as follows:

Add "**with the exception of visitor accommodation and residential apartments.**"

To now read;

Policy 1e

Commercial activities in Whitianga that require a large site and a large parking area, **with the exception of visitor accommodation and apartments**, should be located in the Gateway Zone. Small-scale retail and services to the public should not be located in this Zone.

Proposed Thames-Coromandel District Plan



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

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

Submitter Details

Full Name(s)	Mervyn Trebes	
or Organisation (if relevant)		
Email Address	Trebesfamily@xtra.co.nz	
Postal Address	20 Albert Street, PO Box 35 Whitianga	
Phone no. <small>include area code</small>	07 866 0017	Mobile no.

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

PRIVACY ACT 1993

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Your Submission

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

Part IV - Area Issues Section 20.3 Policy 1c
Page 102

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:

See Attached.

Proposed District Plan Hearing

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

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

Signature of submitter

Date 13-3-2014

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

Trade Competition

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

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

☐ Y ☐ N

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

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

a) adversely affects the environment; and

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

☐ Y ☐ N

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1.

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

- a. Part IV – Area Issues Section 20.3 Objectives and Policies Policy 1c page 102

I Oppose the above plan provision.

Reasons for my views:

- a. Section 1.3 states “Policies are directive and use the terms shall and should. The use of shall is very directive and provides for little discretion. Should has been used where it is intended that the direction be followed, except where there are good reasons not to.
- b. Shall is more descriptive and required when dealing with the issues of noise. Ensuring a building is sound proofed both ways during construction is better than after the fact fixes.
- c. Noise is a major issue and as such when new buildings are planned or going to be built it should be a directive that noise reducing materials SHALL be used.
- d. This will ensure the mitigation of effects and increase in amenity value between zones and inter zone relationships in relation to noise.

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

Amended as follows:

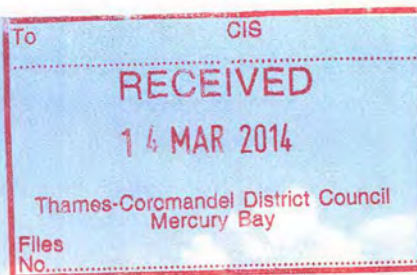
Replace “Should” with the word “**Shall**”

To now read;

Policy 1c

Residential activities should be located above the ground floor with separate service spaces, car parks and living areas from the commercial activities and **Shall** use noise-reducing building materials.

Proposed Thames-Coromandel District Plan



Submission Form

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

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

Submitter Details

Full Name(s)	MERVYN TREBES		
Organisation (if relevant)			
Email Address	Trebesfamily@xtra.co.nz		
Postal Address	20 Albert Street, P.O. Box 35 Whitianga 3542		
Phone no. <small>include area code</small>	07 8660017	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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Your Submission

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

Part VIII - Zone Rules Section 51.4 Permitted
Activities Rule 11.1 a).

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:

See Attached

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 13-3-2014

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

Trade Competition

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

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

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

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

a) adversely affects the environment; and

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

☐ Y ☐ N

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1.

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

Part VIII - Zone Rules Section 51.4 Permitted Activities Rule 11.1 a)

Includes the above and in reference to also the:

NOTE

1. *Rule 11.1 a) includes noise from lawn mowing, waterblasting, leaf blowing, and similar temporary maintenance activities. It does not include home business activities.*

I oppose the above plan provision.

Reasons for my views:

- a. As a society and over time we are meant to be bettering ourselves and the environment we live in. For good health and well being, mentally and physically, we should be achieving outcomes that are positive and advantageous for society as a whole.
- b. The many noise rules being suggested in this plan in regard to noise are detrimental to this philosophy and I feel need correcting.
- c. I certainly would not start my lawnmower, chainsaw, leaf blower etc at 7am in the morning and there is no way I would expect my neighbor to do the same. I would think this would be common sense. Consideration of others around you makes for quality urban living.
- d. Of all the issues councils and people have I would think that the creation and constant noise irritation being created between neighbors, parties, tradesman, maintenance activity would be one of the major complaints between neighbors businesses etc.
- e. I ask you commissioners, would you expect your neighbor to operate their lawnmower, chainsaw, leaf blower from 7am in the morning.
- f. Rule 11.1a) mentions "temporary site or building maintenance activity". Temporary can mean once every day, twice a week or at a very regular frequency. In affect this creates a very noisy environment very early in the morning when others may be trying to sleep.

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

Amended as follows:

Replace "7 am" with "8 am"

- a) It is from a temporary site or building maintenance activity between **8 am** and 8 pm; or

Now to read as below

RULE Noise not covered by another rule in Section 51

11

1. Noise not covered by another rule in Section 51 is a permitted activity provided:

- a) It is from a temporary site or building maintenance activity between **8 am** and 8 pm;
or
- b) It is from a festival, event; or
- c) It is from a temporary construction activity that complies with NZS 6803:1999
Acoustics – Construction Noise; or
- d) It meets the noise standards in Table 2.

NOTE

1. *Rule 11.1 a) includes noise from lawn mowing, waterblasting, leaf blowing, and similar temporary maintenance activities. It does not include home business activities.*

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:

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Using our online submissions form

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

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

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

Submitter Details

Full Name(s)

MERVYN TREBES

or Organisation (if relevant)

Email Address

Trebesfamily@xtra.co.nz

Postal Address

20 ALBERT STREET, PO. Box 35
Whitianga 3542

Phone no.
include area code

(07) 866 0017

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)

Part VII - Districtwide Rules Section 38.7 Table
2, 12.a)

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:

see attached

Proposed District Plan Hearing

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

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

Signature of submitter

Date 13-3-2014

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

Trade Competition

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

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

☐ Y ☐ N

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

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

a) adversely affects the environment; and

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

☐ Y ☐ N

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

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1.

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

- a. Part VII - Districtwide Rules Section 38.7 Assessment Standards, Matters and Criteria 12
Pedestrian Core Zone a) minimum lot area 300 sq meters page 275

I oppose the above plan provision.

