

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)

FRANCES RUSH

or Organisation (if relevant)

Email Address

kneescratcher@xtr9.co.nz

Postal Address

40 George Street, Claudelands, HAMILTON
3214

Phone no.
include area code

(07) 85 33350

Mobile no.

021 924 450

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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P/s see attachment sheet with Submission point 2 re clarification re over key.

Submission 1151

Your Submission

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

① The zone change proposed which changes my land from Coastal zone Village Policy to Coastal Living Zone
Address 23 Irishtown Rd, Kuatunui Legal Description
Lot 3 DPS 52183 4775m².

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 change would mean to subdivide my land ~~under Controlled Activity~~ I no longer will be able to do under Controlled Activity but as Restricted Discretionary Activity. Given there is very limited land within the village area suitable to subdivide this change will not affect most properties which means my likelihood on getting approval is very limited & costly in all of Kuatunui.

The decision I seek from the Council is that the provision above be: under R D Activity eg getting neighbors consent.

Retained ☐ Deleted ☒ or Amended ☒ as follows: ☒ Please see attachment for other points.
To enable me to subdivide the Land under Controlled Activity ~~and~~ not as Restricted Discretionary Activity, given the size of ~~the~~ ^{my} ~~sub~~ ^{land} and ~~sub~~ ^{close proximity to village.} sustainability.

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 M. A. R. R. 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

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

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Submission
Point 2.

Re Specific provisions in Proposed Plan

* The discrepancy as to Lansea Landscape Amenity & Coastal Environment marked as X under GIS Maps. Yet when looking in overlays in proposed district Plan Landscape Amenity not showing, on this property, as overlay.

Reasons for view:
Need clarification so I understand the potential ramifications of either (before I can consider a submission). Need to know if overlay on land or not?

The decision I seek: is ☒ clarification so I can make a informed decision re: submission possibility.

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Submitter Details

Full Name(s) **HOWARD ARCHIBALD POLOCK**

or Organisation (if relevant)

Email Address **hpolock@xtra.co.nz**

Postal Address **P.O. Box 445 THAMES**

Phone no. **07 8675332**

Mobile no.

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Your Submission

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

Low Density Residential zoning south east of
Moanataiari Creek Road (Map 316)

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:

Timely to consider the rezoning of all or parts of the area given the lack of residential development opportunity so close to the Commercial Area of Thames. (see notes attached)

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

Proposed District Plan Hearing

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

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

Signature of submitter M. Pouke Date 11.3.14

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

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

☐ Y ☐ N

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Proposed Thames-Coromandel District Plan

Notes Supporting Submission re Rezoning: by Howard Pocock

The reasons for requesting the rezoning from to "Low Density Residential" to "Residential" for all or parts of the area southeast of Moanataiari Creek Road Thames are:

1. It is timely to consider zone changes to the area given the District plan is being reviewed at this time otherwise another 10 years may elapse before consideration can be given again.
2. The area covers a variety of property sizes and shapes. Some may already be too small meet the proposed 2500m² minimum lot size for the zoning, while others could be large enough to be better off subdivided but not allowable easily under the current zoning.
3. The total area involved is sizable and the current blanket zoning for the area may not now be appropriate.
4. A lot of the the area is located within walking distance of the commercial area unlike numerous areas on the outskirts of Thames. It makes sense then to consider converting all or parts of it to "Residential" zone where possible, to make properties better utilised .
5. Restrictions imposed on the area due to its current zoning, ie subdivision standards, *coverage*, boundary adjustments, and lot sizes create an unfair burden on landowners who could make changes to their property arrangements to suit better utilisation.

Note

There is also the unusual arrangement of having extensive crown land surrounding individual properties. This land is administered by DOC and therefore property owners are likely to incur extensive consent processes, plus high application costs, huge public liability costs, as well as on-going monitoring costs should they wish to deal with utility services (connecting to council systems), access etc .

Although this aspect may not be relevant to the current plan review it is an aspect that needs to be considered should the Council consider designating crown land as road reserve (ie Moanataiari Creek Road), or giving owners the opportunity to amalgamate surplus or waste crown land into their properties to create opportunities to subdivide into smaller lots as would be made possible with a "Residential" zone.

Howard Pocock

11/03/14

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

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



Submitter Details

Full Name(s)	Frank Johnstone		
or Organisation (if relevant)			
Email Address			
Postal Address	83 Whangapoua Road, Coromandel.		
Phone no. <small>include area code</small>	07	8668171	Mobile no.

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Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
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Section 29 - Biodiversity

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 cutting of Manuka firewood is a necessary right of any landowner. The paying for this right is immoral. Many elderly people depend on this wood for survival.

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 P. Johnstone Date 10/3/2014

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

Trade Competition

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SUBMISSION

TDC Proposed District Plan

TO

RECEIVED

17 MAR 2014

Thames Coromandel District Council
ECM No:

Form 5

Submission on publicly notified Proposed District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Thames Coromandel District Council

Name of submitter:

Stephen Bootten 117 Mercury View MATARANGI

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

Notified on 13 December 2013

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

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

OUR SUBMISSION:

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

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

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

REASONS:

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

DECISION SOUGHT

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

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

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

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

OUR SUBMISSION:

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

DECISION SOUGHT

Delete Objective 1 and replace with the following:

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

OUR SUBMISSION:

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

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

DECISION SOUGHT

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

OUR SUBMISSION

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

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

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

DECISION SOUGHT

Add new to Section 7.3 a new Policy1a as follows:

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

OUR SUBMISSION

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

DECISION SOUGHT

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

Amend the standard for site coverage in Rule 1.1 d) to "1% or 75m2 gross floor area whichever is the more restrictive"

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

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

OUR SUBMISIUON

We seek a consequential decision to amend the definition of "site" in Part II Section 3 Definition to *be in line with the definition for site in Operative District plan provision for development on the Matarangi Golf Course land.*

DECISION SOUGHT

Add to definition of "site" the following: " the Matarangi Golf Course on Lot 1 DPS 83350, Lot 36 DPS 72837, Part of Lot 19 DP 331131 & Lot 101 DP 365624, including the golf course club rooms which are restricted to Lot 1 DPS 83350."

OUR SUBMISSION

We seek amendments to Section 50 Open Space Zone Description and Purpose to ensure the *primary purpose of the zone is made clear for Matarangi.*

DECISION SOUGHT

Add to Open Space Zone purpose at Matarangi the following words:

The primary purpose of the zone is to ensure:

- open space qualities are achieved and natural attributes are preserved,
 - open space zone applied to land in private ownership development rights identifies where development rights have been transferred out into the development cells or clusters
 - open space zone vested in Council is to be managed as open space free of buildings or community facilities. Buildings and structures required for recreation purposes are located within the Recreation Area or land specifically identified for the purpose at time of subdivision (eg tennis courts, skate park, emergency services, boat trailer parking etc)
-

OUR SUBMISSION

We seek consequential amendments or relief or such other relief that would meet the submitters concerns

DECISION SOUGHT

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

SUBMISSION

TCDC Proposed District Plan

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

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

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


Signed

Date

13/3/2014

Address for service of submitter:

26 Landscape Rd
Mt Eden

Telephone:

Auckland 1024
021 650500

Email:

steve@bootten.co.nz

Contact person:

Steve Bootten

Proposed Thames-Coromandel District Plan



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Submitter Details

Full Name(s)	Isobel Margaret McMullin	
or Organisation (if relevant)		
Email Address	dmcmullin@paradise.net.nz	
Postal Address	4/456 Remuoto Rd. Auckland 1050	
Phone no. <small>include area code</small>	09 5246583	Mobile no.

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Your Submission

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

see attached page

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 I. M. McNall Date 13.3.14

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

Trade Competition

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4/4566 Remuera Road,

Auckland 1050.

13/03/14

T.C.D.C.

Thames.

RE 413 Thames Coast Road.

Dear Sir/Madam,

My family has owned this property since 1931, and I have owned it since 2003. I have had a full association with the property from the 1930s. I have spent months in holidaying there and have seen its development. On one occasion when the tide came in the gate and that was some years ago (it did not come in the gate when there were "king tides" recently when there was windy weather as well. A set back may be appropriate for the east coast but not for the relatively sheltered waters of the firth of Thames.

Yours sincerely,

Isobel McMullin.

Proposed Thames-Coromandel District Plan

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Submitter Details

Full Name(s)

BRUCE GORDON & ROSEMARY CLAIRE BLEAKLEY

or Organisation (if relevant)

Email Address

dr.bleakley@gmail.com

Postal Address

53 Beach Rd, Melbourn Bay, Auckland 2014.

Phone no.
(include area code)

09 537 2419

Mobile no.

0275 314 267

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Your Submission

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

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

My submission is:

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

I ☐ support ☒ oppose the above plan provision.

Reasons for my views:

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

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

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

Proposed District Plan Hearing

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

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

Signature of submitter

[Handwritten Signature]

Date

11-3-2014

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

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

☒ Y

☐ N

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

Dear Mayor Leach and TCDC Councilors,

Our names are Bruce and Rosemary Bleakley and we own a holiday house in Cooks Beach.

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 I believe the rules:

- Will decrease the income we receive from our holiday home – income we use to offset expenses such as rates and maintenance.
- Could reduce the value of our 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 urge you to reconsider these rules in your Draft Annual Plan for 2013/2014.

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.

Our bach is capable of accommodating 8 guests but very rarely accommodates more than 4, the majority are family groups who would not stay in alternative accommodation (i.e. motels) as they are looking for the traditional bach life. We only charge sufficient to cover our expenses for the year, there is no money-making element.

We look forward to your response.

A handwritten signature in blue ink, appearing to be 'B. Bleakley', written in a cursive style.

Name Bruce and Rosemary Bleakley

Home Address: 53 Beach Rd, Mellons Bay, Auckland 2014

Proposed Thames-Coromandel District Plan

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17 MAR 2014
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ECM No:



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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) KIRSTY MILLS

or Organisation (if relevant) _____

Email Address Kirstymills@orcon.net.nz

Postal Address 196 Beach Road
RD 2 Katikati 3178

Phone no. 07 5490089 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)

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

Visitor Accommodation - Proposed Plan -

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 K. Mills Date 12-3-14

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

Trade Competition

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

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

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

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a) adversely affects the environment; and

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



Dear Mayor Leach and TCDC Councilors,

My name is ^{K Mills} K. Mills and I own a holiday house in Whangamata.

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.

I strongly believe we have an unique holiday destination and by discouraging home owners to let their properties I look forward to your response. will decrease the visitors, revenue etc and people will look elsewhere to go and spend their money.

Name Mrs Kirsty Mills

Address 196 Beach Road

Katikati. RD2.

Subject: Important news for Holiday Houses owners in the Coromandel

From: "Whangamata Real Estate Ltd" <diary.rbre129340@whangamatarealestate.rentals-mail.com>

Date: 11/03/2014 3:47 p.m.

To: kirstymills@orcon.net.nz

Re : **Important news for Holiday Houses owners in the Coromandel**

Hi Kirsty

You may already be aware that the Thames-Coromandel District Council (TCDC) has been seeking submissions to their Proposed District Plan. Some of this plan affects visitor accommodation in the Coromandel, and it may have an impact on how much you can earn from your holiday house.

You have the right to make a submission to the council in relation to the proposed plan.

The deadline for this submission is **this Friday 14th March, 5pm**

Whangamata Real Estate Ltd, in collaboration with other agencies are preparing a submission. It is still important that you make your own submission to the TCDC. To help you with this we have included a template letter for you below.

How does the proposed plan affect me?

The most significant change is that renting to more than 6 people without an on-site manager will require you to apply for resource consent.

