

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)	<i>Sarah Ann Goodman</i>		
or Organisation (if relevant)			
Email Address	<i>sarah@sarahgoodmanaccounting.co.nz</i>		
Postal Address	<i>8 Brenton Pl RD1 Whangamata</i>		
Phone no. <i>include area code</i>	<i>(07) 865 7333</i>	Mobile no.	<i>027 263 9880</i>

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.



T C D C P D P 2 0 1 3

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

10/3/14

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

Trade Competition

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

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

Y N

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

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

- adversely affects the environment; and
- 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

10

30 March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Sarah Goodman and I own a holiday home 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 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 PUBLICLY NOTIFIED PROPOSAL FOR POLICY
STATEMENT OR PLAN**

(Clause 6 of the First Schedule, Resource Management Act 1991)

TO: The General Manager
Thames Coromandel District Council
Private Bag
THAMES 3540

Attention: District Plan Manager
Email: customer.services@tcdc.govt.nz

SUBMITTER DETAILS:

DERREL KATHLEEN BUSH

Email: derrelbush@yahoo.co.nz or alex.bush@bushforbes.co.nz

c/- Bush Forbes, Barristers and Solicitors
P O Box 526
TAURANGA 3140

Telephone No: 07/552 0859 (Home) 027/2819562 (Mobile)

The specific provisions of the proposed District Plan to which my submission relates are:

The requirement for a designation for public works to be included within the proposed District Plan (TC3012 Te Kouma Road intersection).

The proposed Plan change TC3012 giving notice of the requirement for designation for a public work namely the realignment of Te Kouma Road with State Highway 25.

My interest is that I am affected by the proposal as the owner of the properties at 10 and 45 Te Kouma Road being respectively 1.533 hectares more or less being Lot 3, Deposited Plan 13227 and 15.6646 hectares more or less being part Lot 2, Deposited

Plan 35279 being one of the Trustees of the Marjorie Moore Family Trust ("the trust").

The Submission of Derrel Kathleen Bush is:

1. I oppose the requirement for a designation for a public work as it applies to Lot 3, DP 13227, and as appears on the diagram attached to the document part of Lot 2 DP 35279, to be inserted into the Proposed District Plan in its present form.
2. The reasons for my views are:
 - (a) The notice contains the wrong address for Lot 3, DP13227 which is 10 Te Kouma Road.
 - (b) The plan attached to the Notice makes it clear that part of our land at 45 Te Kouma Road which is part of Lot 2, Deposited Plan 35279 is also affected by the requirement. This is not stated in the document but is clear from the diagram.
 - (c) It is not possible to gauge the nature or extent of the proposed public work from the information provided to me and my co-trustees. The effect upon the intersection cannot be assessed except that according to the plans there is not room to allow the heavy and towed vehicles that use it to properly manoeuvre. Neither is there provision for areas on the side of State Highway 25 for vehicles turning into Te Kouma Road to pull off and give way to approaching traffic.
 - (d) It is wrong to state that proposed conditions will be assessed via the formal notice of requirement process. This is already underway. Once the requirement for designation is finalised no conditions can be imposed, or if this is not so, I as an affected land owner will not have any right to submit my views or appeal the content of the conditions. The designation should not proceed until these have been settled.

- (e) It is also wrong for the designating authority to say that it will defer assessment of the effects the public work will have on the environment, and the way any adverse ones will be mitigated until the formal notice of requirement process takes place. The process is already underway and they should be addressed now by the designating authority. It is clear from the plans that there must be an effect on the Opu Creek.
- (f) There has been no consideration or investigation into alternative sites and the matter has proceeded on the assumption that the proposed road realignment and intersection reconfiguration must take place at the present intersection. The designating authority is required under Section 168A (3) (b) to give adequate consideration to alternative sites, routes or methods of undertaking the work. It is clear from the documents that this has not been done. The possibility of other options must be eliminated.
- (g) No evidence has been provided that the proposed public work will improve traffic safety at the State Highway 25/Te Kouma Road intersection. The configuration of the land at the intersection and surrounding it is such that no improvement is likely to occur according to the diagram attached to the notice. The vision/sight line and steep grade to the South remains unchanged. There is still no room for traffic from the North turning into Te Kouma Road to pull off and give way to vehicles travelling north.
- (h) I have an intimate knowledge of the intersection as the property the subject to the requirement was owned by my grandfather who acquired it in the 1920s and subsequently by my mother. Throughout my lifetime I have been a regular visitor. So far as I know there have been no accidents, but I believe this probably because traffic has to negotiate the corner with care. If the corner is eased it should be done so that it does not encourage over confidence. In my opinion the real difficulty is that Te Kouma Road is the only route to what is effectively an industrial installation at the Sugar Loaf Wharf which generates traffic

from vehicles towing boats, persons embarking upon charter fishing trips, and the transportation by heavy vehicles of mussels from the barges which unload them there. Everything to do with wharf is inadequate because it and the road cannot cope.

- (i) In the information accompanying the Notice of Requirement there appears to be no consideration given to the growing use of Te Kouma Road for recreational purposes by pedestrians and cyclists.
- (j) Although I am advised that consultation is not a requirement imposed upon the designating authority I am also told that in the Environment Court in the case of *Watercare Services Limited v Auckland City Council* decision [2011] NZEnvC 155 at paragraph 33 stated that consultation is “best practice”. The advice I have received is that once the notice of requirement for designation is in place there will be no opportunity for owners or other affected persons to be consulted.
- (k) The designation does not accurately describe the land affected. The plan of the boundaries of the proposed designation shows land to be taken both from 45 Te Kouma Road, which is Part Lot 2, DP35279 and 10 Te Kouma Road, which is the proper address of Lot 3, DP13277. 10 Te Kouma Road contains 1.533 hectares with boundaries on the Opu Creek and Te Kouma Road. No estimate of the area to be acquired or any detail of the extent of the proposed works has been provided.
- (l) I and my co-trustees will be adversely affected by the proposal as road works carried out in the past on Te Kouma Road have had unsatisfactory effects on our property. These range from wrongly constructed entrances to erosion on the foreshore which we own through historical riparian rights.
- (m) The contour and shape of the boundaries of 10 Te Kouma Road are such that the small area remaining after the acquisition is in all likelihood going to be affected by matters relating to drainage, berms

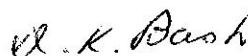
and other unsatisfactory and injurious physical features. These are almost sure to include adverse effects on Opu Creek.

- (n) The proposal as shown on the plan will prevent access to other land owned by the trust on the Northern side of the Opu Creek. The location of the gateway to the residual area of Lot 3 DP13277 as shown on the plan is impractical.
 - (o) I reserve the right to add to and expand these submissions at a hearing.
3. I seek the following decision from the territorial authority:

That the notice of requirement for the designation for a public work (Council Reference TC3012) should not be included in the proposed District Plan until all details are available of the nature of the proposed public works and its effect upon the environment and our property.

Proposed District Plan Hearing

4. I wish to be heard in support of my Submission.
5. If others make a similar submission I will consider presenting a joint case with them at a hearing.



Derrel Kathleen Bush

Date: 13 March 2014

<u>Address for Service of Submitter:</u>	Bush Forbes Barristers and Solicitors 4 Willow Street P O Box 526 DX HP40017 <u>TAURANGA</u>
<u>Telephone No:</u>	577 6039
<u>Faxsimile No:</u>	577 6863
<u>Email:</u>	alex.bush@bushforbes.co.nz

**SUBMISSION ON REQUIREMENT THAT DESIGNATION THAT IS
SUBJECT TO PUBLIC NOTIFICATION**

(Section 168A, Resource Management Act 1991)

TO: The General Manager
Thames Coromandel District Council
Private Bag
THAMES 3540

Attention: District Plan Manager
Email: customer.services@tcdc.govt.nz

SUBMITTER DETAILS:

DERREL KATHLEEN BUSH as one of the Trustees of the Marjorie Moore Family Trust

Email: derrelbush@yahoo.co.nz or alex.bush@bushforbes.co.nz

c/- Bush Forbes, Barristers and Solicitors
P O Box 526
TAURANGA 3140

Telephone No: 07/552 0859 (Home) 027/2819562 (Mobile)

This is a submission on the notice of requirement from Thames Coromandel District Council for a designation for public works to be included in the proposed District Plan Te Kouma Road intersection TC3012 ("the notice of requirement").