Reasons for my views:

- a. The Pedestrian core zone has been basically laid over and placed on top of most present Commercial zones. The Commercial zone minimum lot area is 200 sq meters with a minimum road frontage of 6 meters.
- b. The smallest lot area size for the commercial zone is 200 sq meters where as the minimum lot area for the pedestrian core is 300 sq meters. This appears to not make sense when reading the pedestrian core zones objectives and policies. I also note the waterfront zone has a net minimum area size of 200 sq meters.
- c. Part IV, Section 20.3 Objectives and Policies, Objective 2, Policy 2b states "Buildings in the Pedestrian Core Zone should be at a greater density than in the Commercial Zone, with a mix of activities located in close proximity to each other".
- d. At c. above it stands then that the Pedestrian core in being allowed to have a higher building density than the commercial zone that the minimum lot size for subdivision would be smaller or less than the commercial zone. This would also include a smaller minimum road frontage when subdivision is allowed.
- e. Elsewhere through the plan the pedestrian core is mentioned to have a higher density and have a mix of development that creates a vibrant core. This can only be done by allowing for smaller footprints through subdivision.
- f. The pedestrian core zone needs the density of people and full time residence / dwellings to create the town vibrancy. To achieve this, a higher density and site coverage, with smaller lots, is required or would be more advantageous to developers for development to comply with the pedestrian core zone objectives and policies.

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

Amended as follows:

Replace "300m2" with "**150m2**"

12.	Pedestrian Core Zone	
a)	Minimum lot area.	150 m ²

Proposed Thames-Coromandel District Plan



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

Submitter Details

Full Name(s)	Sally Hutchison		
or Organisation (if relevant)			
Email Address	hutchisonsally@hotmail.com		
Postal Address	23 Somme Crescent Hillcrest Hamilton		
Phone no. <small>include area code</small>	(07) 8565274	Mobile no.	021 044 3570

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

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

PRIVACY ACT 1993

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Your Submission

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

Natural Character Overlay rules 32.7 (section)
Part VI overlay rules

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:

As the overlay has no definite effect on my property and it's only a very small portion - there is no practical benefit to keep the overlay on our property

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

Retained ☐ Deleted ☒ Amended ☐ as follows:

Proposed District Plan Hearing

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

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

Signature of submitter *[Signature]* Date

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

Trade Competition

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

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

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

a) adversely affects the environment; and

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

☐ Y ☒ N

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Submitter Details

Full Name(s)	L.D. Monrad Laurie Dale		
or Organisation (if relevant)	Land owner		
Email Address			
Postal Address	RD.1. Mill creek Rd 3591		
Phone no. <small>include area code</small>	()	Mobile no.	0273587929

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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)

Firewood & Farm land you do not understand
Rural people with these new Monetary Applications

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:

For what you have Done in the Past and
Trying to do now, it is Rediculus. I've seen things
you do and it defies all logical Reason.

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

Retained ☐ Deleted ☐ Amended ☐ as follows:

Leave it as it is, there was enough Rules covering
this Matter.

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 Tom Date 9-3-2014

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

Trade Competition

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

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

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

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

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

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Proposed Thames-Coromandel District Plan



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



Submitter Details

Full Name(s)	VICKI FRANCES MCLENNAN		
or Organisation (if relevant)			
Email Address	vickiandjoe@extra.co.nz		
Postal Address	61 Chancer St CAMBRIDGE		
Phone no. <small>Include area code</small>	07	8274612	
Mobile no.	021	110	4912

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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)

Natural Character Overlay Rules, Section 32.7, Part VI - overlay rules.

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:

As the overlay has no definite effect on my property, and its only a sliver there is no practical benefit to keep the overlay on the property

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 *Jim Clemon* Date 11.3.2014

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

Trade Competition

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

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

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

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

a) adversely affects the environment; and

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

☐ Y ☒ N

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

Submitter Details

Full Name(s)

Philip Leslie Nielsen

or Organisation (if relevant)

Email Address

philnielsen@rocketmail.com

Postal Address

P.O. Box 144 Whitianga

Phone no.
include area code

07 8662573

Mobile no.

0274 965735

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Your Submission

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

Map 13A Kuaotunu West
Address : 50 Cuvier Crescent.

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views: This property is currently zoned Rural and Coastal Living.

My proposal is that it is all zoned under Coastal Living. The property is a natural extension of Cuvier Cres. Existing roading, planting and fencing does lend it to a number of tastefully presented lots.

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

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

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Proposed Thames-Coromandel District Plan



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Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

Submitter Details

Full Name(s)	DAPHNE & WILLIAM REA	
or Organisation (if relevant)		
Email Address	daph61@hotmail.com	
Postal Address	3002 ST25 Tairua-Whitianga, R.D.1, Whitianga 3591	
Phone no. <small>include area code</small>	07 8665212	Mobile no.

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

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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)

Part VI	- Section 29.3 rule 3
Part VII	- Section 38.5 rule 8
Appendices	- Appendix 2 A2.11 Powerco Ltd

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:

as attached

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

Retained ☐ Deleted ☐ Amended ☐ as follows:

as attached

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 Daphne Lea Date 14.3.14

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

Trade Competition

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

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

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

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

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

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Submitter s	Daphne and William Rea
Contact Details	3002 SH25 Tairua-Whitianga, RD1, Whitianga 078665212 daph61@hotmail.com
Owner/Occupiers	3002 SH25 Tairua-Whitianga, Kaimarama 3074 SH25 Tairua-Whitianga, Kaimarama

Specific Provisions of the Proposed District Plan that our submission relates to are:

Part VI	Section 29.3 Rule 3: Clearing Indigenous vegetation in the Rural Area
Part VII	Section 38.5 Rule 8: Subdivision creating one or more conservation lots
Appendices	Appendix 2 A2.11 Powerco Ltd

Part VI Section 29.3	Rule 3: Clearing indigenous vegetation in the Rural Area
-----------------------------	---

We believe the Clearing of Indigenous vegetation section of the proposed plan should include the ability to cut firewood as per the existing Operative Plan. This should not be removed from the plan.