The TCDC has more information [here](#).

You can read the proposed district plan [here](#).

You may need to agree to the TCDC terms and conditions to view the plan, and you'll find the proposed plan by clicking on "The Plans" at the top of the page. The section dealing with visitor accommodation is Section 54.4, in Part VIII - ZONE RULES.

Why is the TCDC proposing these changes?

We believe lobbying by the Motel Association of New Zealand (MANZ) has resulted in these proposed changes. MANZ are attempting to protect their businesses by making it tougher to offer visitor accommodation in the region.

We believe this is misguided, as restricting holiday house rentals in the district won't necessarily mean more people stay in motels, it's more likely to force visitors to find holiday homes elsewhere.

We believe applying these restrictions will be bad for the Coromandel economy, with lower visitor numbers, lower investment in maintenance and improvements of houses, and lower real estate values.

What has Holiday Houses been doing?

We have endeavored to bring this issue to your notice by previous emails so we hope that a united front is presented with your help to respond to some of the arguments raised by MANZ.

What can I do?

Please make sure your voice is heard by making a submission to the council by 5pm Friday 14th March. To make a submission:

1. Copy and complete the template letter below
2. Download and complete the [TCDC submission form](#)
3. Attach and send both documents to customer.services@tcdc.govt.nz

Proposed Thames-Coromandel District Plan

Scanned Image poor due
to quality of original

TO
RECEIVED
17 MAR 2014
Thames-Coromandel District Council
ECM No:

THAMES
COROMANDEL
DISTRICT COUNCIL

Submission Form

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

Your submission can be:

Online: www.tcdc.govt.nz/dp/

Using our online submissions form

Posted to: Thames-Coromandel District Council
Proposed Thames-Coromandel District Plan
Private Bag, Thames 3549
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

NAME: RAYMOND JULIAN WADLESS

ADDRESS: NIL

EMAIL: ray.wadless@hotmail.com

PHONE: 8 CUSHLA PL MASSEY AUCKLAND 0614

09 8324193

021-260-6625

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 information you submit to the Council is subject to the provisions of the Privacy Act 1993. The Council is required to manage your information in accordance with the provisions of the Act. The Council will not release your information to any other person or organisation without your written consent, except where the release is required by law or for the purpose of the Act. The Council will not release your information to any other person or organisation without your written consent, except where the release is required by law or for the purpose of the Act.



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to quality of original

10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is RAYMOND WADLES and I own a holiday home in 103 PUKA CRES MATARANGI

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

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

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

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

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

As Principal Relief

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

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

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

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

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

I look forward to your response.

Yours faithfully,

R. J. Wadles

Your Submission

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

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

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

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

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

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

Proposed District Plan Hearing

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

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

Signature of submitter _____ Date _____

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

Trade Competition

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

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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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11/3/2014

submission re manuka/kanuka firewood

Please accept this submission on the firewood matter.

We live off the grid and are totally dependant on this wood for heating and cooking. We have an ongoing battle with re-generating scrub clearing it for grazing.

This latest idea of council is not right and I urge council to re-consider this matter. There is no justification for these obstacles to be put in our way.

Kevin Wilkie

1036d thames coast rd



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



Submitter Details

Full Name(s)	PAUL HAMON		
or Organisation (if relevant)			
Email Address	paul.hamon@justice.govt.nz		
Postal Address	74 Kawaha Point Road, ROTOMAHU 3010		
Phone no. <small>include area code</small>	(07) 3482698	Mobile no.	021452415

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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)

Zoning and Subdivision Standards - Koromiko Drive, Coromandel.
Proposed Zoning as "Low Density Residential Zone" limiting
any subdivision to minimum net area 2,500m² and minimum
average lot density to 1 per 3,000 m². This is too big

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:

Koromiko Drive is a fully developed subdivision connected to all
services including sewage, water and power and the minimum
area allowed should be more consistent to that of Coromandel Town.

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

Amend Zoning to allow smaller sections or minimum average
area of not more than 1800m² or re-zoned to "Village Zone" or
Coastal Living Zone or Zoned as part of Coromandel Town.

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 12/3/14

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

Trade Competition

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

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



Proposed Thames Coromandel District Plan

Submission by

Submission by: Genevieve Morley
 Business: Fern Lodge Coromandel
 Address: 8 Oxford Terrace, Coromandel Town, 3506
 Phone: 07 866 8058 Email: grmorley@gmail.com

To

OTS

Received

13 MAR 2014

Thames-Coromandel District Council
Coromandel

File No:.....

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.

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 name/address
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I have grown up in this town, and have now returned. I am a 27-year old mother to my new baby and business owner. I have a degree in Communications from AUT and a diploma in Journalism. I have travelled the world and am happy to return to Coromandel. However, since I have been back, the ongoing discussions and threats of mining have made me re-consider my loyalty to this wonderful and beautiful place. They have eroded my sense of security here. The talks and the threats, the constant articles in the papers and the protests down at the wharf have made me feel that this council does not value a clean environment and now I am re-considering what I would do if mining was to go ahead on the peninsula. Would I leave? I value a clean environment and I would not jeopardise the health of my family by continuing to live here. Also, my business relies solely on the tourism industry. I talk with international travellers everyday who are very aware of how dredging / mining would degrade the environment. The main reason why they come to New Zealand and Coromandel is because of its unspoilt/untouched character. There is real potential in building on what we have here in Coromandel, which is a history rich with mining and a future rich with conservation and kiwi preservation. I believe that David Foreman's idea of continuing to create Coromandel Town a heritage town is a bright idea. I believe that having clean aqua fisheries and a healthy safe clean harbour free of heavy metal pollutants is the only way to go and I don't believe from having see so many negative overseas examples that 'cleaning' up the harbour would be first priority, obviously the search for gold/ silver would be high on the agenda as it would no doubt be a very costly and time lengthy exercise.

I oppose Section 14 - Mining Activities.

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

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

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

My further comments:

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

Yours sincerely,

Signature:



Date:

13.03.14

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)	NAOMI & ROGER ASHTON	
or Organisation (if relevant)	N/A	
Email Address	N/A	
Postal Address	PO P.D.C. HALL WHITIANGA	
Phone no. <small>include area code</small>	N/A	Mobile no. 021-894-943

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

SEE ATTACHED LETTER

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 Reynoldson & Naunton Date 14.03.14

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

Trade Competition

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

☐ Y ☒ N

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

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

N/A

a) adversely affects the environment; and

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☐ Y ☒ N

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BY HAND
14.03.14.

c/- P.D.C.,
Hahei,
Whitianga.

13.3.14

T.C.D.C.,
Private Bag,
Thames 3540

For the attention of the District Plan Officer.

Dear Sir,

Re: Proposed District Plan Change of Land from Rural to Rural Lifestyle;
94, 111 & 132 Hahei Beach Rd and bordering the Coastal Village
boundaries

We are residents of Hahei and are writing to object to the above proposed change, for the following reasons:-

① This land is sufficiently far from the Coastal Village activity areas (beach, shops, restaurants, Community Centre) to result in a disproportionate increase in traffic, of both cars and tractors with boat trailers, which currently park on the beach. The effect will be to negatively impact the quality, character and setting of the Coastal Village, particularly at peak periods when facilities are already inadequate. Hahei is a family holiday destination with a lot of pedestrian and cycling activity which would be vulnerable to worsening traffic conditions.

② Rural Lifestyle blocks are, in our opinion, poorly suited to the provision of predominantly holiday homes and will, inevitably, result in applications for further subdivision, exacerbating the negative effects of development.

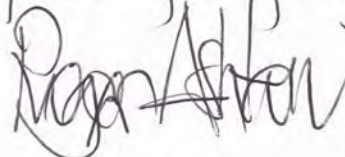
- ③ There are a number of significant issues which need to be addressed in Hehei, including utilities, infrastructure and visual aspects of the village's coastal setting, before schemes of this size can be properly assessed.

In all the circumstances we believe that your Council would be right to withhold support from this proposal.

If your Council is, nonetheless, minded not to withhold support from the proposal, or variations thereof, we should like to suggest that the following conditions would be appropriate:-

- ① The preparation, either by your Council or by the applicants, of a Local Plan identifying all relevant issues in Hehei and means of mitigating negative impact on the village.
- ② As part of an Impact Assessment study the preparation by applicants of detailed landscaping and land management proposals to be implemented before building construction commences. Landscaping should include extensive screening to Hehei Beach Rd.
- ③ Provision of evidence to show that holiday homes have proved to be compatible with lifestyle-size subdivision.
- ④ Vehicular access to individual house sites should be from internal access roads and not from a newly landscaped Hehei Beach Rd.
- ⑤ Established Building Height and Design requirements should apply.

Yours faithfully,

 Naomi Ashton

Roger Ashton, Naomi Ashton

BY HAND
14.03.14.

District Plan Officer
T.C.D.C.
Private Bag
THAMES 3540

To
RECEIVED
14 MAR 2014
Thames-Coromandel District Council Mercury Bay
ECM.No.

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: Ludgate Investments Limited
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

Ludgate Investments Limited's submission relates to the area of land located at 110 Te Punga Road, Whangapoua, with the legal description of Lot 1 DPS 83191. The property is located on **Map 12A Zones (Whangapoua)** and **Map 12A Overlays (Whangapoua)**.

Ludgate Investments Limited's submission is as follows:

1) To amend Planning Map 12A Zones (Whangapoua) and rezone the remainder of 110 Te Punga Road, Whangapoua (Lot 1 DPS 83191) to Coastal Living Zone.

- 1.1 The Proposed District Plan identifies 110 Te Punga Road, Whangapoua as being located partially within the Coastal Living Zone and the Rural Zone. The property is currently vacant and is basically a flat piece of land that contains a couple of drainage systems. In my opinion, the Council needs to take account of future growth opportunities as the Proposed District Plan is the key planning document for the next 15 years (based on how long it took for the current District Plan to become Operative). The Council therefore needs to decide whether the subject site should be identified to provide for the future growth of Whangapoua for the next 10 to 15 years. The Council should encourage future growth that is consistent with the built character and amenity of the Whangapoua Settlement. It is good planning practice to identify and locate future growth (for the next 10 to 15 years) adjacent to an existing modified residential environment.
- 1.2 Under the Proposed District Plan provisions, certain properties have been identified as being located within a Natural Character; Amenity Landscape; or Outstanding Landscape overlay (**Attachment A**). If a property is located within these specific overlays additional rules and regulations are applicable to maintain and protect the environment. The subject

site contains a narrow area of natural character overlay, which follows an existing drain. The remainder of the site is not affected by any specific overlays and based on the various District Plan landscape assessments, has not been identified as a site requiring special attention. It is therefore reasonable to make the comment that the site is adjacent to residential activities and that the site falls within a highly modified environment.

- 1.3 When you view the Proposed District Plan planning map for the site (**Attachment B**), the northern and eastern adjoining properties are all located within the Coastal Living Zone. The eastern portion of the subject site is also located within the Coastal Living Zone. There are several problems with the current zoning of the site, which affects the subdivision design and also economy of scale. Residential developments are extremely costly exercises and when taking into account infrastructure costs, it is difficult to justify only developing an imaginary zoning line that runs across the property without taking into account the remainder of the site. The applicant requests that the entire property be rezoned so that it is located within the Coastal Living Zone.