- The relevant designation is a notice of requirement for designation dated 16 October 2013 made by the Thames Coromandel District Council pursuant to Section 168A in clause 4 Schedule 1 of the Resource Management Act 1991 requiring a designation for a public work (Council reference TC3012) on Lot 3, DP13227 SH25/Te Kouma Road intersection, Te Kouma. The site where the proposed designation for public works is located is at the Te Kouma Road intersection with State Highway 25.

- Derrel Kathleen Bush is affected as one of the owners of the land the subject of the Notice of Requirement.

The specific parts of the notice of requirement that my submission relates to are:

The whole of the notice of requirement for designation for public works at State Highway 25/Te Kouma Road intersection.

My submission is:

1. I oppose the proposal for a designation for a public work as it applies to Lot 3, DP 13227 which is 10 Te Kouma Road not 45, and as appears on the diagram attached to the document part of Lot 2, DP 35279 which is 45 Te Kouma Road in its present form.
2. The reasons for my views are:
 - (a) The notice contains the wrong address for Lot 3, DP13227 which is 10 Te Kouma Road.
 - (b) The plan attached to the Notice makes it clear that part of our land at 45 Te Kouma Road which is part of Lot 2, Deposited Plan 35279 is also affected by the requirement. This is not stated in the document but is clear from the diagram.
 - (c) It is not possible to gauge the nature or extent of the proposed public work from the information provided to me and my co-trustees. The effect upon the intersection cannot be assessed except that according to the plans there is not room to allow the heavy and towed vehicles that use it to properly manoeuvre. Neither is there provision for areas on the side of State Highway 25 for vehicles turning into Te Kouma Road to pull off and give way to approaching traffic.
 - (d) It is wrong to state that proposed conditions will be assessed via the formal notice of requirement process. This is already underway. Once the requirement for designation is finalised no conditions can be imposed, or if this is not so, I as an affected land owner will not have

any right to submit my views or appeal the content of the conditions. The designation should not proceed until these have been settled.

- (e) It is also wrong for the designating authority to say that it will defer assessment of the effects the public work will have on the environment, and the way any adverse ones will be mitigated until the formal notice of requirement process takes place. The process is already underway and they should be addressed now by the designating authority. It is clear from the plans that there must be an effect on the Opu Creek.
- (f) There has been no consideration or investigation into alternative sites and the matter has proceeded on the assumption that the proposed road realignment and intersection reconfiguration must take place at the present intersection. The designating authority is required under Section 168A (3) (b) to give adequate consideration to alternative sites, routes or methods of undertaking the work. It is clear from the documents that this has not been done. The possibility of other options must be eliminated.
- (g) No evidence has been provided that the proposed public work will improve traffic safety at the State Highway 25/Te Kouma Road intersection. The configuration of the land at the intersection and surrounding it is such that no improvement is likely to occur according to the diagram attached to the notice. The vision/sight line and steep grade to the South remains unchanged. There is still no room for traffic from the North turning into Te Kouma Road to pull off and give way to vehicles travelling north.
- (h) I have an intimate knowledge of the intersection as the property the subject to the requirement was owned by my grandfather who acquired it in the 1920s and subsequently by my mother. Throughout my lifetime I have been a regular visitor. So far as I know there have been no accidents, but I believe this probably because traffic has to negotiate the corner with care. If the corner is eased it should be done so that it

does not encourage over confidence. In my opinion the real difficulty is that Te Kouma Road is the only route to what is effectively an industrial installation at the Sugar Loaf Wharf which generates traffic from vehicles towing boats, persons embarking upon charter fishing trips, and the transportation by heavy vehicles of mussels from the barges which unload them there. Everything to do with the wharf is inadequate because it and the road cannot cope.

- (i) In the information accompanying the Notice of Requirement there appears to be no consideration given to the growing use of Te Kouma Road for recreational purposes by pedestrians and cyclists.
- (j) Although I am advised that consultation is not a requirement imposed upon the designating authority I am also told that in the Environment Court in the case of *Watercare Services Limited v Auckland City Council* decision [2011] NZEnvC 155 at paragraph 33 stated that consultation is “best practice”. The advice I have received is that once the notice of requirement for designation is in place there will be no opportunity for owners or other affected persons to be consulted.
- (k) The designation does not accurately describe the land affected. The plan of the boundaries of the proposed designation shows land to be taken both from 45 Te Kouma Road, which is Part Lot 2, DP35279 and 10 Te Kouma Road, which is the proper address of Lot 3, DP13277. 10 Te Kouma Road contains 1.533 hectares with boundaries on the Opu Creek and Te Kouma Road. No estimate of the area to be acquired or any detail of the extent of the proposed works has been provided.
- (l) I and my co-trustees will be adversely affected by the proposal as road works carried out in the past on Te Kouma Road have had unsatisfactory effects on our property. These range from wrongly constructed entrances to erosion on the foreshore which we own through historical riparian rights.

- (m) The contour and shape of the boundaries of 10 Te Kouma Road are such that the small area remaining after the acquisition is in all likelihood going to be affected by matters relating to drainage, berms and other unsatisfactory and injurious physical features. These are almost sure to include adverse effects on Opu Creek.
- (n) The proposal as shown on the plan will prevent access to other land owned by the trust on the Northern side of the Opu Creek. The location of the gateway to the residual area of Lot 3 DP13277 as shown on the plan is impractical.
- (o) I reserve the right to add to and expand these submissions at a hearing.

3. I seek the following decision from the territorial authority:

That the notice of requirement for the designation for a public work (Council Reference TC3012) should not be granted or included in the proposed District Plan until all details are available of the nature of the proposed public works and its effect upon the environment and our property.

Proposed District Plan Hearing

- 4. I wish to be heard in support of my Submission.
- 5. If others make a similar submission I will consider presenting a joint case with them at a hearing.

D. K. Bush

Derrel Kathleen Bush

Date: 13th March 2014

Address for Service of
Submitter:

Bush Forbes
Barristers and Solicitors
4 Willow Street
P O Box 526
DX HP40017
TAURANGA

Telephone No: 577 6039

Facsimile No: 577 6863

Email: alex.bush@bushforbes.co.nz

To

CTS

Received

14 MAR 2014

To the Decision-Makers about TCDC's Proposed District Plan, 2014

Thames-Coromandel District Council
Coromandel

File No:.....

In our experience - as Māori land-owners, tangata whenua and rate-payers in Harataunga (Kennedy Bay) - participation in Thames-Coromandel local Council processes for decision-making about their District Plans, and other regulatory mechanisms, is a **COMPLETE WASTE OF TIME**. At the turn of last century, universal Māori opposition was **unable to stop** TCDC's Auckland-based predecessor carving out huge chasms of ancestral land for roads, reserves and infra-structure development under the Public Works Act and similar legislature. In the late 70s and 80s, we know that more recent cohorts of our tūpuna vehemently objected to TCDC's process for approving the establishment of Harataunga's first sub-division. Our tūpuna told us their perspectives, beliefs, objections, aspirations and views were **blatantly and irrevocably ignored**. During the last round of public discussions on the expiring version of TCDC's District Plan, Māori land-owners, tangata whenua and whānau in Harataunga **foolishly wasted hundreds of hours** engaging in TCDC's **pointless process** of submissions, hearings and so-called "consultation". We became involved in this farce because we were led to believe strong evidence of public/ tangata whenua **opposition to the sub-division, and eventual open-market sale, of ancestral Māori land in Harataunga** would ensure our views were taken into consideration when decisions were made. Yeah right, as with the tūpuna before us, our perspectives, beliefs, objections, aspirations and views were **blatantly and irrevocably ignored**.