We own and manage 3002 & 3074 SH25 Tairua-Whitianga which is approx 100 hectares of an original family property, which has been farmed since 1883. It is not a conservation lot. For good management of the property we are working toward maintenance of existing pasture whilst fencing off stream access to stock, fencing/protection of significant areas of regenerating indigenous vegetation and weed control. We already have an existing QEII block.

We currently work outside of the property as well as farming our land and also spend many hours working to improve the property. This includes the removal of manuka and kanuka .

Given the growth rate of manuka and kanuka in this environment, the by-product of keeping the land clear for stock is firewood. Primarily for ourselves, but in the interests of making a block such as this a viable option and to enable the property to be as self-supporting as possible we should if required have the option to on sell this product. Manuka and kanuka is not endangered in any way on the Coromandel Peninsula. We believe many people on the Coromandel Peninsula would be in a similar position.

We are in support of Rule 3 (e) The area to be cleared is dominated by exotic vegetation (e.g. forestry, domestic garden, pasture, horticulture), but ask the Council to include into Rule 3 the right to cut and use manuka and kanuka as firewood as outlined in the existing Operative Plan.

Part VII Section 38.5

Rule 8 Subdivision creating one or more Conservation Lots

We request that the maps outlining Conservation Lot areas should be included in the Planning Maps. This is clearly of significance to our two properties 3002 SH25 Tairua-Whitianga and 3074 SH25 Tairua-Whitianga and adjoining properties. We would suggest that not many people are aware of this overlay on their properties due to it's exclusion from the planning maps.

We would also request that Council "ground truth" these areas as the overlays which appear to be exactly that of the previous SNA overlays, have been done from aerial maps and are not a true reflection of actual priority/significant areas for protection.

Appendices

Appendix 2 A2.11 Power Co Ltd

We request the removal of Designation PC09 (Kaimarama Substation).

This designation was in place for an existing sub-station which was removed from the site in the early 1980s, over 30 years ago. The land the sub-station was on was "purchased" under the Public Works Act. On removal of the sub-station the land was offered back to the surrounding land owner as per the Public Works Act of the time. This went ahead and a boundary change was subsequently done to create 2977 SH25 Tairua-Whitianga.

During the past five years we have been involved in negotiations with Powerco to put the 66kva Coroglen to Whitianga power transmission line across our 3002 SH25 property. During negotiation Powerco decided that they may, at a future date utilise the existing designation and planned their 66kva line to this end. At this time they also approached the Minister of Energy to have the Designation changed from the defunct Thames Valley Power Company to themselves as the Peninsula power provider.

We remain opposed to the use of the existing designation for this purpose given the size of the designation and its impact on our properties', both to amenity value and use of the property.

Discussion with Powerco has indicated that if they were to go ahead, further negotiation would be required with the proposed sub-station to be housed in a large shed slightly further north of the existing designation.

We believe the existing designation, which has not been given effect to over the last 30 years be removed and that in the event that Powerco proceed with a sub-station in this area that they apply for a new designation, sited as negotiated with us as a neighbouring landowner (right next door) and which would also give the wider community the option to submit for or against the designation given it's close proximity to us and siting adjacent to a main state highway.

Proposed Thames-Coromandel District Plan



THAMES
COROMANDEL
DISTRICT COUNCIL

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

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

Submitter Details

Full Name(s) SANDRA MARY SCOTT

or Organisation (if relevant) _____

Email Address sandrascott@shinshot.co.nz

Postal Address 114 Pinewood Ct, Matarangi, RD 2, Whangamata 3592

Phone no. 07 866 2656
include area code

Mobile no. 021 030 6614

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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)

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

Proposed District Plan: Visitor Accommodation

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

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 *Sandra Scott* Date *14-3-14*

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

Trade Competition

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

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

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

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

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

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

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



In support of my Submission on the TCDC Proposed District Plan

Dear Mayor Leach and TCDC Councillors,

My name is Sandra Scott and I own a home at Matarangi.

I oppose the changes proposed for Visitor Accommodation in the Proposed Thames Coromandel District Plan ("Proposed Plan") as they relate to renting out of private dwellings and holiday homes.

I believe the suggested changes are contrary to the Councils stated intentions to reign in compliance costs, simplify the rules and support economic growth for the region. I am unconvinced that it has been established that people renting homes over holiday periods cause any more adverse effect for neighbours than owners, their families or friends when they using their homes than renters.

The proposed changes will affect existing and intended home owners in the Coromandel. In particular I believe the rules:

- Will decrease any income owners may receive from their homes, which they then use to offset expenses such as rates, maintenance and other spending in the local economy
- Greater restrictions and increased compliance costs for home owners may have the effect of reducing the desirability values (and therefore the rateable values) of properties on the Coromandel
- May reduce the numbers of holiday rentals available therefore potentially resulting in visitors opting to stay in other regions, impacting on Coromandel businesses as a result.

If limitations must be included in the Annual Plan for 2013/2014 I urge you to consider other ways of creating the regulations around holiday rentals, such as limiting the numbers of persons per bedroom and bathroom, rather than just an arbitrary number of visitors.

The rules around parking need revisiting also. In the case of my home there is a single garage, with access and parking for only 2 small cars on site, while the house, section and studio offer room for many more people than can arrive in only 2 visitor cars, especially for short term visits such as occur in peak periods. In this age of 'car-centricity' this is unrealistic. The street, much like many here at Matarangi is a cul-de-sac therefore quiet and there is ample room for vehicles to park in the street without impeding the rare cars that come into it. Also this does not allow for the section to be used for tents for extra persons to stay.

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.

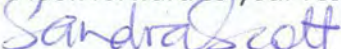
Or, in the alternative, if the principal relief in (i) above is not accepted

(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 "1 tariff-paid customer per bed available 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.