- 1.4 Over half the site is located within the Rural Zone. Section 24.1 (Rural Area) of the Proposed District Plan states:

*“The Rural Zone is a place where most of the District’s **primary production and rural industry** is located. It is an active work area that contributes to the social and economic wellbeing of the District but is also a place where people live and use for recreation. The wide uses of the Rural Area can lead to ‘**reverse sensitivity**’ effects where largely **residential activities conflict with traditional rural activities** that generate noise, smell, dust and other effects that should be expected in the Rural Area.”*

*Bold for emphasis

- 1.5 It is highly unlikely that the subject site, due to its size constraints would revert to a productive rural unit. Secondly, the residential development that borders the majority of the subject site would be a deterrent for primary production and rural industry to occur due to ‘reverse sensitivity’ issues. The subject site just does not fit the ‘Rural Area’ Background section of the Proposed District Plan and therefore the Rural Zone is unsuitable for this particular site.
- 1.6 The outcome of changing the subject site from Rural Zone to Coastal Living Zone has a number of positives such as:
- (i) No loss in primary production;
 - (ii) An efficient use of unproductive land resource;
 - (iii) The subject site has the potential to accommodate future growth at Whangapoua whilst maintaining the built character and amenity of the Whangapoua village;
 - (iv) The subdivision design of the subject site has the potential to link a pedestrian walkway from the Whangapoua settlement to the north of the site to Te Punga Road to the south of the subject site. Please refer to **Attachment “C”** to view a ‘preliminary’ subdivision design concept, which illustrates pedestrian linkages;
 - (v) The site is able to incorporate residential development that is self-sufficient (i.e. incorporates on-site infrastructure such as water and wastewater) and provides an opportunity to control stormwater disposal from the subject site by use of engineering solutions;

- (vi) The rezoning of the subject site takes into account the existing built environment and the proposal would not compromise the settlement's built character or visual amenity; and
 - (vii) The subject site is able to utilise existing roading infrastructure, which is an efficient use of existing facilities.
- 1.7 When you view the preliminary subdivision design (**Attachment C**), it is extremely difficult and unrealistic to design a subdivision around a 'straight' zoning line that runs through the property. The current zoning is actually a deterrent to creating an innovative and appropriately designed development. The current zone means that an appropriately designed subdivision proposal would be a non-complying activity.
- 1.8 In terms of good planning practice, utilising 'unsuitable' land for rural production and rural industry is exactly the type of land that should instead be utilised for residential activities that are closely linked to the Whangapoua Settlement and is part of a modified environment such as the 110 Te Punga Road property.
- 1.9 Please refer to the attached plan, which illustrates the portion of the subject site that in my professional opinion would be suited for the Coastal Living Zone (**Attachment D**).
- 1.10 Altering the portion of Rural Zoned land to Coastal Living Zone is good planning practice; efficient use of a limited land resource; provides for future growth of the Whangapoua Settlement; and due to the site's location falls inland and behind the existing built environment and does not stretch along the coastline. The proposed re-zoning would not be contrary to Section 15.3 - Policy 10s of the Proposed District Plan.
- 1.11 In my professional opinion, the rezoning of the subject site to Coastal Living will not be contrary to the Residential Area (Section 23 of the Proposed District Plan) objectives and policies. The proposed rezoning would be an efficient use of the land resource without compromising the existing character and amenity of the Whangapoua Settlement.

Ludgate Investments Limited seeks the following decision from the Thames-Coromandel District Council:

- To amend Map 12A Zones (Whangapoua) to Coastal Living Zone as per the plan attached to the submission (**Attachment "D"**).

Ludgate Investments Limited wishes to be heard in support of its submission.

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

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

Date 14/03/2014

Address for service of submitter:

Telephone: (07) 867 1087

Fax/email:

info@plannersplus.co.nz

Contact person: David Lamason
(Planners Plus Limited)

ATTACHMENT A

PROPOSED DISTRICT PLAN OVERLAY MAP



PLANNERS PLUS

Land Development, Resource Consent and Planning Specialists.

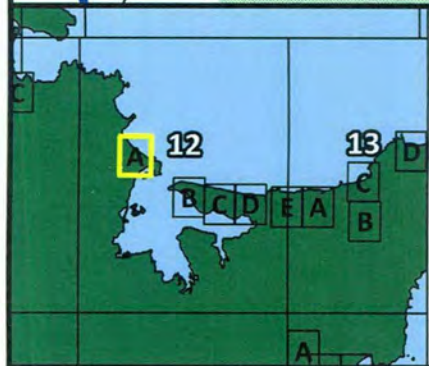
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MAP 12A



12

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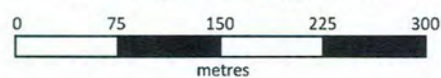


MAP 12A OVERLAYS

WHANGAPOUA

PROPOSED DISTRICT PLAN - December 2013

Scale 1:7,500 at A4 Paper Size



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13 December 2013

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ATTACHMENT B

PROPOSED DISTRICT PLAN ZONES MAP

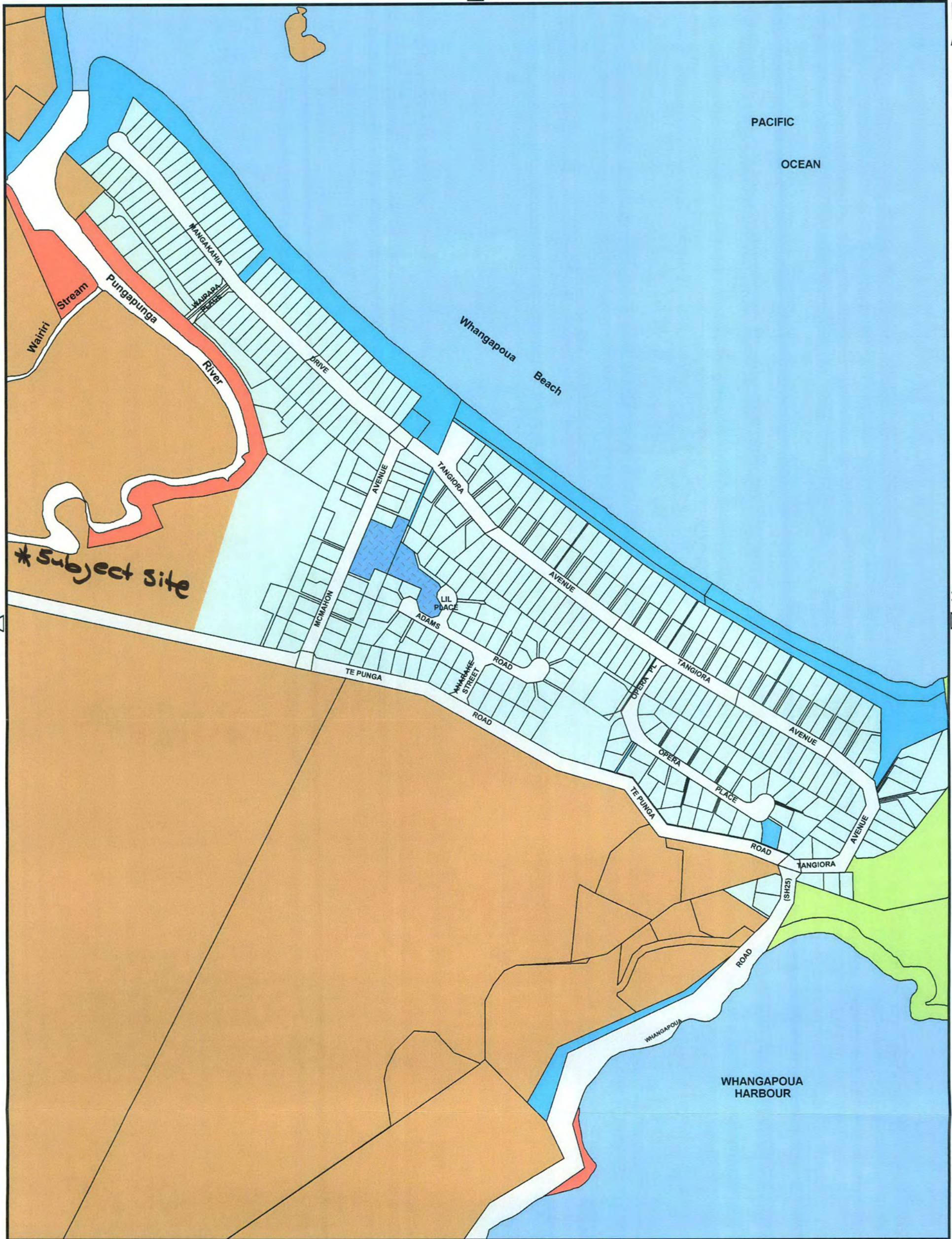


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12

MAP 12A

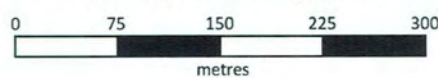


MAP 12A ZONES

WHANGAPOUA

PROPOSED DISTRICT PLAN - December 2013

Scale 1:7,500 at A4 Paper Size



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13 December 2013



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ATTACHMENT C

PRELIMINARY SUBDIVISION CONCEPT



PLANNERS PLUS LIMITED

Land Development, Resource Consent and Planning Specialists.



ATTACHMENT D

**SUBJECT SITE TO BE REZONED TO COASTAL LIVING
ZONE**



PLANNERS PLUS LIMITED

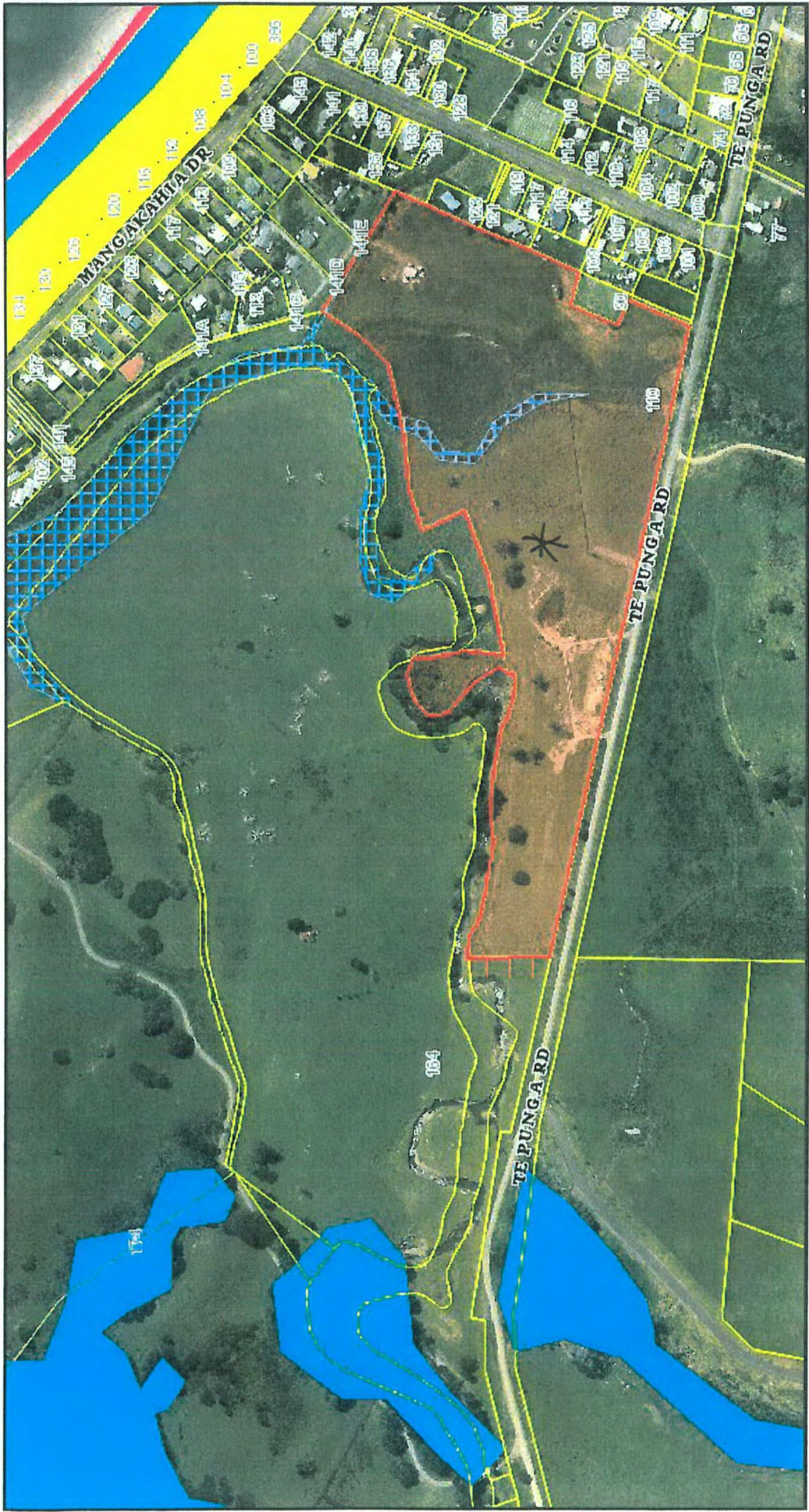
Land Development, Resource Consent and Planning Specialists.