Between 1996 and 2006, **overwhelming evidence of local opposition** to the sub-division (and eventual open-market sale) of ancestral Māori land in Harataunga was demonstrated in over 50 discussion forums, 17 public meetings, 165 individual submissions, 15 letters to the Council and a petition signed by 400 Māori land owners and beneficiaries (see Appendices 1 & 2). Our reasons for opposing the sub-division and sale of ancestral Māori land in Harataunga were clearly explained in 4 formal reports, 5 power point presentations, numerous face-to-face engagements (with TCDC staff, TCDC's consultants, the Environment Court, the developer's lawyers, politicians) and a TCDC facilitated mediation process (during which we were told no record would be kept). We even identified some strategies that could mitigate the impact of establishing sub-divisions in Harataunga, should this ever occur (Appendix 3). Hard copies of these documents have been previously submitted to TCDC, and are probably buried in your archives, we are not submitting them again.

At our own expense, we have produced and disseminated an explanatory DVD (submitted to TCDC but also available at <http://www.youtube.com/watch?v=KXEjhFgv0og>) and, in 2011, we funded the development and implementation of a scientific method to assess the impact of establishing sub-divisions on ancestral land in Harataunga, from a Māori cultural perspective (report submitted to TCDC on 28/8/2012, available at <http://tumana.maori.nz/subdivision.php>, also discussed in National Radio interview, <http://www.radionz.co.nz/national/programmes/countrylife/20120831>). Māori, and Pākehā, who completed the cultural impact assessment tool produced an overall, aggregated mean score of 10.5. With a maximum score of 11 representing the worst possible impact on Māori, there is no doubt those who participated were gravely concerned about the impacts of sub-division on tangata whenua. Such concerns are supported by raft of international evidence which shows the sub-division of indigenous ancestral lands will marginalise, displace and permanently undermine, the culture, identity, capacity for advancement and wellbeing of tangata whenua. We have naively hoped TCDC would find this information of relevance when making their decisions about the establishment of sub-divisions on our ancestral lands.

Unfortunately, this has never been the case.

TCDC has systematically blocked and ignored every concern we have raised, every piece of evidence we have submitted and every objection we have made to the establishment of open-market subdivisions in Harataunga. Instead of taking these concerns on board, and supporting hundreds of land-owners, TCDC found reasons to withhold key information, not notify interested parties, make decisions behind closed doors and introduce the legislative and policy platforms that needed for sub-division. In doing so, TCDC, chose to support the outcomes that were sought by **three individual property developers** (see Appendix 2).

- ➔ In 2004, a 12 house sub-division on Harataunga 2C2B2D was approved by TCDC
- ➔ In 2005, resource consent for an 18 house sub-division on Harataunga 2C2B2C (1286 Kennedy Bay Road) was approved by TCDC
- ➔ In 2007, a structure plan for an 18 house sub-division on Harataunga 2B2 (1291 Kennedy Bay Road, Lot DPS 84023) was approved by TCDC

Every time TCDC rolls out another version or amendment to their District Plan, indigenous landowners in Harataunga lose a little more. When we wasted all that time engaging in TCDC's consultation processes during 1996-2006, and did the Cultural Impact Assessment in 2011, we were worried about our culture and identity being marginalised if 3 sub-divisions, comprising almost 50 houses, were established around the entrance to the beach. At 5 people per house, we estimated that would mean around 250 tauwi (newcomers/strangers/people who do not have an ancestral connection to the land) would come into our community and have use and occupation rights. Now, TCDC's latest District Plan is setting it up so each of those sections can be cut into smaller sections, meaning the 50 houses we used to be worried about could become 150 or 200 houses and the 250 tauwi who are walking around with use and occupation rights will become 1000 plus. How's that for ensuring tangata whenua culture and identity is completely marginalised. That's what the future looks like for our children and mokopuna. All because a local authority and one or two greedy whānau wanna get richer and richer, gee thanks!

Experience tells us there is no reason to have confidence in TCDC's process for DP submissions and we swore we would never get involved again, but, the current Provision District Plan is setting itself up to take another chunk of our identity, culture and autonomy. If we don't engage, TCDC will say we didn't take advantage of the opportunity. If we do engage, they will just ignore us. Ho hum, we are doing this for our future generations. We have identified the following concerns about TCDC's provisional District Plan:

1. Section 25 will enable further sub-division of the above blocks and facilitate the establishment of additional sub-divisions in Harataunga
2. Sections 14 & 37 will foster opportunities for mining activities to be established on ancestral Māori lands, coastal areas/environments, residential areas, rural areas, conservation zones and areas of significant value
3. Sections 33 & 29 aims to strip Māori of their rights and capacity to access, use and manage their own resources, including stands of manuka and kānuka

4. Sections 33 & 56 will impact on tangata whenua rights to be notified and involved in decision-making about the granting of resource consents for development and activities in their own communities and ancestral lands
5. TCDC's PDP has not enabled the public to make submissions on the use of 1080 and other poisons for pest control and environmental management. In this regard, we want a local authority that advocates **against the use of 1080** in our rivers, bush, environments and communities,

To make it as easy as possible for Harataunga whānau to express their views on these issues, we have circulated the attached petition, and have said this will be submitted with just one of the official submission forms. 74 people have signed the petition and their views are summarised below. Those who have provided an address, or email, need to be acknowledged as individual submitters, and receive information directly. When considering the level of opposition to further sub-division in Harataunga, our whānau have asked that you include the 350 land owners who signed the petition submitted to TCDC in June 2006. It should also be noted the 4 people who did not object to subdivision did so because they were unclear whether this would impact on opportunities for Māori housing development.

Summary of signatory positions (n= 74)

	n	%
oppose mining	71	96
oppose sub-division & further sub-division	70	95
oppose 1080	73	99
oppose resource consent for use of manuka/kānuka	74	100
want to be notified and involved in decision-making about resource consents	74	100

This cover letter and brief history was written by Dr Stephanie Palmer, for and on behalf, of the 74 signatories to this petition and 350 people who signed the petition opposing sub-division in 2006.

1393 Kennedy Bay Rd,
Harataunga, Coromandel 3583
ph 07 8668 579
stephanie@tumana.maori.nz

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

To
CTS
Received

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

14 MAR 2014
Thames-Coromandel District Council
Coromandel
File No:

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

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)	see attached list of names - please communicate with signatures directly .
or Organisation (if relevant)	
Email Address	see attached email addresses, phone numbers +
Postal Address	postal addresses - please use this information for contact list.
Phone no. include area code	see attached list
	Mobile no.

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

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

PRIVACY ACT 1993

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



Your Submission

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

See ~~Appendix~~ | Attached

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)

support oppose the above plan provision.

Reasons for my views:

See ~~Appendix~~ | Attached

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

Retained Deleted Amended as follows:

See attached ~~Appendix~~

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 _____

It would be appropriate to have a hearing in Horadunga.