Sandra Scott

114 Pinewood Court

Matarangi

RD2

Whitianga 3592

14 March 2014

Proposed Thames-Coromandel District Plan



Submission Form

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

Your submission can be:

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

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

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

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

Submitter Details

Full Name(s)	WILLIAM ANTHONY LEE.		
or Organisation (if relevant)	W.A+B.J. LEE PARTNERSHIP.		
Email Address	b-lee@xtra.co.nz		
Postal Address	2830 TAIRUA-WHITIANGA ROAD - R.D. 1 WHITIANGA 3591		
Phone no. include area code	(07) 866-5067	Mobile no.	027-625-7172

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 29 Rule 3 Indigenous Vegetation.
Section 56 Rule 6.1 Zone Rules - Permitted Activities.
Natural Character Overlay.

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

Some very practical clauses have been omitted from this P.D. Plan.
Some clauses reduce our ability for a safe work environment.
Natural Character Overlay breaches requirement of Resource Management Act.

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

Retained ☐ Deleted ☒ Amended ☒ as follows:

AMENDED or deleted to create a more accurate and balanced Plan.

Proposed District Plan Hearing

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

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

Signature of submitter N. S. Lee Date 12-3-2014

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

Trade Competition

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

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

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

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

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

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

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Page 3

Our family have owned this farmland at Kaimarama for 110 years (Lot 3 DP 351298 etc) We value its situation, its history and ability to provide for our family for generations to come.

We operate a working, productive farm, employing staff, and have fenced off estuarine and lush areas over many years. We are also progressing a small, sustainable subdivision (Consent with Council) with lots of revegetation areas included.

Concerns with P.D. Plan.

Section 29 Rule 3 - Indigenous Vegetation.

'Farm Tracks' have been removed. - It is very important that we can create farm tracks (small) for safe access for farm bikes + light vehicles - OSH regulations relate to this.

'Power Company lines clearance.' In the past Power Co has been the greatest tree vandal for our farm - Cutting a huge swath of mature Manuka + Kanuka far below their lines. We reserve the right to employ a contractor who will cut only that area that endangers the lines.

Section 56. Rule 6.1 Removal of Manuka/Kanuka.

Ti-tree grows like a weed on our property and we encourage the regrowth. However we believe it is our right to use some for firewood without imposition of 'consents' - 10 m³ per household is reasonable.

'SNA + Natural Character Overlay.'

While accepting the need to preserve and enhance our native lush areas, these overlays are not accurate enough. They cover areas of our pasture that should not be included - we object to this anomaly.

Proposed Thames-Coromandel District Plan

Thames-Coromandel
District Council
Whangamata Service Centre
14 MAR 2014
RECEIVED BY:



Submission Form

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

Your submission can be:

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

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

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

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

Submitter Details

Full Name(s)	Elsa Jenkins (Chairman)	
or Organisation (if relevant)	Whangamata Community Church Association	
Email Address	C- fairway.jenkins@extra.co.nz	
Postal Address	C- PO Box 22 Whangamata	
Phone no. include area code	(07) 8657018	Mobile no.

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

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

PRIVACY ACT 1993

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Your Submission

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

Item No 304 Overlay Planning Map 38B

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 sheet

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 *Charmian* Chairman. Date 11-2-14

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

Trade Competition

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

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

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

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

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Notes for Submission to Proposed Coromandel District Council District Plan

Reference Whangamata Community Church 103 Beverley Terrace Whangamata

We are against the inclusion of the Whangamata Community Church in the plans Heritage list. This building is owned jointly by the Anglican, (Methodist and Presbyterian- Trinity United) churches here in Whangamata and is overseen by a board of people representing them. This board is subject to an Annual General Meeting on a yearly basis.

It was to this Board that whoever it was that proposed the building as a gothic revival style should have directed their intentions. If entrance was gained we would appreciate knowing who allowed this admittance as the building is usually locked.

We have never been given or even sited a copy of the research notes put forward by the person who did this recommendation. We would have thought that this would have been the very least that should have been done.

It was only by chance that we found out what had happened. When I, as chairman rang Council offices I was informed that submissions on that were closed. This was in 2013. I was told to write in and consideration would be given to what I had to say. This was in June 2013. My next correspondence was received in December.

I note that in the December letter it was said that although staff did not agree with some recommendations they went ahead anyway.

We are objecting to the inclusion of our Church on the list because

1. We do not believe the description is correct because of the internal linings used.
2. We would be restricted to any changes of materials that may be required in the future.
Inside and out
3. We believe that any changes would be subject to costly building and resource consents.
4. This last matter could possibly be the straw that broke the camel's back as far as finance is concerned.
5. If it should come to pass that the property had to be sold in the future Heritage restrictions would make it a difficult building to sell
6. The Architectural Significance does not make sense. The words used are as follows (as the church post -dates 1900,any potential archaeological significance the property may have, would be due to its pre-1900 history of use and occupation) The church wasn't built until 1955 well past 1900 consequently could not have been used by anybody before then.
7. Consequently we do not believe it is fair and just to list the building on a Heritage list. It is under 60 years old as of the date February 2014. Whangamata is a lot older than that.
8. We have never been given a copy of the research notes put forward by the person who made the recommendation. This was the very least that could have been done we believe.

Proposed Thames-Coromandel District Plan



Submission Form

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

Your submission can be:

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

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

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

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



Submitter Details

Full Name(s) WILLIAM STUART SEOTT FREEBAIN & COLLEEN MARGARET FREEBAIN
or Organisation (if relevant) _____

Email Address bowerbrae@wave.co.nz

Postal Address 113 NGATI PONOU PLACE
WHANGAMATA

Phone no. 07 865 8690
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

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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)

VISITOR ACCOMMODATION
(RENTING OUT OF PRIVATE DWELLINGS/HOLIDAY HOMES)

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 PROPOSED PROVISION IS SHORT-SIGHTED AND THE CONSEQUENCES
(IF INTRODUCED) WOULD BE DETRIMENTAL TO LOCAL BUSINESS & TOURISM
UNOCCUPIED HOUSES NOT RENTED DO NOT BRING IN VISITORS OR MONEY.