Attachment "D"

* Subject Site to be rezoned
Coastal Living

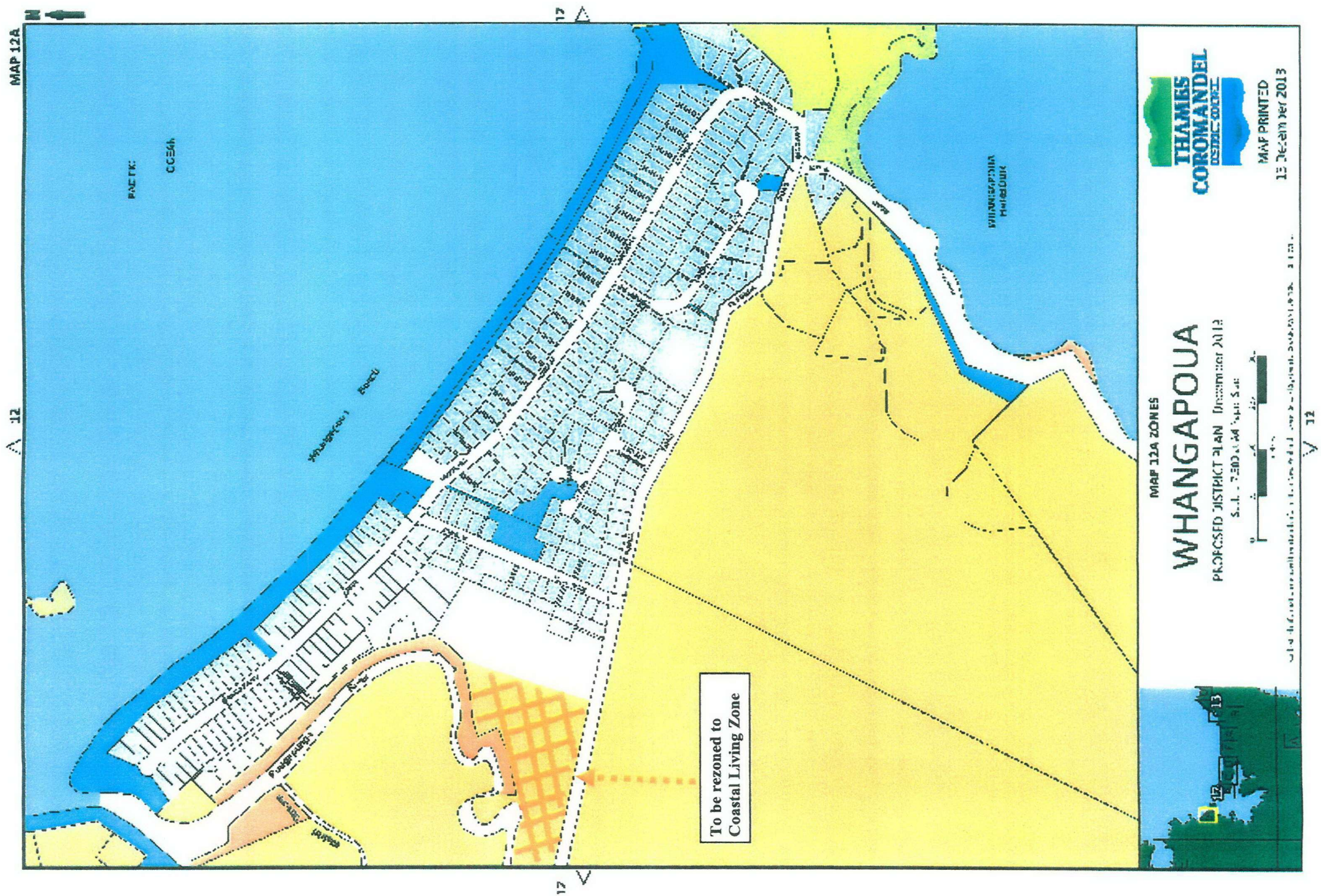
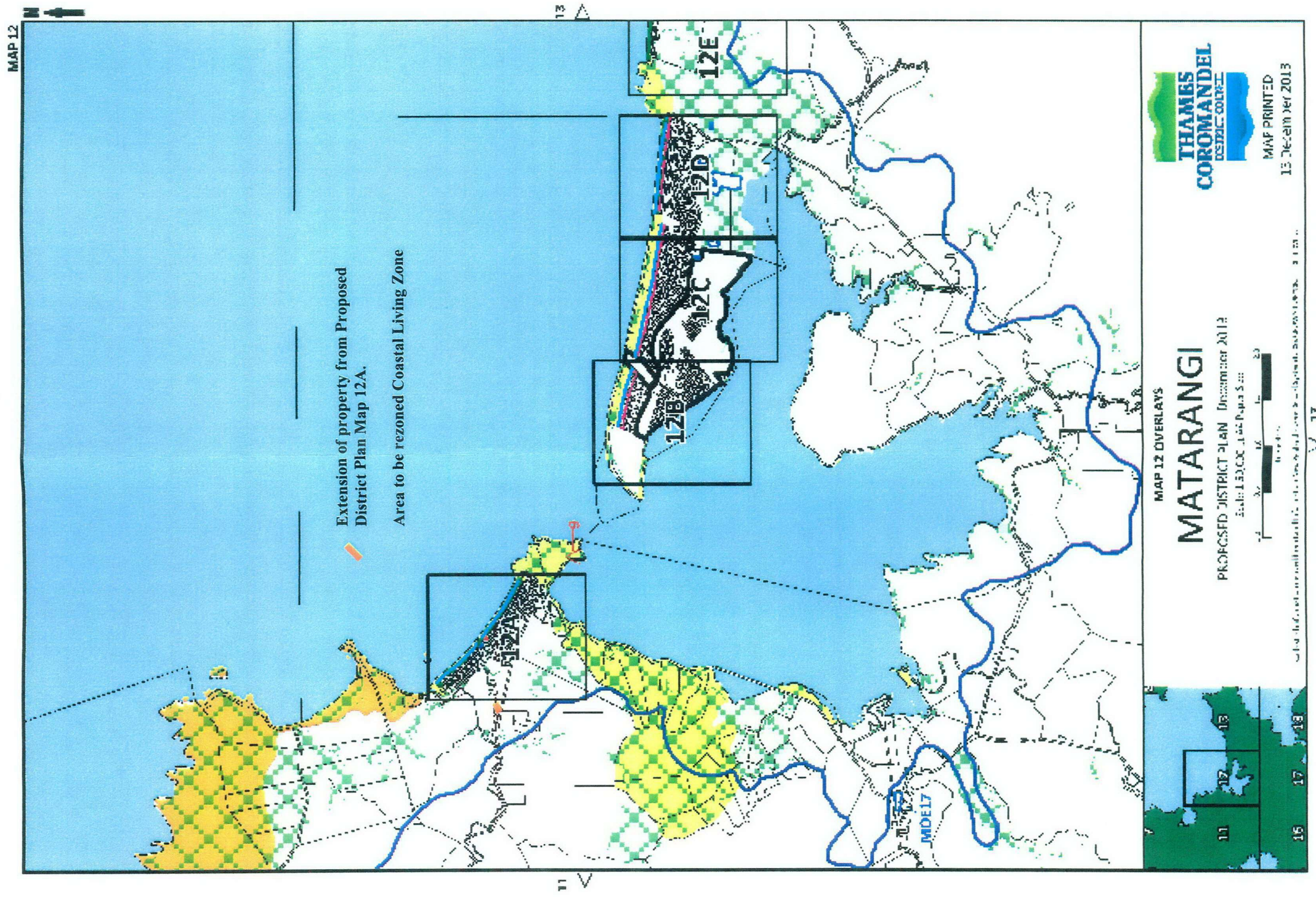
Map Print

Original Sheet Size A4
Print Date: 6/03/2014
Print Time: 8:57:17a.m.



Scale: 1:4140
Projection: NZGD2000 / New Zealand Transverse

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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: Inspired Property Limited
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

The Inspired Property Limited submission relates to the area of land located at 879 Hikuai Settlement Road, Pauanui, with the legal description of Lot 2 DPS 30799. The property is located on **Map 29G Zones (Pauanui)** and **Map 29G Overlays (Pauanui)**.

The Inspired Property Limited submission is as follows:

- 1) **To amend Planning Map 29G Zones (Pauanui) to rezone the north-western rear portion of the site to be included in the Residential Zone; the middle portion of the site to be rezoned Light Industrial Zone; and the south-eastern front portion of the site to be included within the Extra Density Residential Zone.**
 - 1.1 The Proposed District Plan identifies 879 Hikuai Settlement Road, Pauanui as being located within the Rural Lifestyle Zone. The north-western rear portion of the subject site is currently in pasture. The south-eastern front portion of the site is also in pasture but is low lying. A band of intensive exotic and native vegetation is located in the middle of the site and the rear portion of the property cannot be viewed from Hikuai Settlement Road.
 - 1.2 The subject site has already obtained land use consent for a campground on the north-western rear portion of the site and is in the process of obtaining land use consent for storage facilities on the middle portion of the site.
 - 1.3 Under the District Plan provisions certain properties have been identified as been located within a Natural Character; Amenity Landscape; or Outstanding Landscape overlay. If a property is located within these specific overlays additional rules and regulations are applicable to maintain and protect the environment. The subject site contains a 'Natural

Character' overlay and it is the applicant's intention as part of any development of the site to protect and enhance the natural character overlay. Please refer to the Landscape Concept Plan prepared for the subject site (**Attachment A**).