Date 14/3/2014

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

Trade Competition

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

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

Y N

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

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

- adversely affects the environment; and
- 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

POINT	PLAN REFERENCE	SUPPORT/OPPOSE	REASONS	DECISION SOUGHT
Each matter raised will be addressed separately and referred to as a submission point	Identify the specific part of the Plan your submission point	Specify whether you support or oppose the part of the Plan	Reasons for your views	Whether you want the part of the Plan retained, amended, or deleted and any changes that you seek.
Coastal Living Zone	Part V - Special Purpose Provisions Section 25 - Site Development Plans	Oppose	<p>Object to the land at 1286 Kennedy Bay Road (Harataunga 2C2B2C) being rezoned as Coastal Living Zone.</p> <p>The land is undeveloped and under the proposed zoning of coastal living the structure plan no longer applies and the land could be subdivided with a significantly different outcome in terms of lot sizes and numbers.</p> <p>See attached documents for rationale, history and cultural impact assessment.</p>	<p>We do not support the subdivision of this ancestral Māori land, and have previously opposed the structure plan and resource consent process that enables this. We want the structure plan and associated consents for site development 25.10 of 1286 Kennedy Bay Road - Harataunga 2C2B2C to be revoked. At the very least, we seek DP provisions that do not facilitate further subdivision and marginalisation of this block, or any other block in Harataunga.</p>

Mining	Sections 14 and 37	Oppose	Generally oppose mining activities on ancestral Māori lands, coastal areas/environmental, residential, rural, conservation zones and significant natural areas for reasons outlined in the Coromandel Watchdog submission	All mining activities prohibited in coastal environment
Indigenous vegetation clearance	Sections 33 & 29	oppose	Article 2 of the Treaty of Waitangi, gives Māori the right to use and manage their own resources without interference from Councils and Local Authorities, implementation of the proposed policy and process will significantly undermine Māori capacity to make decisions about the management and guardianship of indigenous vegetation on their own lands	Strengthen Māori capacity for sustainable management of indigenous vegetation resources
Involvement in decision-making	Sections 33 & 56 in the Proposed District Plan and the zone rules e.g. Section 56 Rural Zone; have rules for notification of selected activities requiring a resource consent.	oppose	Māori have the right to be fully informed and involved in decision-making about resource consent for activities that will impact on their culture, identity, character, environments and communities	Ensure the rules for decision-making about each zone enable Māori to be notified, informed and fully involved in decision-making about activities that require resource consent

WOULD LIKE TCDC'S DISTRICT PLAN TO REFLECT MY POSITION ON THE FOLLOWING STATEMENTS:

STATEMENT ONE:
RESIDENTIAL & MACHINERY OWNED LAND

I oppose mining activities, including underground mining, on the District, especially in CONSERVATION, COASTAL, RURAL,

STATEMENT TWO:
TCDC NOT SUPPORT SUB-DIVISION, OR FURTHER SUB-DIVISION, OF ANCESTRAL LAND, INCLUDING ANY LAND, THAT IS READY

TO QUALITY OF ORIGINAL

STATEMENT THREE:
have structure plan, or resource consent for sub-division

I object that TCDC advocate on our behalf with Regional Council and other government departments TO STOP THE USE OF LOGGING

STATEMENT FOUR:
our communities

I object that TCDC advocate on our behalf with Regional Council and other government departments TO STOP THE USE OF LOGGING

STATEMENT FIVE:

I oppose any change to our rights to get firewood, from our bush, and lands, & without TCDC approval or resource consent.

STATEMENT ONE:
I WANT TO BE FULLY INFORMED, AND FULLY INVOLVED, IN DECISION-MAKING, OVER DEVELOPMENT AND CHANGE ON OUR ANCESTRAL LANDS, AND

IN OUR OWN COMMUNITY

Name	phone/email/address	STATEMENT ONE (no miniscing)	STATEMENT TWO (no sub-division)	STATEMENT THREE (no 1080)	STATEMENT FOUR (firewood without consent)	STATEMENT FIVE (fully informed)	Whakaaroano (comment)
1 Victoria McLean	07 867 34 850000 ext 440 021 082 62531	✓	✓	✓	✓	✓	The mini area kit te tangata - ACKNOWLEDGE THE PEOPLE We all need to wake up and think Be accountable
2 Tania Pen	021 1277 253 for Sam	✓	✓	✓	✓	✓	start thinking about 1 people that breathe the its not what we community want.
3 Debbie Evans	021 0287 77897	-	✓	✓	-	✓	
4 Joanne Byles	021 1100368 Joanne		✓	✓	✓	✓	
5 Sam McLean	07 8660060 Sam		-	-	-	-	be tangata be tan Santa be tan Santa

I WOULD LIKE TCDC'S DISTRICT PLAN TO REFLECT MY POSITION ON THE FOLLOWING STATEMENTS:

STATEMENT ONE: I oppose mining activities, including underground mining, in the District, especially in CONSERVATION, COASTAL, RURAL, RESIDENTIAL & MĀORI OWNED LAND

STATEMENT TWO: I DO NOT SUPPORT SUB-DIVISION, OR FURTHER SUB-DIVISION, of ancestral lands in Harataunga, including any lands that already have structure plans or resource consent for sub-division

STATEMENT THREE: I request that TCDC advocate on our behalf with Regional Council and other government agencies TO STOP THE USE OF 1080 in our communities

STATEMENT FOUR: I OPPOSE any change to our rights to get firewood, from our bush and lands, without TCDC approval or resource consent

STATEMENT FIVE: I WANT TO BE FULLY INFORMED, and fully involved, in decision-making about development and change on my ancestral lands, and in my own community

Name	phone/email/address	STATEMENT ONE (no mining)	STATEMENT TWO (no sub-division)	STATEMENT THREE (no 1080)	STATEMENT FOUR: (firewood without consent)	STATEMENT FIVE: (fully informed)	Whakaaro ano (comment)
1 Lisa May Hale	Kennedy Bay Rd, Harataunga 0220930381	✓	✓	✓	✓	✓	Why do all this kaka to the people of the land!
2 Kellie Harrison	Kennedy Bay Road Harataunga	✓	✓	✓	✓	✓	Our Whanau Kāpapa to preserve conservation, to protect our lands. Who is Council to tell us what to do
3 Jackson Sweeney	Kennedy Bay Rd Harataunga	✓	✓	✓	✓	✓	
4 Siânne Sweeney	Kennedy Bay Rd Harataunga	✓	✓	✓	✓	✓	
5 Sam Thompson	Murray 0211515618	✓	✓	✓	✓	✓	
6 Anita Henare	0223015217	✓	✓	✓	✓	✓	

I WOULD LIKE TCDC'S DISTRICT PLAN TO REFLECT MY POSITION ON THE FOLLOWING STATEMENTS:

STATEMENT ONE:
I oppose mining activities, including underground mining, in the District, especially in CONSERVATION, COASTAL, RURAL, RESIDENTIAL & MĀORI OWNED LAND

STATEMENT TWO:
I DO NOT SUPPORT SUB-DIVISION, OR FURTHER SUB-DIVISION, of ancestral lands in Harataunga, including any lands that already have structure plans or resource consent for sub-division

STATEMENT THREE:
I request that TCDC advocate on our behalf with Regional Council and other government agencies TO STOP THE USE OF 1080 in our communities

STATEMENT FOUR:
I OPPOSE any change to our rights to get firewood, from our bush and lands, without TCDC approval or resource consent

STATEMENT FIVE:
I WANT TO BE FULLY INFORMED, and fully involved, in decision-making about development and change on my ancestral lands, and in my own community

Name	phone/email/address	STATEMENT ONE (no mining)	STATEMENT TWO (no sub-division)	STATEMENT THREE (no 1080)	STATEMENT FOUR: (firewood without consent)	STATEMENT FIVE: (fully informed)	Whakaaro ano (comment)
1 CHÉRÉ NGAPU	07 866 8674 cherengapu@yahoo.com	✓	✓	✓	✓	✓	
2 LLOYD NGAPU	07 866 8674	✓	✓	✓	✓	✓	
3 J. Rivers	07 866 7742	✓	✓	✓	✓	✓	
4 S. Hunter	07 866 8708	✓	N/A	✓	✓	✓	Separate submission
5 Dick Tukirau	0272 353338	X	✓	✓	✓	✓	
6 Ken in Motu	021 911820	X	✓	✓	✓	✓	

I WOULD LIKE TCDC'S DISTRICT PLAN TO REFLECT MY POSITION ON THE FOLLOWING STATEMENTS:

STATEMENT ONE: I oppose mining activities, including underground mining, in the District, especially in CONSERVATION, COASTAL, RURAL, RESIDENTIAL & MĀORI OWNED LAND

STATEMENT TWO: I DO NOT SUPPORT SUB-DIVISION, OR FURTHER SUB-DIVISION, of ancestral lands in Harataunga, including any lands that already have structure plans or resource consent for sub-division

STATEMENT THREE: I request that TCDC advocate on our behalf with Regional Council and other government agencies TO STOP THE USE OF 1080 in our communities

STATEMENT FOUR: I OPPOSE any change to our rights to get firewood, from our bush and lands, without TCDC approval or resource consent

STATEMENT FIVE: I WANT TO BE FULLY INFORMED, and fully involved, in decision-making about development and change on my ancestral lands, and in my own community

Name	phone/email/address	STATEMENT ONE (no mining)	STATEMENT TWO (no sub-division)	STATEMENT THREE (no 1080)	STATEMENT FOUR; (firewood without consent)	STATEMENT FIVE; (fully informed)	Whakaaro ano (comment)
1 Geoffrey Carter	0210310337	X	✓	✓	✓	✓	I dont mind if we mine from the corprate side but not Kennedy Bay
2 Helen Hotteray	0211782634	✓	✓	✓	✓	✓	
3 Jason Nottle	0272079052	✓	✓	✓	✓	✓	
4 Shanon Ngapo	0274959570	✓	✓	✓	✓	✓	
5 Layren Ngapo	0224085306	✓	✓	✓	✓	✓	Shawn-Thwaites @ Hotmail.co.nz
6 Shawn Thwaites		✓	/	✓	✓	✓	

I WOULD LIKE TCDC'S DISTRICT PLAN TO REFLECT MY POSITION ON THE FOLLOWING STATEMENTS:

STATEMENT ONE: I oppose mining activities, including underground mining, in the District, especially in CONSERVATION, COASTAL, RURAL, RESIDENTIAL & MĀORI OWNED LAND

STATEMENT TWO: I DO NOT SUPPORT SUB-DIVISION, OR FURTHER SUB-DIVISION, of ancestral lands in Harataunga, including any lands that already have structure plans or resource consent for sub-division

STATEMENT THREE: I request that TCDC advocate on our behalf with Regional Council and other government agencies TO STOP THE USE OF 1080 in our communities

STATEMENT FOUR: I OPPOSE any change to our rights to get firewood, from our bush and lands, without TCDC approval or resource consent

STATEMENT FIVE: I WANT TO BE FULLY INFORMED, and fully involved, in decision-making about development and change on my ancestral lands, and in my own community

Name	phone/email/address	STATEMENT ONE (no mining)	STATEMENT TWO (no sub-division)	STATEMENT THREE (no 1080)	STATEMENT FOUR: (firewood without consent)	STATEMENT FIVE: (fully informed)	Whakaaro ano (comment)
1 <i>Dawn Dobbs</i>	078667742	✓	✓	✓	✓	✓	
2 <i>Custat Te Ahumā</i>		✓	✓	✓	✓	✓	
3 <i>Carmen Desai</i>	02640130338	✓	✓	✓	✓	✓	
4 <i>Lia Teneanunu</i>		✓	✓	✓	✓	✓	
5 <i>Jacqueline Loun</i>	07866825	✓	✓	✓	✓	✓	<i>Hengatau Ngāti Rauhī</i>
6 <i>Slim Skye</i>	078667676	✓	✓	✓	✓	✓	

I WOULD LIKE TCDC'S DISTRICT PLAN TO REFLECT MY POSITION ON THE FOLLOWING STATEMENTS:

STATEMENT ONE: I oppose mining activities, including underground mining, in the District, especially in CONSERVATION, COASTAL, RURAL, RESIDENTIAL & MAORI OWNED LAND

STATEMENT TWO: I DO NOT SUPPORT SUB-DIVISION, OR FURTHER SUB-DIVISION, of ancestral lands in Harataunga, including any lands that already have structure plans or resource consent for sub-division

STATEMENT THREE: I request that TCDC advocate on our behalf with Regional Council and other government agencies TO STOP THE USE OF 1080 in our communities

STATEMENT FOUR: I OPPOSE any change to our rights to get firewood, from our bush and lands, without TCDC approval or resource consent

STATEMENT FIVE: I WANT TO BE FULLY INFORMED, and fully involved, in decision-making about development and change on my ancestral lands, and in my own community

Name	phone/email/address	STATEMENT ONE (no mining)	STATEMENT TWO (no sub-division)	STATEMENT THREE (no 1080)	STATEMENT FOUR: (firewood without consent)	STATEMENT FIVE: (fully informed)	Whakaaro ano (comment)
1 Daniel Huia	021 6165529 Daniel.Huia5@gmail.com	✓	✓	✓	✓	✓	
2 Shona Bennett	1232 Kennedy Bay	✓	✓	✓	✓	✓	
3 S. Kuemere	1232 Kennedy Bay Coremaire	✓	✓	✓	✓	✓	
4 A Merogen	210 Moquard Rd	✓	✓	✓	✓	✓	
5 Shimukoroa	572 Colville Rd Covandale	✓	✓	✓	✓	✓	1320 long bat rd
6 J. Thompson	1320 long bat rd Waikanae	✓	✓	✓	✓	✓	

I WOULD LIKE TCDC'S DISTRICT PLAN TO REFLECT MY POSITION ON THE FOLLOWING STATEMENTS:

STATEMENT ONE: RESIDENTIAL & MAORI OWNED LAND
I oppose mining activities, including underground mining, in the District, especially in CONSERVATION, COASTAL, RURAL,

STATEMENT TWO: I DO NOT SUPPORT SUB-DIVISION, OR FURTHER SUB-DIVISION, of ancestral lands in Harataunga, including any lands that already have structure plans or resource consent for sub-division

STATEMENT THREE: I request that TCDC advocate on our behalf with Regional Council and other government agencies TO STOP THE USE OF 1080 in our communities

STATEMENT FOUR: I OPPOSE any change to our rights to get firewood, from our bush and lands, without TCDC approval or resource consent

STATEMENT FIVE: I WANT TO BE FULLY INFORMED, and fully involved, in decision-making about development and change on my ancestral lands, and in my own community

Name	phone/email/address	STATEMENT ONE (no mining)	STATEMENT TWO (no sub-division)	STATEMENT THREE (no 1080)	STATEMENT FOUR: (firewood without consent)	STATEMENT FIVE: (fully informed)	Whakaaro ano (comment)
1 Wendy Young	12000H 25 Whangarei Rd - 07-8662459	✓	✓	✓	✓	✓	
2 Ramona Richards	To Box 43 Coronadel	✓	✓	✓	✓	✓	
3 Bernice Laurie	760 wharf road Coronadel	✓	✓	✓	✓	✓	
4 Ripoko Rautio	baberendata@hotmail.co.nz	✓	✓	✓	✓	✓	
5 Boni Renata	52 Goldfields Rd Manaiak	✓	✓	✓	✓	✓	
6 Abby Forbes	7516 Pohutu Lane Coronadel	✓	✓	✓	✓	✓	
Thelma Ware 80 cook Street Tolaga Bay							

I WOULD LIKE TCDC'S DISTRICT PLAN TO REFLECT MY POSITION ON THE FOLLOWING STATEMENTS:

STATEMENT ONE: RESIDENTIAL & MĀORI OWNED LAND
I oppose mining activities, including underground mining, in the District, especially in CONSERVATION, COASTAL, RURAL,

STATEMENT TWO:
I DO NOT SUPPORT SUB-DIVISION, OR FURTHER SUB-DIVISION, of ancestral lands in Harataunga, including any lands that already have structure plans or resource consent for sub-division

STATEMENT THREE:
I request that TCDC advocate on our behalf with Regional Council and other government agencies TO STOP THE USE OF 1080 in our communities