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

Retained ☐ Deleted ☒ Amended ☐ as follows:

WHY 6 PERSONS ? WHY NOT 12 OR MORE ? THE PROPOSED PROVISIONS
DISCRIMINATE AGAINST LARGE FAMILY GROUPS.

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 *L. M. Theobald* Date 13/3/2014

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

Trade Competition

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

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

☐ Y ☒ N

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

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

a) adversely affects the environment; and

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

☐ Y ☒ N

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

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customer.services@tcdc.govt.nz | www.tcdc.govt.nz



10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

Our names are WILLIAM STUART SCOTT FREEBAIRN
COLEEN MARGARET FREEBAIRN and our Trust (WSS & CM Freebairn Trust) owns a holiday home in WHANGAMATA.

We **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 we believe the rules:

- Will decrease the income received from this holiday home - income the Trust use to offset expenses such as rates and maintenance.
- Could reduce the value of the 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

We 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.

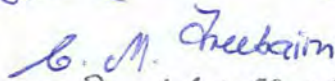
And, in relation to both (i) and (ii) above

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

We look forward to your response.

Yours faithfully,

 (W.S.S FREEBAIRN)

 C.M. Freebairn

WHAT NEXT? LEVIES OR RESTRICTIONS ON THE SALE OF LOCALLY PRODUCED ART/ CRAFTS, PRODUCE GROWN - ALL GOODS SOLD FOR PROFIT AS BACH RENTALS ARE A SERVICE SOLD FOR PROFIT.

Form 5
Submission on Proposed Thames-Coromandel District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

customer.services@tcdc.govt.nz (subject: Proposed District Plan Submission)

Name of submitter: David Lamason
c/- Planners Plus Limited
PO Box 218
WHITIANGA 3542

Phone: (07) 867 1087
Email: info@plannersplus.co.nz

This is a submission on the following proposed district plan:

Proposed Thames-Coromandel District Plan

Dave Lamason's submission relates to several Proposed District Plan matters listed below.

Dave Lamason's submission is as follows:

Background

My name is David William Lamason. I am a resource consent and planning consultant and hold the qualification of Bachelor of Resource and Environmental Planning from Massey University. I have over 17 years' experience working within various local authorities and private consultancies. I am a full member of the New Zealand Planning Institute and a member of the Resource Management Law Association. I have been a director of Planners Plus Limited (Whitianga) for over ten years.

Throughout my career I have worked on a wide range of projects throughout New Zealand. I have been actively involved with preparing subdivision and land use consent applications and co-ordinating various expert consultants to design appropriate developments.

Complying Subdivision within the Residential Zone – Restricted Discretionary Activity

- 1.1 I am very concerned that a complying residential subdivision within the residential zone requires a restricted discretionary activity. A complying residential subdivision will be granted resource consent and therefore the activity status should be a controlled activity.

- 1.2 The controlled activity status provides absolute certainty to the applicant that the resource consent must be granted consent (subject to 106 RMA matters being addressed). After 17 years planning experience, eleven years within the private sector, I can confirm to the Hearing Committee that when the activity status reverts to a more difficult activity status the resource consent costs increase; there is greater uncertainty for the applicant and more time delays occur because of the uncertainty.
- 1.3 Planning practitioners are meant to be making things easier and more cost effective, something which the restricted discretionary activity status does not achieve. In my professional opinion, the controlled activity status for all complying subdivisions within the Residential; Coastal Living and other residential zones should be restored.
- 1.4 A big issue is that when you start from a restricted discretionary activity status, if you do not comply with a rule, you will then need a discretionary activity resource consent. This leads to written approval requirements and at times limited notification for infill subdivision within our settlements. Exactly what should not happen. The activity status basically means a lock down of growth and opportunity for Whangamata whose current allotment sizes mean that the subdivision process will start off as a discretionary activity and will be a very difficult resource consent process. Whangamata has been identified as a growth node for the Coromandel, but this will not happen with the current subdivision rules and activity status.
- 1.5 The restricted discretionary activity status refers you to the restricted discretionary assessment criteria, which contain no more than 48 points to be addressed. The assessment criteria is so long, you might as well change the activity status to discretionary, because the amount of work and assessment required for a complying residential subdivision is difficult to comprehend.
- 1.6 If the Committee makes the decision to retain the restricted discretionary activity status for a complying subdivision, then a rule should be inserted within the District Plan confirming that written approvals or consultation is not required for a complying subdivision.

The Subdivision Allotment Areas

- 1.7 As a planner who has considerable experience with subdivision proposals, I am very disappointed with the net area allotment areas of 400m² (front) and 500m² (rear) in the Residential Zone. This means that you basically need 960m² land area to comply with the net allotment area rule. Most of the allotment areas at Whangamata are 809m² so straight away; you are in a non-compliance situation at Whangamata. Likewise, a number of allotments within the Whitianga do not contain 960m² in area allotments. This means that the District Plan does not promote intensification within the Settlements, which have \$70 million dollar wastewater systems installed to cope with growth within the Settlements. However, the allotment rules do not promote growth within the settlements; to the contrary, the District Plan does not support infill or intensification within the Settlements. On smaller allotments, the District Plan would be better off promoting a land use consent for two complying residential dwellings and then a subdivision of the dwellings. This would mean there is some control around the house design on the allotments.
- 1.8 The Residential Zone allotment areas are quite frankly 'old' planning rules not designed for current trends. The Eastern Seaboard of the Coromandel is one of the oldest populations in New Zealand. Older people are down scaling; they want smaller allotments, less gardens; minimal lawns; 2 to 3 bedrooms low maintenance houses. The

400m² and 500m² net allotment areas are too big for the older generation. The District Plan has not taken into account the older generation living on the Eastern Seaboard.