- 1.4 When you view the District Plan planning map for the site (**Attachment B**), the northern adjoining properties are located within the Residential Zone and are subject to a Structure Plan. The south-eastern portion of the site adjoins the Light Industrial Zone. The subject site should also be afforded the Residential Zone status due to its position within the Pauanui Settlement and adjoining properties, which are also located within the Residential and Light Industrial Zones.
- 1.5 When considering the future expansion to occur within the Pauanui Settlement including the Pauanui Orchard Estate Structure Plan (Section 27.4.1 of the Proposed District Plan), the end result would be the need for additional service providers (e.g. plumbers; marine providers etc...). Additional service providers require specific zoned land such as Light Industrial to operate without the need to apply for "out of zone", difficult and costly resource consents. For Light Industrial Activities to be undertaken within the Residential Zone or within the surrounding Rural Zones is not good planning practice. Residential expansion leads to opportunities for Light Industrial service providers and therefore additional Light Industrial Zoned land should be provided to ensure Industrial Activities can operate within a specific zone and area.
- 1.6 As mentioned above, half of the subject site adjoins the Residential Zone and the other half adjoins the Light Industrial Zone. Rezoning the subject site would be an efficient use of public infrastructure (i.e. essential services such as Water and Wastewater).
- 1.7 The outcome of changing the subject site from the Rural Lifestyle Zone to Residential; Extra Density Residential and Light Industrial Zones has a number of positives such as:
 - (i) The proposed Rural Lifestyle Zone allows for 2 hectare allotments, which is not of sufficient size to create productive primary units. Consequently, the rezoning would not affect the loss of any primary production associated with the site, which is limited;
 - (ii) An efficient use of the land resource catering for various activities;
 - (iii) Residential development would be consistent with the northern adjoining property and would utilise public infrastructure that should be encouraged;
 - (iv) Extending the Light Industrial Zone would be consistent with the adjoining property and will cater for future Light Industrial activity demand associated with Residential Zone expansion;
 - (v) Controlling Light Industrial activities and facilities to be located within specific areas limits 'reserve sensitivity' effects; allows the District Plan to enforce explicit controls relating to these Light Industrial activities; and reduces the adhoc planning process of Light Industrial activities being undertaken within the Residential and Rural Zones;
 - (vi) The rezoning of the subject site takes into account the existing and future built environment and would not compromise the settlement's built character or visual amenity;
 - (vii) The submitter would like to create extra density development adjacent to the front of the subject site and enhance the gateway to the Pauanui Settlement; and

(viii) The subject site is able to utilise existing and proposed roading infrastructure, which is an efficient use of existing facilities.

- 1.8 The applicant has engaged an experienced traffic engineer to undertake a site visit for a campground and service industrial activities to determine the traffic effects on Hikuai Settlement Road. The traffic engineer's report is attached (**Attachment C**). The traffic engineer confirms that the subject site is able to accommodate the activities proposed. When considering the effects of a residential development compared to a campground, significantly fewer traffic movements would be the end result. In that regard the Pauanui Orchard Estate Structure Plan also illustrates a connector road to the subject site. Please refer to the attached Pauanui Orchard Estate Structure Plan design and layout (**Attachment D**). Based on the adjoining Structure Plan's roading and services design and layout, the subject site may eventually accommodate future residential development. However, under the Proposed District Plan's current Rural Lifestyle Zone, considerable costs and uncertainty associated with obtaining a resource consent is anticipated. Rezoning the western rear portion of the site to Residential Zone would alleviate the uncertainty.
- 1.9 The western rear portion of the subject site would be underutilised under the Proposed District Plan's Rural Lifestyle Zone. The land in question is a too valuable and scarce resource to be inefficiently utilised for 2 hectare allotments, which is the Proposed District Plan's subdivision rules relating to the subject site. The Rural Lifestyle zoning is an inefficient use of the land when considering the adjoining properties' zones under the Proposed District Plan.
- 1.10 Please refer to the attached plan, which illustrates the portion of the subject site that in my professional opinion would be suited for the Residential; Extra Density Residential and Light Industrial Zones (**Attachment E**).
- 1.11 The location of the Light Industrial Zone is a practical solution for Pauanui. The Light Industrial Zone would be located on the outskirts of the Pauanui Settlement and located adjacent to existing Light Industrial Zone land located on the adjoining property. Subject to landscape amenity planting as per Attachment A, the entranceway to the Pauanui Settlement will not be compromised.
- 1.12 In my professional opinion, the rezoning of the subject site to Residential, Extra Density Residential and Light Industrial will not be contrary to the Residential Area (Section 23) objectives and policies. The proposed rezoning would be an efficient use of the land resource without compromising the existing character and amenity of the Pauanui Settlement.

2) To amend Planning Map 29G Overlays (Pauanui) by removing a portion of the Natural Character Overlay.

- 2.1 Map 29G Overlays (Pauanui) illustrates a portion of the subject site as being located within a Natural Character Overlay notation. Please refer to **Attachment F** to view the Natural Character overlay identified on the subject site, which is disputed by the applicant. The area of land in question is grazed and is not a wetland.
- 2.2 Inspired Property Limited is concerned that the Natural Character overlay is an impediment that will merely add to delay, uncertainty and resource consent costs associated with future development of the subject site. The overlay should be removed as it holds no Natural Character.

Inspired Property Limited seeks the following decision from the Thames-Coromandel District Council:

- To amend Planning Map 29G Zones (Pauanui) to include Residential; Extra Density Residential and Light Industrial Zones as per the plan attached to the submission (i.e. **Attachment "E"**).
- To remove the Natural Character overlay identified on the attached plan (i.e. **Attachment "F"**) from Planning Map 29G Overlays (Pauanui).

Inspired Property Limited wishes to be heard in support of its submission.

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

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

Date 14/03/2014

Address for service of submitter:

Telephone: (07) 867 1087

Fax/email:

info@plannersplus.co.nz

Contact person: David Lamason
(Planners Plus Limited)



ATTACHMENT A

LANDSCAPE MITIGATION PLAN



PLANNERS PLUS LIMITED

Land Development, Resource Consent and Planning Specialists.

File Ref: T12077A Landscape Mitigation Plan_20131212.indd

Design Intent:

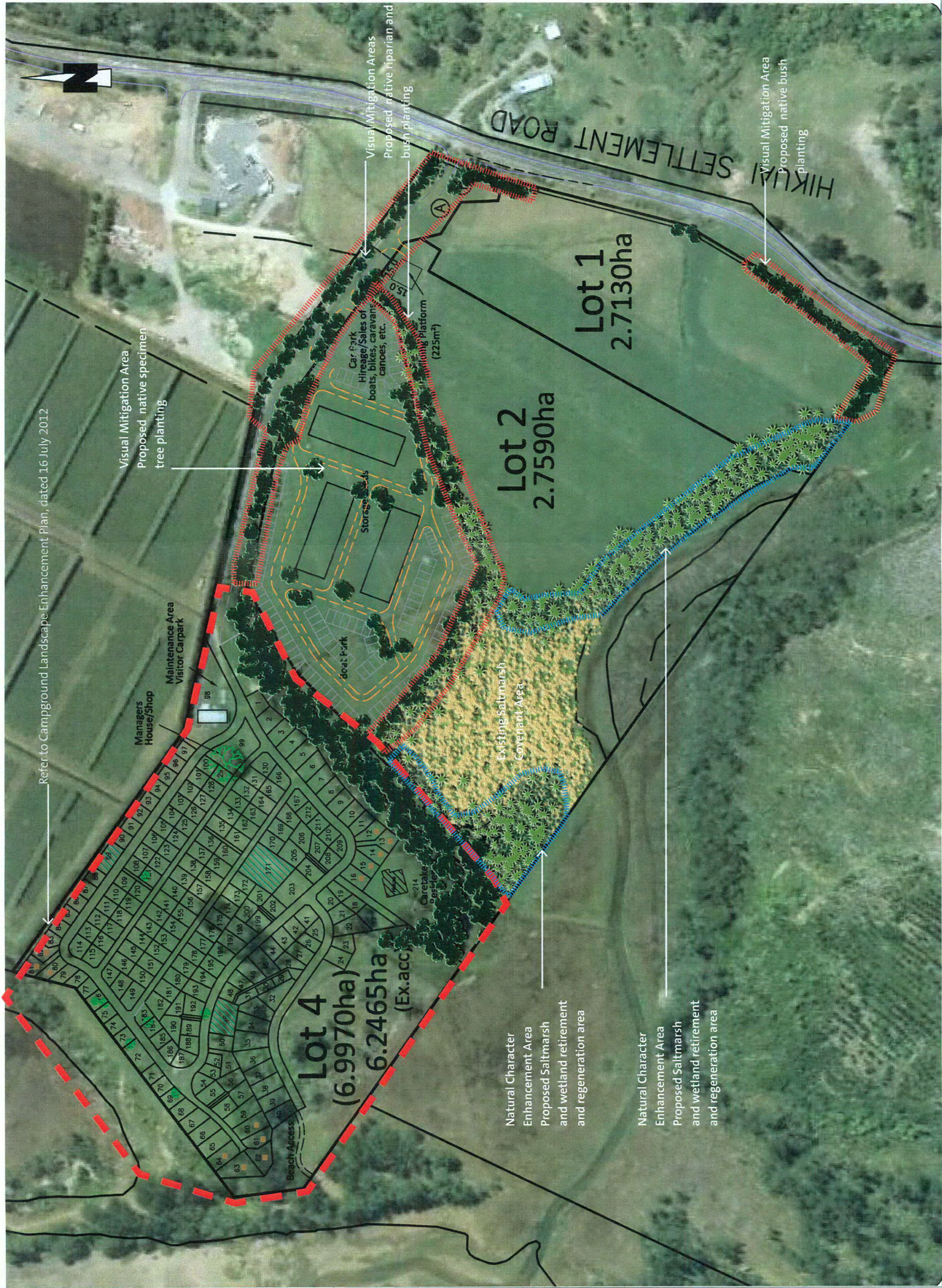
- Retain and protect existing saltmarsh area and undertake weed & pest management

Natural Character Enhancement Areas

- To be retired from stock. Weed and pest control undertaken and natural regeneration of native species encouraged. Some native planting to be undertaken to boost natural regeneration. However mass planting is not required. Allow natural regeneration of endemic species.

Visual Mitigation Areas

- Areas to be planted with native bush species consistent with those species within the Campground Enhancement Plan. Purpose of planting is to visually connect the native bush areas.



Visual Mitigation Areas
Natural Character Enhancement Areas



Data Sources: Base Plan: CKL Ltd - Plan P1142 - S7

Projection:

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

Boffa Miskell
www.boffamiskell.co.nz

879 HIKUAI SETTLEMENT ROAD - STORAGE FACILITY

Landscape Mitigation Plan

Date: 12 December 2013 | Revision: 0 |
Plan prepared for Inspired Properties Ltd by Boffa Miskell Limited
Author: Rebecca.Ryder@boffamiskell.co.nz | Checked: MHU

ATTACHMENT B

PROPOSED DISTRICT PLAN ZONES MAP



PLANNERS PLUS LIMITED


Land Development, Resource Consent and Planning Specialists.

29F  29

MAP 29G



TAIRUA
HARBOUR

29F
 29

29H
 29

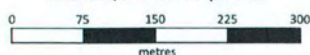
***subject site**

MAP 29G ZONES

PAUANUI

PROPOSED DISTRICT PLAN - December 2013

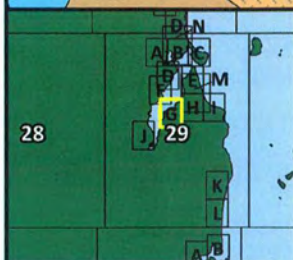
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13 December 2013



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ATTACHMENT C

TRAFFIC ENGINEERS REPORT



PLANNERS PLUS LIMITED

Land Development, Resource Consent and Planning Specialists.