STATEMENT FOUR:
I OPPOSE any change to our rights to get firewood, from our bush and lands, without TCDC approval or resource consent

STATEMENT FIVE:
I WANT TO BE FULLY INFORMED, and fully involved, in decision-making about development and change on my ancestral lands, and in my own community

Name	phone/email/address	STATEMENT ONE (no mining)	STATEMENT TWO (no sub-division)	STATEMENT THREE (no 1080)	STATEMENT FOUR: (firewood without consent)	STATEMENT FIVE: (fully informed)	Whakaaro ano (comment)
1 Teri Egmon	Tiki Road Coronation	✓	✓	✓	✓	✓	Whakaaro.
2 Taega Hale	Kennedy Bay Rd	✓	✓	✓	✓	✓	Waatalah.
3 Erica Burger	213 Rings Road Coronation	✓	✓	✓	✓	✓	E.J. Burke
4 Tina Duggan	10 OXFORD TERR. CORO	✓	✓	✓	✓	✓	Teua ngegar.
5 Reisi Brown	473 Kōtūtane te Puna	✓	✓	✓	✓	✓	Whakaaro.
6 Judy Hawkey	42 Colville Hill	✓	✓	✓	✓	✓	Off.
7 Ingc Broaost	Tauzangay 338 Fraser Street	✓	✓	✓	✓	✓	Off.

I WOULD LIKE TCDC'S DISTRICT PLAN TO REFLECT MY POSITION ON THE FOLLOWING STATEMENTS:

STATEMENT ONE:
I oppose mining activities, including underground mining, in the District, especially in CONSERVATION, COASTAL, RURAL, RESIDENTIAL & MAORI OWNED LAND

STATEMENT TWO:
I DO NOT SUPPORT SUB-DIVISION, OR FURTHER SUB-DIVISION, of ancestral lands in Harataunga, including any lands that already have structure plans or resource consent for sub-division

STATEMENT THREE:
I request that TCDC advocate on our behalf with Regional Council and other government agencies TO STOP THE USE OF 1080 in our communities

STATEMENT FOUR:
I OPPOSE any change to our rights to get firewood, from our bush and lands, without TCDC approval or resource consent

STATEMENT FIVE:
I WANT TO BE FULLY INFORMED, and fully involved, in decision-making about development and change on my ancestral lands, and in my own community

Name	phone/email/address	STATEMENT ONE (no mining) (no sub-division)	STATEMENT TWO (no sub-division)	STATEMENT THREE (no 1080)	STATEMENT FOUR: (firewood without consent)	STATEMENT FIVE: (fully informed)	Whakaaro ano (comment)
1 P. Thompson	8 Whangaparaoa Rd COROMANDEL 3506 235 LILLIS LANE	✓	✓	✓	✓	✓	
2 R. Riri	COROMANDEL	✓	✓	✓	✓	✓	
3 Haven Mosses	St Hwy 2 - Manaia	✓	✓	✓	✓	✓	
4 Zenyth M	1121 Kehuedy Bay Rd COROMANDEL	✓	✓	✓	✓	✓	
5 Maria Wood	Quo Tiki Quail Rd Coromandel	✓	✓	✓	✓	✓	
6 Anie Holme	65 Tiki Road	✓	✓	✓	✓	✓	
Perehina Williams	MANAE RD MANAIA	✓	✓	✓	✓	✓	

I WOULD LIKE TCDC'S DISTRICT PLAN TO REFLECT MY POSITION ON THE FOLLOWING STATEMENTS:

STATEMENT ONE: RESIDENTIAL & MAORI OWNED LAND
I oppose mining activities, including underground mining, in the District, especially in CONSERVATION, COASTAL, RURAL,

STATEMENT TWO:
I DO NOT SUPPORT SUB-DIVISION, OR FURTHER SUB-DIVISION, of ancestral lands in Harataunga, including any lands that already have structure plans or resource consent for sub-division

STATEMENT THREE:
I request that TCDC advocate on our behalf with Regional Council and other government agencies TO STOP THE USE OF 1080 in our communities

STATEMENT FOUR:
I OPPOSE any change to our rights to get firewood, from our bush and lands, without TCDC approval or resource consent

STATEMENT FIVE:
I WANT TO BE FULLY INFORMED, and fully involved, in decision-making about development and change on my ancestral lands, and in my own community

Name	phone/email/address	STATEMENT ONE (no mining)	STATEMENT TWO (no sub-division)	STATEMENT THREE (no 1080)	STATEMENT FOUR: (firewood without consent)	STATEMENT FIVE: (fully informed)	Whakaaro ano (comment)
1 Margaret Harrison.	0221400536 .	✓	✓	✓	✓	✓	To keep Harataunga beautiful, and safe!
2 Kataaina Harrison	0221400536	✓	✓	✓	✓	✓	To keep it looking awesome and not ugly
3 Ngawiki Harrison	0211760728	✓	✓	✓	✓	✓	To have our landscape looking beautiful and healthy.
4 Peter Phillips	098668983	✓	✓	✓	✓	✓	
5 Stephan Boag	1303 Kerei Bay Rd Cameron's	✓	✓	✓	✓	✓	No to all
6							

I WOULD LIKE TCDC'S DISTRICT PLAN TO REFLECT MY POSITION ON THE FOLLOWING STATEMENTS:

STATEMENT ONE:

I oppose mining activities, including underground mining, in the District, especially in CONSERVATION, COASTAL, RURAL, RESIDENTIAL & MĀORI OWNED LAND

STATEMENT TWO:

I DO NOT SUPPORT SUB-DIVISION, OR FURTHER SUB-DIVISION, of ancestral lands in Harataunga, including any lands that already have structure plans or resource consent for sub-division

STATEMENT THREE:

I request that TCDC advocate on our behalf with Regional Council and other government agencies TO STOP THE USE OF 1080 in our communities

STATEMENT FOUR:

I OPPOSE any change to our rights to get firewood, from our bush and lands, without TCDC approval or resource consent

STATEMENT FIVE:

I WANT TO BE FULLY INFORMED, and fully involved, in decision-making about development and change on my ancestral lands, and in my own community

Name	phone/email/address	STATEMENT ONE (no mining)	STATEMENT TWO (no sub-division)	STATEMENT THREE (no 1080)	STATEMENT FOUR: (firewood without consent)	STATEMENT FIVE: (fully informed)	Whakaaro ano (comment)
1 Alice Palmer Foreman	alipal89@gmail.com	•	•	•	•	•	I don't know much about the current subdivision plans to input
2 Barbara Smith	3/505 Kereangaroa	✓	✓	✓	✓	✓	No to all / leave as is.
3 Moana Paul		✓	✓	✓	✓	✓	
4 Sam Paul		✓	✓	✓	✓	✓	
5 Te Ho Paul		✓	✓	✓	✓	✓	
6 Georgia Turner	GeorgiaTurner@ hotmail.com	✓	✓	✓	✓	✓	No to all.