- 1.9 At the very least you could allow flexibility in the subdivision rules to allow an average of two allotments on 900m² allotment areas, which could allow flexibility in allotment areas. For example a 300m² and a 600m² site could be established on a 900m² allotment. The older generation living in the front and the family home at the back. It is the flexibility in allotment sizes that are required to accommodate those persons in the 55 to 75 year old age range that do not want to be in a retirement village and still want their independence whilst living on a property that they can maintain and look after.

Pedestrian Core and Waterfront Zone Rules

- 1.10 The Pedestrian and Waterfront Zone rules in my opinion have been a complete failure. Whitianga for example went through a tremendous growth period. The Pedestrian Core and Waterfront Zones that were meant to promote vibrancy and intensification just has not worked.
- 1.11 In my professional opinion, there are a number of factors why Whitianga Waterfront and Pedestrian Core Zones have not developed as follows:
- (i) Far too many rules;
 - (ii) Vague and complex design guideline rules that make no sense what so ever and are treated with disdain from several architects that design their buildings around these design guidelines; and
 - (iii) Consenting costs and uncertainty.
- 1.12 The Council only needs to take a site visit around the waterfront and pedestrian core zones of Whitianga to realise that the rules are far too complex for development (i.e. right development) to occur. It is extremely disappointing for me to think that Whitianga Waterfront is unlikely to develop for another 10 to 20 years because of the difficulty and costs to obtain a resource consent.
- 1.13 The Pedestrian Core subdivision area Rule 38.7 requirement has increased from 200m² (Operative District Plan) to 300m² (Proposed District Plan). The subdivision allotment rule needs to revert back to the Operative District Plan of 200m².

Environmental Lot Rules

- 1.14 The conservation lot rules are one of the biggest disappointments for me as a planner. The Operative District Plan conservation lot rules worked so well in creating 'rural residential' allotments whilst creating conservation areas. Under the Operative District Plan, conservation lots in the Rural Zone were controlled activities. Under the Proposed District Plan, consent is now required for a restricted discretionary activity. You would have noticed my comments above, increase the activity status, increase the cost of the consent (fact).
- 1.15 Not only has the activity status gone up, we now rely on Figure 1 (page 282 of the PDP) to identify what properties are able to create environmental lots. The District Council is picking winners; and is not taking account of unproductive erosion prone land that would benefit from enhancement planting of indigenous vegetation.
- 1.16 The conservation area to be protected in most instances will need to be 10 hectares under the 'Priority Areas for Protection' (Table 1 – page 273). The 10 hectare area has doubled from the Operative District Plan which provided for 5 hectares. The environmental lot

rules are more restrictive; activity status gone up; which means that high environmental enhancement and landscape amenity subdivision proposals on unproductive and erosion prone rural land are now a more difficult and costly process. In my professional opinion, the Proposed District Plan environmental lot rules are the opposite of what should be occurring on the Coromandel Peninsula.

- 1.17 In my opinion, figure 1 on page 282 needs to be replaced with a map we can read. The environmental lot rules within the Rural Zone should revert to controlled activity status and encouraged as what the District would like to occur. Table 1 on page 272 needs to be rewritten, made clearer and basically utilise the Operative District Plan conservation lot rules, which is a far superior rule and provides for superior environmental outcomes.
- 1.18 In my opinion, the ecologists and the policy planners have missed a relevant point with regard to the benefits of environmental lots. Restoration of degraded erosion prone land is a very important aspect to the design of conservation lots. Protecting steep gullies with streams at the bottom of them will no longer be applicable to the environmental allotment rules. On balance the Operative District Plan's conservation lot rules have been the most conservation and environmental friendly developments that can occur within the rural and coastal environments.

Discretionary Activities for Rural Subdivision

- 1.19 I have noticed that complying rural subdivision requires resource consent for a discretionary activity, which is consistent with the Operative District Plan. However, there are no discretionary activity assessment criteria for rural subdivision. I anticipate that (we have not received any feedback on this issue from the Council) a complying rural subdivision will be assessed via the rural zone objectives and policies. Does that mean we are treating complying rural subdivisions as if they were a non-complying activity? The process is the same.

Controlled Activities to Restricted Discretionary

- 1.20 For some unknown reason and I still have not been given a logical answer, why is there the demise of controlled activities within the District Plan. A number of activity status that used to be controlled activities are now restricted discretionary activity. I have given you two examples above (complying subdivisions in the Residential Zone and Conservation Lot subdivisions in the Rural Zone). I had one Council planner tell me that they 'have control' over restricted discretionary activities. That was a disappointing comment.
- 1.21 Controlled activities provide certainty for applicants to make decisions and for Council and Consulting planners to provide assurance and certainty that you will be able to obtain resource consent. This means that applicants can make decisions reasonably quickly and understand the controlled activity costs. This is not the same for restricted discretionary activities. Yes, most restricted activities will be granted consent. However, the local authority can grant or refuse consent. Straight away there is uncertainty; consulting planners need to detail the risks. The uncertainty with increasing the activity status means that there are delays for the applicant to make a decision to proceed with the resource consent process. Without doubt the consent costs will increase. No one (Council or the Committee) will be able to convince me that the costs will stay the same or decrease as a result of the activity status going from controlled activity to restricted discretionary activity.