PROPOSED WATER PARK AND
STORAGE FACILITIES

879 HIKUAI SETTLEMENT ROAD
PAUANUI

TRAFFIC IMPACT ASSESSMENT

Ref: 13236-r1v2
3 October 2013

Coromandel Office:

Private Bag 1004
Lakes Resort, Pauanui
Mob: 021 983020

Auckland Office:

P O Box 60-255, Titirangi, Auckland 0642
Level 1, 400 Titirangi Road, Titirangi Village
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1. INTRODUCTION

The purpose of this report is to provide a traffic planning assessment and statement of effects of a proposal to introduce a Water Park and storage facilities on a property at 879 Hikuai Settlement Road, Pauanui. A camping ground containing 205 camping sites has already been granted resource consent on the western part of the property close to the river, with access via a driveway that links directly from Hikuai Settlement Road.

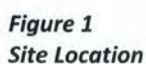
This report describes the traffic environment into which the proposed activities will be introduced; discusses the likely level of traffic generation that will occur as a result of the new activities; determines the ability of the already approved access arrangements on Hikuai Settlement Road to accommodate the additional traffic; and assesses the proposal in terms of the transport related rules and standards contained within the Thames Coromandel District Plan.

2. THE TRANSPORT ENVIRONMENT

2.1 WIDER PLANNING CONTEXT

The site is located on the north western side of Hikuai Settlement Road, just to the south of the Pauanui Orchard land and the existing refuse station off Greenview Road.

The location of the site is shown in **Figure 1**.



The site lies within the Rural Residential Zone in the District Plan, and the proposed activities require resource consent as discretionary and non-complying activities.

- The Legacy Vineyard proposal is located on the eastern side of Hikuai Settlement Road, and involves a 20-lot subdivision, 10 acres of productive vineyard, a winery café, 16 residential lots, a 5-acre native bush reserve, and car parking to serve the winery activities. Access is to be gained directly from Hikuai Settlement Road, some 60 metres to the south of Greenview Road. Resource consent was granted to the proposal, but development has not yet occurred.
- A residential subdivision is proposed on the Pauanui Orchard Block to the north of the subject site. This will contain up to 330 residential lots, and is currently in the resource consent stages.

Proposed Water Park and Storage Facilities
879 Hikuai Settlement Road, Pauanui



Figure 2
Site in relation to surrounding activities

2.2 ROAD NETWORK CHARACTERISTICS

Hikuai Settlement Road is the only road linking Pauanui to State Highway 25 some 11 kms to the south west. It is classed as a Rural Collector Route in the Thames Coromandel District Plan and, by definition, acts as a complementary arterial route. The primary role of the road is therefore to accommodate through traffic, with property access being of secondary importance. This essentially means that a high standard of access needs to be established where necessary to ensure that vehicles moving to and from any frontage properties or development do not create safety issues for through traffic.

Hikuai Settlement Road is a two lane road throughout, with a carriageway width of typically about 7 metres, except for a one-lane bridge located just south of the entrance to Lakes Resort (Augusta Drive). The road can generally be described as having a “rolling terrain” and, whilst most of its length

has a 100 km/hr speed limit, operating speeds are generally well below 100 km/hr. The speed limit changes to 70 km/hr immediately to the south of Greenview Road, then to 50 km/hr about 350 metres south of the Pauanui Waterways roundabout.

Greenview Road provides access to the Pauanui refuse transfer station and to a vehicle workshop (Thompson Automotive). Its intersection with Hikuai Settlement Road has a right turn pocket for vehicles turning right off Hikuai Settlement Road, and a "merge" lane for vehicles turning right out of Greenview Road.

The current traffic environment along this section of Hikuai Settlement Road in the vicinity of the site is shown in **Figures 3 and 4**.



Figure 3
Hikuai Settlement Road looking south from proposed access



Figure 4
Hikuai Settlement Road looking north from proposed access

There are no pedestrian footpaths along this section of road, and there is very little pedestrian and cyclist activity.

2.3 TRAFFIC FLOWS

Traffic flow information obtained from the Council indicates that in 2009 the average daily flow on Hikuai Settlement Road near Greenview Road was about 1400 vehicles/day (vpd).

Flows do however increase significantly during peak holiday periods. **Figure 5** shows the seasonal variation of traffic flows along Hikuai Settlement Road, as recorded by the Council in the 2007/2008 summer holiday period (taken from the Council's 2007/2008 Peak Population Study for the Coromandel Peninsula). The two-way flows are seen to steadily increase from almost 1700 vpd on 21 December through to a peak of about 4850 vpd on 2 January, falling again to 3600 vpd by 6 January. In the period leading up to New Years Day, the in-bound flow to Pauanui exceeds the outbound flow, but there is a significant flow out of Pauanui on 2 January.



Figure 5
Peak Holiday Flows on Hikuai Settlement Road – 2007-2008

2.4 ROAD SAFETY

A study of the crash records maintained by the New Zealand Transport Agency for the 5-year period 2008-2012 shows that there has been only one reported crash during that period in the vicinity of the subject site. That occurred in August 2008 and involved a northbound vehicle losing control some 500 metres south of Greenview Drive.

This indicates that there are no specific safety concerns on this section of Hikuai Settlement Road in the vicinity of Greenview Drive, and that the road is generally operating safely and efficiently.

3. THE PROPOSED DEVELOPMENT

The proposed development is described fully in the application and on the CKL Plan P1142-S3, but its general layout is shown in **Figure 6**.



Figure 6
Proposed Storage Facility and Water Park Development

Figure 6 shows the proposed location of the storage facilities and Water Park in relation to the previously consented campground. The proposal will accommodate three storage buildings and 99 boat parks, together with 44 car parking spaces to serve these activities. The proposed Water Park, which has been designed to accommodate up to 216 children generally under 12 years of age, will include a play area, an adults' and beauty therapy area and buildings containing an office, changing rooms, a games room and a general store. A separate car parking area will accommodate 70 parking spaces. More detailed plans of these proposed facilities are shown in **Figures 7** and **8**.



Figure 7
Proposed Storage Facilities



Figure 8
Proposed Water Park

Proposed Water Park and Storage Facilities
879 Hikuai Settlement Road, Pauanui

TPC TRAFFIC PLANNING CONSULTANTS LTD

Ref: 13236-r1v2 - Traffic Impact Assessment

All vehicle access will be from Hikuai Settlement Road, utilising the same access driveway that was approved for the campground development (discussed further in Section 4). This access is located close to the northern end of the Hikuai Settlement Road frontage, and the driveway runs along the northern boundary of the site.

It is anticipated that the storage sheds will be used by occupants of the campground and for general public use, predominantly by absentee residents of Pauanui and Tairua (eg families mainly from the Auckland and Waikato regions) to store their boats over the winter months. The storage sheds will provide the security needed for these boats and other equipment, which are currently often stored on unoccupied properties within Pauanui and Tairua.

As well as the storage sheds there will be boat parking, caravan/boat hireage and sales, and canoe/bicycle/tent hireage on the site. Whilst these various activities are expected to be used primarily by occupants of the campground, they will also be available for general public use. Similarly, the Water Park will be available for both campground occupants and the general public.

The applicant also proposes to allow certain service industrial/commercial marine activities associated with the storage shed facility such as outboard/inboard maintenance and servicing, dive bottle filling, upholstery for boats and caravans, and boating related retail activities.

4. TRAFFIC IMPACTS OF THE PROPOSED DEVELOPMENT

4.1 TRIP GENERATION AND ACCESS

In August 2012, resource consent was granted to establish a campground on the western portion of the site close to the river (Lot 1), to accommodate up to 205 camping sites with access via a new driveway that links directly from Hikuai Settlement Road.

At the time of the resource consent application, Traffic Planning Consultants Ltd prepared a Traffic Impact Assessment report (*Ref: 11124-r1v2, dated 22 February 2012*) that accompanied the application. Within that TIA, the campground proposal was assessed in detail in relation to its potential effects on the existing transport environment along Hikuai Settlement Road, and mitigation measures were identified to ensure that those effects were minimised and the site could operate safely and efficiently.

The TIA predicted potential traffic generation levels of over 600 vehicle movements per day during the busy summer period, with these volumes leading to the need for a high standard of vehicle access on Hikuai Settlement Road. A recommended concept design was prepared for upgrading Hikuai Settlement Road to enable such an access to be constructed, and **Figure 9** shows this proposed access.



Figure 9
Proposed Campground Access on Hikuai Settlement Road

The conditions of resource consent for the campground included the following:

I ROADING, TRAFFIC AND PARKING

1. All conclusions and recommendations contained within the Traffic Impact Assessment prepared by John Burgess of Traffic Planning Consultants Ltd entitled *"Proposed Campground 879 Hikuai Settlement Road, Pauanui, Traffic Impact Assessment"* (Ref: 11124-r1v2), dated 22 February 2012 shall be constructed to the approval of the TCDC Planning Manager in regard to the approved engineering plans identified where relevant within Conditions L1-L10.

The overall conclusion of the Council was that, provided the above road works are undertaken to provide for the high standard of vehicle access to serve the site, the proposed campground will be acceptable from a traffic planning point of view and will have less than minor impact on the surrounding transport environment.

No data is available for the likely traffic generation levels of the Water Park that is now proposed. The facility has been designed to accommodate up to 216 children, and if an average car occupancy of two children per car was assumed, this would equate to 108 vehicles or 216 vehicle movements. However, bearing in mind that many of the users will already be occupants of the campground, additional traffic generation of the Water Park is likely to be much lower.

In general, items (goods/equipment/boats) stored in a storage facility remain for a reasonable length of time, and the level of traffic generation tends to be quite low.

Whilst it is difficult to predict the likely levels of traffic generation of the combined activities on the site, it is considered that the intersection on Hikuai Settlement Road that has already been approved by the Council will be appropriate and of a suitable standard to accommodate additional traffic flows. The proposed road widening will provide separate turning facilities for both left and right turn entry movements to the site such that the safe and efficient movement of traffic along Hikuai Settlement Road will not be compromised, and the available sight distances are sufficient to enable vehicles to leave the site safely.

4.2 PARKING PROVISION AND DEMAND

As discussed earlier, appropriate parking areas will be provided within the site to serve both the Water Park and the storage facilities and associated activities, noting that the camping sites themselves accommodate vehicles for their occupants. It is considered that the site is able to accommodate whatever peak parking demands occur during the busiest summer periods, and there will be no spill-over effects beyond the site.

4.3 SAFETY IMPACTS

The key safety issue relating to the proposed activity is the provision of safe access from Hikuai Settlement Road, and the proposed road widening and access treatment discussed above has been designed specifically to accommodate turning traffic whilst minimising potential impact on other traffic using Hikuai Settlement Road. Provided this is in place prior to activity occurring on the site, it is considered that the activity will have a less than minor impact on the section of road close to the site. The proposed access is located sufficiently clear of other access points, including Greenview Road and the proposed Legacy Vineyard access, to ensure that there is no conflict between turning vehicles.

Beyond the immediate vicinity of the site, the additional traffic flows can easily be accommodated on the wider road network without creating any safety issues.

There is minimal pedestrian activity on this section of Hikuai Settlement Road at present, and the majority of visitors to the proposed activities will predominantly arrive by vehicle. As part of the campground resource consent process, a pedestrian walkway from the site to Tangitarori Lane was approved, and so the proposal should have less than a minor effect on pedestrian safety. This proposed walkway is shown in *Figure 10*.



Figure 10
Proposed Pedestrian Walkway

5. DISTRICT PLAN CONSIDERATIONS

The development controls directly relevant to this traffic assessment are contained in **Section 470 Parking, Loading and Access**. These controls include the following:

Rule 473.2 PARKING STANDARDS, TERMS AND CONDITIONS FOR ALL ZONES OTHER THAN TOWN CENTRE ZONE

- 1 All activities shall provide adequate on-site vehicle parking. Town Centre Zone standards are not to be used to assess the quantum of on-site car parking provided for activities outside the Town Centre Zone.