Phillipa Bell

Appendix 1

25 July 2006

Chronology of significant events, documents, evidence of Ngā Kaitiaki/HMT opposition to sub-division in Harataunga through Thames-Coromandel District Council (TCDC) Proposed District Plan process 1996-2006

	Date	Author	Recipient	Description	Outcome/response
1	30/06/96	TCDC		Draft District Plan released for public consultation	
2	14/08/96	TCDC	general public	Kennedy Bay Marae Clinic for public feedback on District Plan	NPkH concern that tangata whenua were not adequately represented
3	March 1997	TCDC		Public notified of Proposed District Plan (PDP) with applications for Coastal Village Policy Area (CVPA) zone on (1) Harataunga 2C2B2C (D Munn) to establish a 20 house sub-division for relocation of baches from Horua te Rā site and (2) Harataunga 2A (RL & HL Grey) for 20-25 house lots.	
4	23/05/97	Harataunga Marae Trustees (HMT), Ngāti Porou ki Hauraki (NPkH)	TCDC	Submission opposing PDP due to lack of consultation with tangata whenua	HMT/NPkH submission initially disallowed because “it did not represent the wider views of NPkH” later accepted with commitment to establish a Kennedy Bay Planning Project (Variation No. 4).
5	1/08/97	50 hau kainga + supporters	TCDC	submission against proposed CVPA on 2C2B2C	referred to Kennedy Bay Planning Project
6	22/3/98 to 24/4/98	NPkH	hau kainga	comprehensive analysis of PDP and implications of subdivision from a NPkH perspective	key issues include the size of Munn's 20 house lots at 4 times usual size (potential risk of 80 house subdivision), no planning for infrastructure, both blocks of land are under Treaty Claim change, NPkH offer to lead the Kennedy Bay Planning Project including a survey of tangata whenua/community views, TCDC contract Worley Consultants instead
7	31/05/98	TCDC	general public	community meeting to discuss PDP issues and concerns	

Ngā Kaitiaki is the name that was used to represent a collective of interested stakeholders including the Harataunga Marae Trust on behalf of ngā hapū e toru descendants and residents in Kennedy Bay, descendants of Tamaterā and others.

	Date	Author	Recipient	Description	Outcome/response
8	May 1998	Worley Consultants	Kennedy Bay Community	Issues and Options Paper, comments form and Open Day	objections to the CVPA zoning are not reflected in the revisions (ref item 11), no data on survey outcomes is ever presented
9	22/06/98	TCDC	General Public	Hearing for Kennedy Bay Planning Project	NPkH submit 12 page paper on specific concerns about sub-division, TCDC signal specific consultation process with NPkH
10	21/10/98	TCDC	General Public	Decisions on submissions to Draft District Plan	Kennedy Bay Planning project (Variation No. 4) established
11	10/6/99	TCDC	Ngāti Porou ki Hauraki (NPkH)	MoU signed and objectives of the 1 st Schedule agreed	mutual agreement around a long term relationship ... utmost good faith ... fair and equitable dealings, three hui-a-iwi to discuss/debate issues, assist development of an iwi management plan
12	August 99	Worley Consultants	Kennedy Bay Community	Draft Variation #4 document released for Public Comment	
13	18/09/99	NPkH	NPkH	Hui Whakangungu 1: general discussion and strategic planning on kaitiakitanga, tangata whenua housing needs, commercial developments and response to Worley's draft	98% opposition to proposed sub-division, report sent to TCDC
14	4/12/99	NPkH	NPkH	Hui Whakangungu 2: continued discussion and strategic planning, ideas for commercial development	reiteration of opposition to sub-division, consolidation of vision, report sent to TCDC
15	3/2/2000	NPkH	NPkH	Working Group appointed to develop framework for the new Special Māori Purposes Zone	
16	10/2/00	TCDC	NPkH	Worley's introduced concept of a "Harataunga Zone" and presented the first Draft	reviewed by NPkH Working Group (see items 16, 17, 18)
17	21/2/00	NPkH Working Group	NPkH	Internal paper on concerns about Harataunga Zone (still called the Special Māori Purposes Zone in some documents)	highlights the need for iwi strategic planning/mandating processes

Ngā Kaitiaki is the name that was used to represent a collective of interested stakeholders including the Harataunga Marae Trust on behalf of ngā hapū e toru descendants and residents in Kennedy Bay, descendants of Tamaterā and others.

Date	Author	Recipient	Description	Outcome/response
18 4/3/00	NPkH	NPkH	Hui Whakangungau 3 to discuss Working Group recommendations	endorsed by hui participants
19 27/3/00	NPkH Working Group	TCDC	NPkH amendments sent to TCDC	NPkH are led to believe amendments would be presented to the Regulatory Committee in April
20 12/4/00	Worley's /TCDC	NPkH	Worley's are concerned TCDC will not accept NPkH suggestion that permitted activities can be linked to NPkH mandate/strategic planning processes.	NPkH amendments are not presented to the Regulatory Committee in April.
21 31/5/00	Worley's	NPkH	NPkH are told the draft Harataunga Zone (without the NPkH amendments) will be presented to the Regulatory Committee on 13 July for approval following which it will be released for public comment	NPkH seek legal advice on linking activities to strategic planning processes – advised possible if all activities were restricted discretionary or controlled and consistent/endorsement by NPkH strategic planning processes is a specific assessment criteria
22 31/5/00	NPkH	TCDC	Hauraki MP (John Tamihere) asked to intervene – NPkH want their amendments to be considered by the Regulatory Committee	TCDC agree to consider the NPkH amendments at the July Hearing
23 14/6/00	TCDC	NPkH	The Forward Planning Manager for TCDC tells NPkH their framework will not be considered by the Regulatory Committee in July because of “political problems evident within the Hauraki iwi”.	NPkH are told the consultation process has been put on hold, TCDC seek confirmation that NPkH is the correct authority to work with
24 14/7/00	Worley's/ TCDC	NPkH	NPkH receive the Proposed Variation #4 to be presented to the Planning & Regulatory Committee on 20 July 2000	NPkH input is excluded

Ngā Kaitiaki is the name that was used to represent a collective of interested stakeholders including the Harataunga Marae Trust on behalf of ngā hapū e toru descendants and residents in Kennedy Bay, descendants of Tamaterā and others.

Date	Author	Recipient	Description	Outcome/response	
25	19/7/00	NPkH	TCDC	NPkH send urgent letter on concerns about the Proposed Variation #4, particularly, exclusion of NPkH content, the undermining of NPKH mana whenua and kaitiakitanga, breach of the MoU and CVPA zoning for sub-division despite vast majority opposition	no response from TCDC
26	12/1/01	NPkH	TCDC	Hui Whakangungu 4 to discuss Variation #4 issues – particularly the introduction of a concept plan approach in the Harataunga Zone – should this be individual or collective?	major internal turmoil over individual/collective concept plan debate, the hui is abandoned
27	19/3/01	Worley's	TCDC	Worley's present Variation #4 update, Mana Whenua Zone is introduced (to replace the Harataunga Zone), Council is reminded of strong (i) NPKH opposition to the proposed CVPA zoning and (ii) NPKH preference for iwi strategic planning process	Worley's recommend due consideration be given to the issues raised by NPKH particularly the potential for delegation/sharing of functions and the need for representation in decision-making
28	17/1/03	TCDC	Kennedy Bay Community	TCDC notify the Harataunga Marae Trustees (HMT) of their intention to present the Draft Variation to the Kennedy Bay	distribution of a "Synopsis" which states the rationale for a zone change on 2C2B2C land is to allow "for the relocation of bach owners", the proposed number of house lots is reduced to 9, TCDC suggest the concept plan is a mechanism for linking development to iwi strategic planning processes
29	22/1/03	HMT	hau kainga	Hui Motuhake to prepare for TCDC visit - concerns about burden/costs of proper consultation	resolved to tender a contract for costs and time associated with consultation
30	25/1/03	TCDC	general public	TCDC present their Proposed District Plan Draft for Kennedy Bay: Variation #4	vast majority opposition to proposed CVPA zoning; tangata whenua concerns about burden of consultation

Ngā Kaitiaki is the name that was used to represent a collective of interested stakeholders including the Harataunga Marae Trust on behalf of ngā hapū e toru descendants and residents in Kennedy Bay, descendants of Tamaterā and others.