Future Generations

- 1.22 I have heard over the years about the RMA and 'future' generations'. I am extremely concerned when I look at my young children and wonder whether the costs to obtain resource consents; the time delays in processing resource consents; the complexities of rule writing of these second generation plans; only means that section prices; house prices; and attempting to set up a business will increase. I am worried that my children may end up renters unable to purchase a house and/or set up a business in New Zealand due to RMA compliance costs. I want to see the Coromandel do well environmentally but also economically. It's all about creating a balance. In my opinion, the District Plan is not balanced. It is a more difficult District Plan for applicants to obtain resource consents.
- 1.23 I have a strong desire for jobs to be created. I am a planning consultant with morals. Several consultants (not just planners) I have spoken to over the years love to see difficult and complex District and City Plans. They rub their fingers together indicating that they will earn more consulting dollars due to the complexities of District and City Plans. I request that the Committee when making decisions on submissions consider the costs associated with increasing the activity status on a number of activities within the District.
- 1.24 I would like to think that the Council views my comments from another perspective. I obviously do not want to offend the Council's Policy staff whom I have the upmost respect in as they certainly have a difficult task. However, I am merely pointing out the difficulties that I see on so many occasions with applicants attempting to do something constructive and productive only to be stopped at the first hurdle, the District Plan. I would like to think that this Council can make its own rules, one of promoting growth; economic activity and jobs for our communities whilst maintaining and restoring the environment. My reaction to the Proposed District Plan is that the preparation of and the processing of future resource consents will be more expensive and difficult to obtain. As a planning practitioner I am uncomfortable with many aspects of the Proposed District Plan.

Submission Points

My submission points are listed within the attached table (**Attachment A**).

David Lamason wishes to be heard in support of his submission.

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

Signature of submitter
(or person authorised to sign
on behalf of submitter)

Date

Address for service of submitter:

Telephone: (07) 867 1087

Fax/email:

info@plannersplus.co.nz

Contact person: David Lamason
(Planners Plus Limited)

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14/03/2014



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SECTION	PROVISION	OPPOSE/SUPPORT	DECISION SOUGHT	DISCUSSION
Part VII - Section 38 - Subdivision				
Section 38 - Subdivision	38.5 (Rule 8) Subdivision creating one or more conservation lots	Oppose	Amend Figure 1 for Indigenous Ecosystem Restoration and Enhancement. Amend conservation lot subdivisions that are not in a priority area but contain land worthy of protecting so that they are assessed as restricted discretionary activities, not discretionary or non-complying activities.	Figure 1 is too vague and at a scale that makes it difficult to see whether it relates to a particular property or not. Furthermore Figure 1 does not include all rural land (e.g. at the northern end of the peninsula) that may include areas worthy of protecting by way of conservation lot development. Properties that have areas that are worthy of protection should not be penalised or discouraged to protect these areas by making the consent process harder (i.e. deeming them to be discretionary or non-complying activities). Protecting significant areas should be encouraged and made as easy as possible, not as costly as possible.
Section 38 - Subdivision	38.6 (Rule 9) Subdivision creating one or more allotments	Oppose	Either amend Rule 9 so that subdivision creating one or more additional lots within the Rural Area (provided it meets the standards of Table 2 and 3) be deemed a restricted discretionary activity or if it remains a discretionary activity it should not require the written approvals of adjoining property owners.	A subdivision that meets the average lot size and relevant standards for the zone should not be subject to the extra expense of the possibility of a notified application. The average lot size rule and standards ensure that development in the rural area reflects the scale and character of what residents of the District can expect and anticipate in the rural area. The need for written approvals can place undue and unnecessary costs and delays on an applicant if for some reason a neighbour decides not to provide written approval.
Section 38 - Subdivision	3.8.4 (Rule 2)	Oppose	Delete 1(a); (c) and (e). Delete the 5% requirement and boundary adjustment over zone and/or overlay. Delete Rule 2(e) and table 3. A boundary adjustment that is not a controlled activity should be restricted discretionary at worst, not a discretionary activity as per Rule 2.3.	Unnecessary and not needed. Unpractical and unrealistic. Boundary adjustments have never been an issue in the past. It is unfair for a land owner who has two zones across their land to be penalised in making a boundary adjustment. Section 38.2 (Rule 2.1(e) - Table 3 requires connections to essential services if within 100 metres. It is unrealistic and extremely costly to run stormwater; wastewater and water connections for 100 metres for a boundary adjustment. Boundary adjustments should be a simple application, but the Proposed District Plan is making it very difficult.
Section 38 - Subdivision	Rule 5	Support in part	Amend Rule 5.1(a) so that it should refer to a consented	On several occasions, older houses have been legally established by way of building consent but have not obtained a land use consent for

Section 38.5 - Subdivision	Rule 7	Oppose		dwelling as being legally established by a 'building consent or resource consent'. Amend so that a complying subdivision should be a controlled activity.	two houses on one allotment. It has always caused processing issues about a consented dwelling. The amendment to the rule cleans up a historical matter. Addressed within the main part of the submission.
Section 38.5 and 38.7 - Subdivision	Rule 7.1(a) and 38.7 (Table 2)	Oppose in part		Delete - Table 2 – point 2(b)	Coastal Living Zone without a connection to a wastewater system allotment area of 1,000m ² is not supported. Allotment areas should be 600m ² or more depending on the site suitability engineering report. Soil profiles; size of house; technology and suitably qualified site suitability engineer should decide whether wastewater can be disposed on-site, which in turn determines allotment size. The 1,000m ² allotment is basically a shutdown of all development within the Coastal Living Zone without a public wastewater system.
Section 38.7 - Subdivision	Section 38.7 – Table 2 – 12a	Oppose		Delete Table 2 – point 12a	Revert back to 200m ² minimum allotment area for the Pedestrian Core Zone, which is consistent with the Operative District Plan and the Proposed District Plan's Commercial and Waterfront Zone allotment rules. There is no reason to increase the allotment area within the Pedestrian Core Zone.
Section 38.7 - Subdivision	Section 38.7 – Table 2 – 13a	Oppose		Delete Table 2 – point 13a	The allotment areas are too restrictive, not flexible enough, does not provide for choice, is a hand break on promoting additional growth within the existing settlements of the Coromandel, and does not take into account the aging population that requires smaller allotment areas. The rule and activity status basically puts a halt on growth at Whangamata by making all infill subdivision a discretionary activity. That is a backward step compared to the Operative District Plan. Best case scenario would be to allow for an average of two allotments per 900m ² , which allows a mixture of smaller and larger allotment sizes. This allows the market (i.e. the public) to decide what size allotment they would like to live on, not some allotment size plucked out of the air.
Section 38.7 - Subdivision	Section 38.7 – Table 2 – 13d	Oppose		Delete Table 2 – point 13d	The allotment areas for Tairua; Matarangi and Coromandel Town should be consistent with Table 3 – 13a.
Section 38.7 - Subdivision	Section 38.7 – Table 2 – 15b	Oppose		Delete reference to point 15(b)	Not needed, has never been an issue in the past.