No direction is given in this rule as to the parking requirements applicable to the different activities that are proposed on the site, but clearly appropriate and sufficient on-site parking is to be included that will meet all likely peak parking demand of the activities. It is therefore considered that the proposed development complies with this rule.

8 Design of Parking Spaces

All parking spaces shall be laid out in accordance with the vehicle turning, and parking dimensions of Figures 1 and 2.

On site turning areas shall be provided in accordance with the tracking curve minimum radius of Figure 1 to avoid the reversing of vehicles onto a road or onto a private way required by Rule 703.6 to be formed to road standards from

- .1 any carparking area containing more than two parking spaces; or
- .2 any access onto a Regional Arterial or District Arterial road.

The parking areas that are proposed have been designed to accommodate the circulation and manoeuvring of all vehicles likely to visit the site, in line with the above Rule, and as such will operate in a safe and efficient manner. It is noted that the on-site car parking for the campground is to be provided on an informal basis appropriate for such a facility, rather than in formal parking areas. All parking areas will be located a considerable distance from Hikuai Settlement Road, and there will be no interaction between on-site circulation and manoeuvring and traffic movement along Hikuai Settlement Road.

Rule 473.5 VEHICLE ACCESS STANDARDS, TERMS AND CONDITIONS FOR ALL ZONES

1. Vehicle access to an activity, parking and loading facilities shall be provided from the formed carriageway of a road or service lane in accordance with the following standards.

2. Sight and Separation Distances

The standards for the location of vehicle access crossings to all roads in all zones shall be in accordance with Table 1.

As discussed in Section 4.1, an appropriate intersection has already been approved by the Council in connection with the proposed campground, and this will ensure that the site access will operate safely and efficiently within the traffic environment on Hikuai Settlement Road. The proposal therefore complies with this Rule.

3. Number of Vehicle Access Points

The maximum number of vehicle access points for each site in all zones, except the Rural Zone outside all policy areas shall be as below:

Sites less than 20 metres frontage	One crossing
------------------------------------	--------------

4. Location of Vehicle Access Points

For any vehicle access in Rule 473.5.3 above located on a corner site, only one vehicle access per frontage shall be permitted on each frontage.

The proposal complies.

Overall, the proposed development complies with the development controls as they relate to traffic and parking.

Rule 476 - DISCRETIONARY ACTIVITY ASSESSMENT CRITERIA AND PROTOCOLS states that:

Each discretionary activity shall be assessed according to:

- 1 The relevant assessment criteria for discretionary activity in Section 8 (8.5).
- 2 The information requirements (8.5) and notification protocols (8.3) set out in Section 8.
3. For roading, parking, loading or access restricted discretionary activities in 4.7.5 above.

Section 8.5.6 Traffic, Parking, Loading and Access sets out the assessment criteria as follows:

- 6.1 The extent to which adequate on-site parking, manoeuvring, loading and access for all vehicles generated by or associated with the activity will be provided for.

The proposed arrangement of access, on-site manoeuvring and loading will cater well for all traffic associated with the development. The amount of parking that is to be provided on the site will be more than sufficient to meet all expected demand, such that there will be no spill-over effects onto the road network.

6.2 The extent to which road safety may be affected.

The access has been located and designed on Hikuai Settlement Road to an appropriate standard to promote safe and efficient movements to and from the site, and will operate satisfactorily such that road safety will not be affected.

6.3 The extent to which traffic generation may cause the need for road upgrading, and whether that upgrading is in accordance with the Transport and Accessibility Strategy.

The road widening and access arrangements that are proposed as an integral part of the campground activity will function well within the existing traffic environment on Hikuai Settlement Road.

6.4 Disabled persons access standards, and whether building meets NZS4121 or to the like effect.

Adequate parking for disabled persons can be included in the overall parking provision as required, and the development will certainly be able to comply with the necessary standards.

6.5 The extent to which contaminants/hazardous substances are being transported.

This is not applicable.

Overall it is concluded that the proposal meets all of the transport related assessment criteria set out in the District Plan.

6. CONCLUSIONS

The proposal to establish a Water Park and various storage and associated activities on the property at 879 Hikuai Settlement Road, Pauanui meets all of the traffic and parking related standards set out in the District Plan, and it is considered that the on-site layout will function well. The new activities will form an integral part of the overall site activities that include an already approved campground facility.

The location of the vehicle access point on Hikuai Settlement Road, and the proposed road widening and intersection design that have been approved as part of the resource consent for the campground, will provide well for vehicle movements to and from the site, such that the development can be properly accommodated with a less than minor impact on the traffic environment.

Overall, the proposed development is considered to be satisfactory from a traffic planning point of view.



John Burgess
3 October 2013

ATTACHMENT D

STRUCTURE PLAN LAYOUT



PLANNERS PLUS LIMITED

Land Development, Resource Consent and Planning Specialists.



Tairua
Harbour

Pauanui
Waterway:

LEGEND:



LOT 5

Structure Plan Area
Lots 1-5, lots 29-34:
existing lots within
structure plan area.
New lots size and
layout indicative only



Spine Road



Connector Roads



Road to stop



Reserve /
Pedestrian Link

R1 - R4

Reserves

Cultural Reserve

PL1 - PL3

Key Pedestrian Links

A - N

Cul De Sac



Existing Lots not subject
to structure plan



Layout Indicative only



STRUCTURE PLAN
FOR PAUANUI ORCHARD ESTATE

CONCEPT PLAN: DESIGN AND LAYOUT

Scale: 1:4000(A3)
1:4000(A4)

DATE:
6 MARCH 2013

ATTACHMENT E

AREAS TO BE REZONED RESIDENTIAL, EXTRA DENSITY RESIDENTIAL AND LIGHT INDUSTRIAL



PLANNERS PLUS LIMITED

Land Development, Resource Consent and Planning Specialists.

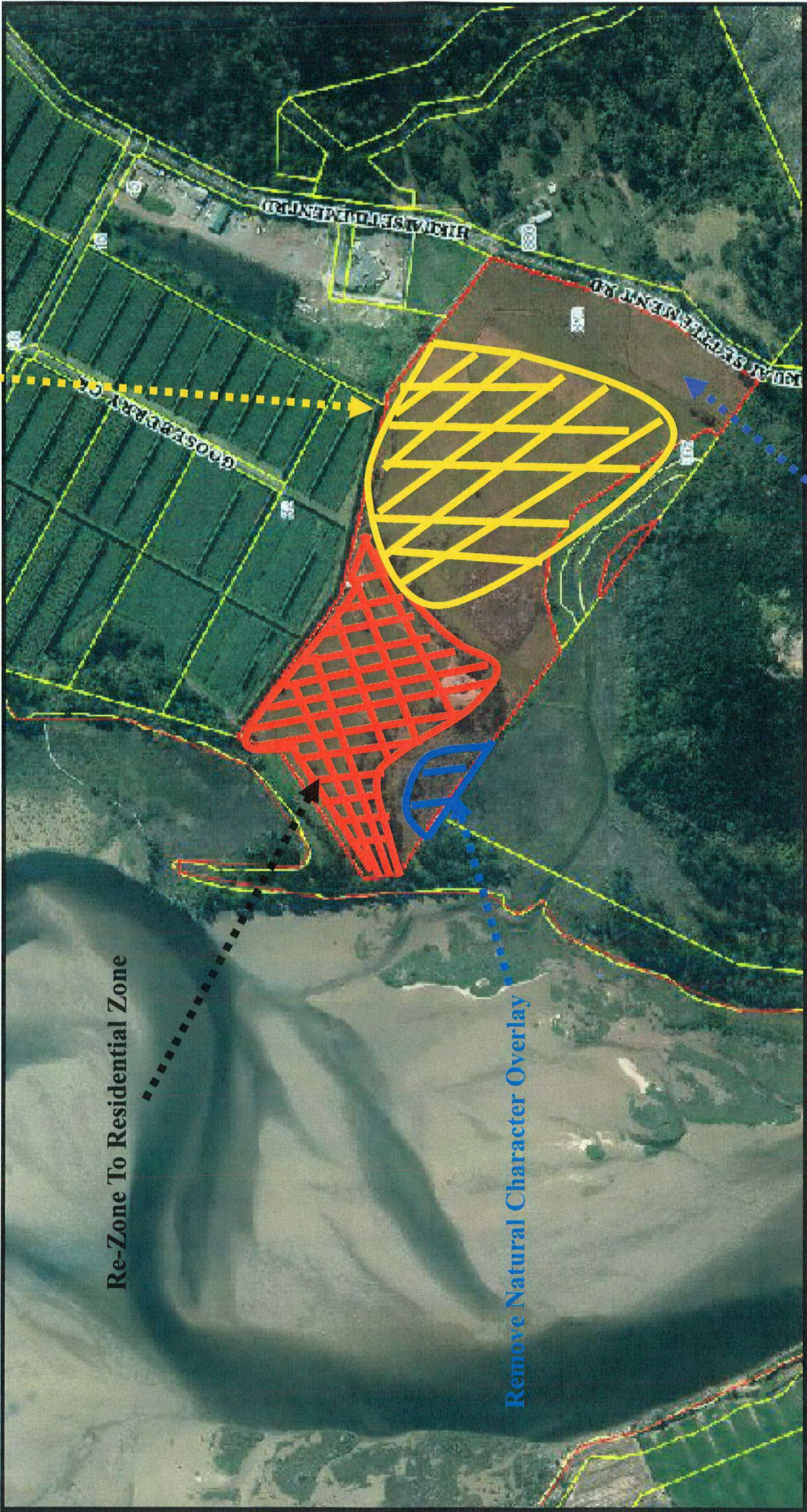
879 Hikuai Settlement Road, Pauanui

Map Print

Original Sheet Size A4
Print Date: 3/4/2014
Print Time: 12:57:48 PM



Re-Zone To Light Industrial



Scale: 1:5000

Projection: NZGD2000 / New Zealand Transverse

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

Extra Density Residential

ATTACHMENT F

PROPOSED DISTRICT PLAN OVERLAYS MAP



PLANNERS PLUS LIMITED

Land Development, Resource Consent and Planning Specialists.

29F  29

MAP 29G



PAUANUI AIRFIELD
Take-off / Approach
Surface Gradient 1 in 20
from 05 end of runway

TAIRUA
HARBOUR

TC405

TC411

Structure Plan Applies

** subject site*

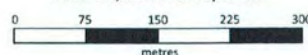
TC404

MAP 29G OVERLAYS

PAUANUI

PROPOSED DISTRICT PLAN - December 2013

Scale 1:7,500 at A4 Paper Size



Cadastral information derived from Land Information New Zealand's Core Record System (CRS). CROWN COPYRIGHT RESERVED.



MAP PRINTED
13 December 2013

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) Ian Boyd Clark, Katherine Mary Clark
or Organisation (if relevant) (for I & K Clark Ltd)

Email Address natty1@extra.co.nz

Postal Address 99 Whitehaven Rd

Phone no. 09 5757341
include area code

Mobile no.

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

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

PRIVACY ACT 1993

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



Your Submission

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

Section 54.4 Permitted Activities

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

Please refer to included letter which is our submission.

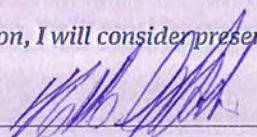
The decision I seek from the Council is that the provision above be:

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 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

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



12.3.2014

To Mayor Leach and T.C.D.C. Councillors,

Re: Submission on District Plan

Our names are Ian and Katherine Clark, and we have owned a small bach in Whangamata for 20 years.