Objective and Policies					
Section 9.3	Policy 1a(i)	Oppose	Delete J	Should be rewritten to be in accordance with Resource Management Act 1991 legislation.	
Section 9.3	Policy 3d	Oppose in part	Add The ‘maintenance’ and enhancement...	Maintenance is consistent with National legislation.	
Section 15.3	Policy 10g	Oppose	Delete the policy	Hot Water Beach is one of the most visited tourist attractions in NZ and will need services to cater for the masses.	
Section 15.3	Policy 10t	Oppose in part	Delete reference to ‘not develop and grow south of the Mercury Bay Golf Club’	Existing activities are already located south of the Golf Club. A very negative view taken with regard to the properties south of the Golf Club. Maybe any developments south of the Golf Club should instead be required to maintain a beautified entrance or a landscape yard.	
Section 16.3	Policy 1c	Oppose	Take out ‘significant’ biodiversity gains.	Maybe use the words maintain or enhance biodiversity.	

SECTION	PROVISION	OPPOSE/ SUPPORT	DECISION SOUGHT	DISCUSSION
Section Pedestrian Zone	51.1 Description Zone	Oppose in part	Amend the second paragraph to read “Where possible or where existing the Pedestrian Core Zone requires a service lane along the side and/or rear of the lot to provide a continuous pedestrian frontage.”	In some areas of the Pedestrian Core Zone it is physically impossible to provide a service lane at the side or rear of a property and therefore it should not be expected that a property in the Pedestrian Zone be required to provide one.
Section Pedestrian Zone	51.2 Zone Purpose	Support	Retain the description of the Pedestrian Core Zone purpose particularly where it encourages development to be of a mix and density that creates a vibrant core.	The purpose of the Pedestrian Core Zone is supported.
Section Pedestrian Zone	51.4 Permitted Activities (Rule 1.2) General Commercial	Support	Retain the Controlled Activity status of buildings associated with a general commercial activity.	The Controlled Activity status of buildings associated with general commercial activities is supported.
Section Pedestrian Zone	51.4 Permitted Activities (Rule 1.4) General Commercial	Support	Retain Rule 1.4 so that resource consent applications under Rule 1.2 are to be assessed without the need for public or limited notification.	Rule 1.4 is supported.
Section Pedestrian Zone	51.4 Permitted Activities (Rule 2.2) Restaurant	Support	Retain the Controlled Activity status of buildings associated with a restaurant activity.	The Controlled Activity status of buildings associated with restaurant activities is supported.
Section Pedestrian Zone	51.4 Permitted Activities (Rule 2.4) Restaurant	Support	Retain Rule 2.4 so that resource consent applications under Rule 2.2 are to be assessed without the need for public or limited notification.	Rule 2.4 is supported.
Section Pedestrian Zone	51.4 Permitted Activities (Rule 3.2) Residential Care Facility	Support	Retain the Controlled Activity status of buildings associated with a residential care facility activity.	The Controlled Activity status of buildings associated with residential care facility activities is supported.
Section Pedestrian Zone	51.4 Permitted Activities (Rule	Support	Retain Rule 3.4 so that resource consent applications under Rule 3.2	Rule 3.4 is supported.

SECTION	PROVISION	OPPOSE/ SUPPORT	DECISION SOUGHT	DISCUSSION
Zone	3.4) Residential Care Facility		are to be assessed without the need for public or limited notification.	
Section Pedestrian Core Zone	51 Permitted Activities (Rule 5.1(a) and (b)) Visitor Accommodation	Oppose	Amend so that visitor accommodation as a permitted activity is not restricted to 6 visitors and that a new purpose building can be constructed for the activity provided it is assessed as a Controlled Activity.	The purpose of the Pedestrian Zone encourages development to be of a mix and density that creates a vibrant core. Visitor accommodation activities promote this and encourage visitor and pedestrian activity and interactions within the Pedestrian Core Zone both during the day and in the evening.
Section Pedestrian Core Zone	51.4 Permitted Activities (Rule 13 (e)) Home business	Oppose	Delete Rule 13(e) which requires that the home business is carried out by a resident(s) of the dwelling and no more than two people who do not reside at the dwelling.	The home business activity is operating within the Pedestrian Core Zone where commercial activities etc. are permitted activities and are not restricted by the number of people who work at the site. Home business activities within the Pedestrian Core Zone which are located within existing buildings should therefore not be restricted by the number of people carrying out the business whether resident or non-resident.
Section Pedestrian Core Zone	51.7 Assessment Standards, Matters and Criteria (Table 3)	Oppose in part	Delete the reference to Monk Street and Mill Road from Table 3.	Table 3 relates to standards in Table 4 and 5 that is not practical for a number of properties on Monk Street or Mill Road (i.e. vehicle crossings, fences, clear windows, verandahs etc). A number of properties along Monk Street/Mill Road comprise professional office buildings, dwellings and a service station. A property owner cannot renovate/upgrade the building/dwelling on these sites without the need for a Restricted Discretionary Activity consent because there is no way that the standards can be complied with. Council needs to be realistic as to the type of development that is likely to occur within the Monk Street/Mill Road area so that property owners are not deterred from tidying up and upgrading their properties.
Section Pedestrian Core Zone	51.7 Assessment Standards, Matters and Criteria (Table 4) Standard 3	Oppose in part	Amend standard 3 so that it relates to General Commercial activities only.	Residential dwellings are also located within the Pedestrian Core Zone and should be allowed to erect a fence for privacy reasons.