We oppose in section **54.4 Permitted Activities** the proposed inclusion of Rule 1 restricting paid visitor accommodation to 6 in private residences.

This would significantly affect us as we need to charge our family and friends rental to assist with the costs of running our property. As we have 7 adult children, on some occasions there can be more than 6 people resident in the bach.

We also occasionally let it during the Beach Hop and Christmas/New Year season.

This Rule would significantly reduce the income we receive from our bach, income used to assist with (but not cover) expenses such as rates, electricity and maintenance etc.

Obviously, this Rule would significantly impinge on our democratic rights as property owners as it would make it more difficult for us to maintain our bach.

This Rule also would affect the income relied on by local business.

We understand that this Rule has been included in the District Plan in response to feedback from commercial accommodation providers, this clearly is against the spirit of the R.M.A.

Nor does this Rule help make the District Plan:

"simpler, more user friendly and cut through unnecessary red tape to help economic development, while still protecting qualities that make Coromandel such a special place."

(from T.C.D.C. information package on District Plan review)

Finally, Rule 1 would be expensive for the T.C.D.C. to police, thereby contributing to unnecessary increase in our rates.

We respectfully request that Rule 1 be removed from Section 54.4



Ian Clark



Katherine Clark

99 Whitehaven Rd
Auckland

Proposed Thames-Coromandel District Plan



Submission Form

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

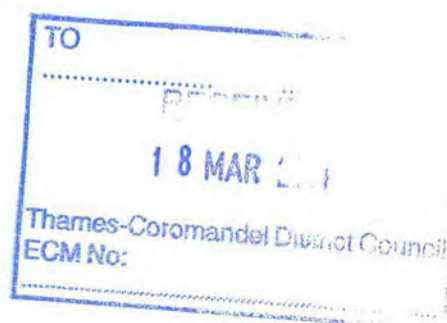
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Email to: customer.services@tcdc.govt.nz

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) JANICE KINGSTON

or Organisation (if relevant) _____

Email Address info@janicekingston.co.nz

Postal Address 63 KEPPOCH CT, HOWICK, AUCKLAND, 2016

Phone no. (09) 2733328
include area code

Mobile no. 0274 863711

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

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

PRIVACY ACT 1993

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



Your Submission

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

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

My submission is:

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

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

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

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

Retained ☐ Deleted ☐ Amended ☒ as follows:

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

Proposed District Plan Hearing

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

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

Signature of submitter _____ Date _____

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

Trade Competition

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

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

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

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

a) adversely affects the environment; and

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

10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is JANICE KINGSTON and I own a holiday home in KUAOTUNU.

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

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

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

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

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

As Principal Relief

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

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

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

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

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

I look forward to your response.

Yours faithfully,





Submission on the Thames-Coromandel District Council

Proposed Thames-Coromandel District Plan 2014

By: Name/Organisation

Jasmin Hamilton

Postal Address

1874 SH 25 RDI Coroglen
Whitianga

Email

Telephone

I am concerned that the Thames Coromandel District Council Proposed District Plan (PDP) **does not** adequately protect the Districts intrinsic values; these values, environmental, social and economic, are appreciated and enjoyed by residents and visitors alike.

As this plan is likely to have duration of in excess of 10 years, I think that it is **vital** that it provide appropriate protection of these values for future generations, and the Council is charged with this responsibility under the Resource Management Act 1991.

Specific points that I oppose in the plan:	Changes Sought:
Section 14: It seems that mineral extraction is being promoted at the expense of any other industry/development. Amenity areas are not afforded adequate protection.	Remove requirements to restrict other activities in preference to as yet unknown mineral deposits. Include Amenity Overlay in Policy 1a.
Section 32: I believe that all mining should be prohibited in Outstanding Landscape, Amenity Landscape and Natural Character areas.	Amend Overlay Rules to prohibit all mining activities in these areas.
Section 37: This section does not adequately protect many important areas including the Rural or Conservation areas from surface mining, or the Rural, Industrial, Conservation, Recreational, Coastal Living or Residential from underground mining.	Amend Table 3 to prohibit all surface and underground mining in these areas.

Specific points that I support in the plan:	Suggested Additions:
Section 14: I support Objective 3: people, property and the environment have a right to be protected from contamination and residual risks posed by mining activities, and TCDC must ensure that this is clearly reflected throughout the plan.	People have a right to be protected from contamination and risks (including residual risks)...
Section 32: I support Council prohibiting all mining in areas that have been identified as significant.	Map these areas on private land also to ensure that there can be no loss of biodiversity or amenity value in our district, and include underground mining as prohibited in these areas. Underground mining can have significant impacts such as vibration which can effects factors above ground.

Section 37: I support the prohibited status for mining in parts of this section.

Exploration should not be a permitted activity. Council should extend the prohibited status to include all conservation, rural, residential and coastal areas for both surface and underground mining.

In the Plan, Council have acknowledged that mineral extraction is an important and significant resource management issue for the District, and I consider that this significance supports the **creation of a rule requiring notification** (in accordance with S77D(a) of the Resource management Act 1991). Furthermore, given the economic implications of industrial scale mineral extraction activities for other industries, I consider that it is in the best interests of the District for broad participation in these decisions. Non-notification in itself can create economic uncertainty for development and business investment.

I am concerned that Council have not adequately addressed the issues of biodiversity loss, and are allowing some clearance of indigenous flora to be a permitted activity. I would like Council to either map all Significant Natural Areas (including ground-truthing), or restrict clearance of indigenous vegetation to enable ground-truthing to be carried out thereby ensuring that such areas are adequately protected.

Additional comments:

Coromandel NO Mining
leave the Coromandel alone
greedy bastards

Please complete:

- ☐ Y ☒ N 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 others make a similar submission, I will consider presenting a joint case with them at a hearing.
- ☒ Y ☐ N I wish to be heard in support of my submission
- ☒ Y ☐ N I am a resident or ratepayer in the Thames Coromandel District

SIGNED:

[Signature]

DATE:

13/3/14



Submission on the Thames-Coromandel District Council

Proposed Thames-Coromandel District Plan 2014

By: Name/Organisation

Ashley Kayla Lane

Postal Address

1874 SH 25 RDI Coroglen
Whitianga

Email

hashie24@hotmail.com

Telephone

02040088695

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As this plan is likely to have duration of in excess of 10 years, I think that it is **vital** that it provide appropriate protection of these values for future generations, and the Council is charged with this responsibility under the Resource Management Act 1991.

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Section 32: I believe that all mining should be prohibited in Outstanding Landscape, Amenity Landscape and Natural Character areas.	Amend Overlay Rules to prohibit all mining activities in these areas.
Section 37: This section does not adequately protect many important areas including the Rural or Conservation areas from surface mining, or the Rural, Industrial, Conservation, Recreational, Coastal Living or Residential from underground mining.	Amend Table 3 to prohibit all surface and underground mining in these areas.

Specific points that I support in the plan:	Suggested Additions:
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Exploration should not be a permitted activity. Council should extend the prohibited status to include all conservation, rural, residential and coastal areas for both surface and underground mining.

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Additional comments:

I grew up in Wairarapa and have first hand knowledge of the effects of mining. I think that Coromandel should stay untouched.

Please complete:

- ☒ Y ☐ N 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 –
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- ☒ Y ☐ N I am a resident or ratepayer in the Thames Coromandel District

SIGNED:



DATE:

13/3/14

Submission on the Thames-Coromandel District Council

Proposed Thames-Coromandel District Plan 2014

By: Name/Organisation

Robert Stott

Postal Address

2147 port waikato rd.
port waikato

Email

Telephone

021401498



I am concerned that the Thames Coromandel District Council Proposed District Plan (PDP) **does not** adequately protect the Districts intrinsic values; these values, environmental, social and economic, are appreciated and enjoyed by residents and visitors alike.

As this plan is likely to have duration of in excess of 10 years, I think that it is **vital** that it provide appropriate protection of these values for future generations, and the Council is charged with this responsibility under the Resource Management Act 1991.

Specific points that I oppose in the plan:	Changes Sought:
Section 14: It seems that mineral extraction is being promoted at the expense of any other industry/development. Amenity areas are not afforded adequate protection.	Remove requirements to restrict other activities in preference to as yet unknown mineral deposits. Include Amenity Overlay in Policy 1a.
Section 32: I believe that all mining should be prohibited in Outstanding Landscape, Amenity Landscape and Natural Character areas.	Amend Overlay Rules to prohibit all mining activities in these areas.
Section 37: This section does not adequately protect many important areas including the Rural or Conservation areas from surface mining, or the Rural, Industrial, Conservation, Recreational, Coastal Living or Residential from underground mining.	Amend Table 3 to prohibit all surface and underground mining in these areas.

Specific points that I support in the plan:	Suggested Additions:
Section 14: I support Objective 3: people, property and the environment have a right to be protected from contamination and residual risks posed by mining activities, and TCDC must ensure that this is clearly reflected throughout the plan.	People have a right to be protected from contamination and risks (including residual risks)...
Section 32: I support Council prohibiting all mining in areas that have been identified as significant.	Map these areas on private land also to ensure that there can be no loss of biodiversity or amenity value in our district, and include underground mining as prohibited in these areas. Underground mining can have significant impacts such as vibration which can effects factors above ground.

Section 37: I support the prohibited status for mining in parts of this section.	Exploration should not be a permitted activity. Council should extend the prohibited status to include all conservation, rural, residential and coastal areas for both surface and underground mining.
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In the Plan, Council have acknowledged that mineral extraction is an important and significant resource management issue for the District, and I consider that this significance supports the **creation of a rule requiring notification** (in accordance with S77D(a) of the Resource management Act 1991). Furthermore, given the economic implications of industrial scale mineral extraction activities for other industries, I consider that it is in the best interests of the District for broad participation in these decisions. Non-notification in itself can create economic uncertainty for development and business investment.

I am concerned that Council have not adequately addressed the issues of biodiversity loss, and are allowing some clearance of indigenous flora to be a permitted activity. I would like Council to either map all Significant Natural Areas (including ground-truthing), or restrict clearance of indigenous vegetation to enable ground-truthing to be carried out thereby ensuring that such areas are adequately protected.

Additional comments:

No mining keep Coromandel green

Please complete:

- ☒ Y ☐ N 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 others make a similar submission, I will consider presenting a joint case with them at a hearing.
- ☒ Y ☐ N I wish to be heard in support of my submission
- ☐ Y ☒ N I am a resident or ratepayer in the Thames Coromandel District

SIGNED:

[Signature]

DATE:

13-3-14

Please post to: Thames-Coromandel District Council Proposed Thames-Coromandel District Plan Private Bag, Thames 3540 Attention: District Plan Manager **Don't forget - Submissions close 5pm March 14, 2014**

Submission on the Thames-Coromandel District Council

Proposed Thames-Coromandel District Plan 2014



By: Name/Organisation

Mahia Haddon

Postal Address

44 Rangihau Rd
Whitianga

Email

Telephone (07) 8663064

I am concerned that the Thames Coromandel District Council Proposed District Plan (PDP) **does not** adequately protect the Districts intrinsic values; these values, environmental, social and economic, are appreciated and enjoyed by residents and visitors alike.

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Additional comments:

Mining is not the future for the Coromandel.
Too Precious to mine!!

Please complete:

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SIGNED:



DATE:

13/3/14

Submission on the Thames-Coromandel District Council

Proposed Thames-Coromandel District Plan 2014

By: Name/Organisation

Shaquille Haddon

Postal Address

44 Rangihau Road

Email

Telephone

8663064



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Additional comments:

Dont Mine please

Please complete:

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SIGNED: *S. Haddon*

DATE: *14-3-14*