Date	Author	Recipient	Description	Outcome/response
31 14/3/03	TCDC	hau kainga	TCDC present the Proposed Variation #4 Mana Whenua Zone (Kennedy Bay), offer the “possibility of changes to address concerns”	overwhelming opposition to CVPA zoning expressed; concept of Mana Whenua rejected; TCDC request consultation proposal on 16/5/03
32 29/4/03	HMT	hau kainga	establish Working Group to draft terms of reference for a consultation process	proposal sent to TCDC on 18/6/03
33 30/7/03	TCDC	HMT	TCDC resolve to reject the proposal but do not inform HMT until 19/9/03	Working Group (Whaiti Kaimahi) continues to work on Variation #4 issues
34 19/9/03	TCDC	HMT	TCDC send a letter rejecting the need for further consultation	
35 28/10/03	HMT	TCDC	HMT submit a six page summary of concerns about the consultation process	no response from TCDC
36 28/10/03			Whaiti Kaimahi read the Order Paper for TCDC's Ordinary Meeting to be held on 29/10/2003 and discover:	this was passed against the advice of their Principal Planner who felt the issue should remain part of the Variation and consultation process
			1. On 28 April 2003, the Policy & Planning Committee passed a “Resolution to Exclude the Public” from a meeting to discuss a proposed settlement of the 2C2B2C reference. The rational was “no third parties involved”	The Principal Planner recommends settlement be declined because of [NPkH] expectation that this issue would be included in the Variation. Council adjourn to obtain further information.
			2. On 19 May 2003, the Policy and Planning Committee passed a second “Resolution to Exclude the Public” from the 2C2B2C reference. It was noted the current proposal is “at a density over the entire lot that is significantly beyond that contemplated in the draft variation”. Council say they are under pressure to settle historic references from the Environment Court (EC).	

Ngā Kaitiaki is the name that was used to represent a collective of interested stakeholders including the Harataunga Marae Trust on behalf of ngā hapū e toru descendants and residents in Kennedy Bay, descendants of Tamaterā and others.

			<p>3. On 19 June, in a further Public Excluded meeting, D Nugent (for D. Munn) states: “if the Committee declines to accept this proposal and leaves the matter to Variation, Mr Munn’s instructions are to request that the EC Court set the matter down to be heard as soon as possible”</p> <p>4. In August, a Consent Order, Memorandum and Structure Plan is agreed to and signed by TCDC and D 2B2C2B</p> <p>5. On 15 September 2003 EC grants consent order for Structure Plan in s. 342 of PDP to provide maximum of 18 lots. EC told “there was no opposition by any party”</p> <p>5. On 25 September 2003 EC grants consent order for Structure Plan in s. 342 of PDP to provide maximum of 18 lots. EC told “there was no opposition by any party”</p> <p>6. on 20 October 2003 EC Corrigendum to the Consent Order for Structure Plan</p>	TCDC resolve to accept the settlement and agree to a structure plan for an 18 house sub-division
37	2/10/03	TCDC		Participants not informed of above events, Synopsis suggests the CVPA zoning is still for 9 house lots
38	30/10/03	HWK	TCDC	Council notifies the Proposed District Plan which they say is supported by the community “in principle”
39	4/11/03	TCDC	NPKH	HWK lodge urgent request for all relevant information under the Official Information Act
40	Nov 2003	ngā kaitiaki	TCDC	NPKH is told the District Plan will be notified and told that a Iwi Kainga Zone will replace the Mana Whenua Zone
				41 submissions against rezoning of 2C2B2C, also ask TCDC to revoke the zone change.
				TCDC distribute initial “Summary of Decisions Requested by Submitters” on 18/12/03 but have

Ngā Kaitiaki is the name that was used to represent a collective of interested stakeholders including the Harataunga Marae Trust on behalf of ngā hapū e toru descendants and residents in Kennedy Bay, descendants of Tamaterā and others.

				Additional requests for notification of all decisions about subdivision/development of 2C2B2C	to revise the list because of numerous errors, final list still has errors
41	15/11/03	C.D. Arcus (QC)	McCaw, Lewis, Chapman /HMT	QC submits independent review of NPKH position with regard to Environment Court Variation and 2B2C2B proceedings	HMT advised the likelihood of successful appeal is low, costs very high as professional counsel essential – HMT feel powerless, no funds, burden of existing voluntary commitments to treaty claims, customary rights, establishment of properly constituted structure
42	2/12/2003	TCDC	HMT	letter to the HMT Chairperson explaining why they had to settle the Munn reference approx 50 further submissions against zone change on 2C2B2C	HMT learn that settlement was not the only option, TCDC could have taken it to hearing ignore all 100 submissions saying the 2C2B2C is not part of the Variation
43	Feb 2004	Ngā Kaitiaki	TCDC	Office of the Ombudsman	detailed response received on 2/6/04 outlining possible options, pathways
44	23/3/04	HMT		general public hearing on planners recommendations on submissions and further submissions	hau kainga present extensive concerns about subdivision and engagement in the Variation process, John & Verona McLeod highlight desire for CVPA zone on 2C2B2D, Hobson-Downs do not attend hearing but report contains their application for CVPA zone on 2B2 (in 1999 Robert McLeod attended a marae meeting to say he had no intention of sub-dividing this land, wanted CVPA to increase valuation)
45	3/7/04	TCDC			submissions against CVPA on 2C2B2C zone ignored, CVPA zone on 2C2B2D approved (12 houses), Hobson-Downs application for CVPA zone on 2B2 rejected
46	25/8/04	TCDC	general public	Decisions on Variation No. 4 released	TCDC/Hobson-Downs engage in mediation process, structure plan for 15 house-lots discussed on 15/8/05
47	Oct 04 to August 05	Hobson-Downs Trust	EC	Hobson-Downs lodge appeal against TCDC decision with EC seeking CVPA zone on 2B2	

Ngā Kaitiaki is the name that was used to represent a collective of interested stakeholders including the Harataunga Marae Trust on behalf of ngā hapū e toru descendants and residents in Kennedy Bay, descendants of Tamaterā and others.

Date	Author	Recipient	Description	Outcome/response
48	23/5/05	TCDC	TCDC approve resource consent for subdivision of 2C2B2C	none of the hau kainga are notified of this decision despite letters requesting notification
49	Dec 05	Boffa Miskell Ltd (for Hobson-Downs Trust)	proposed structure plan for 15 house subdivision on Harataunga 2B2 submitted	TCDC resolve to hold a public meeting, discussion document sent out – Ngā Kaitiaki learn of proposed sub-division on 2B2
50	May/June 06	Ngā Kaitiaki	TCDC numerous submissions opposing 2B2 zone change and structure plan, n=350 Māori land owners sign and submit petition opposing 2B2 zone change and sub-division	TCDC refuse to accept petition.
51	17/6/06	TCDC	public meeting at Harataunga Marae to discuss Hobson-Downs application for CVPA application on 2B2	overwhelming opposition to zone change expressed
52	25/7/06	Ngā Kaitiaki	EC letter requesting opportunity to be a party to the Hobson-Downs Trust proceedings	EC declined request on the grounds that submission had not been made within required time-frame, recommended TCDC arrange a meeting between Ngā Kaitiaki/Hobson-Downs to settle issues
52	6/11/06	Ngā Kaitiaki/ HMT	Barry Thomas contracted to create DVD depicting main concerns about Hobson-Downs proposal Pūpuri i te Whenua	DVD created called Pūpuri i te Whenua
53	9/11/06	Settlement Meeting	Ngā Kaitiaki represented by Parekura White and Stephanie Palmer, met with Hobson Downs and legal representatives for TCDC/Hobson-Downs	Ngā Kaitiaki position rejected but Hobson-Downs agreed to the following: 1. Hobson-Downs would not sell the land for 13 years, 2. HMT/ngā hapū e toru would be given first right of purchase; 3. Reserve contribution would be vested in the names of owners who were wrongfully alienated from the land. Hobson-Downs did not want the outcomes of this meeting to be documented. TCDC accepted proposed Structure Plan.

Ngā Kaitiaki is the name that was used to represent a collective of interested stakeholders including the Harataunga Marae Trust on behalf of ngā hapū e toru descendants and residents in Kennedy Bay, descendants of Tamaterā and others.

A Appendix 2

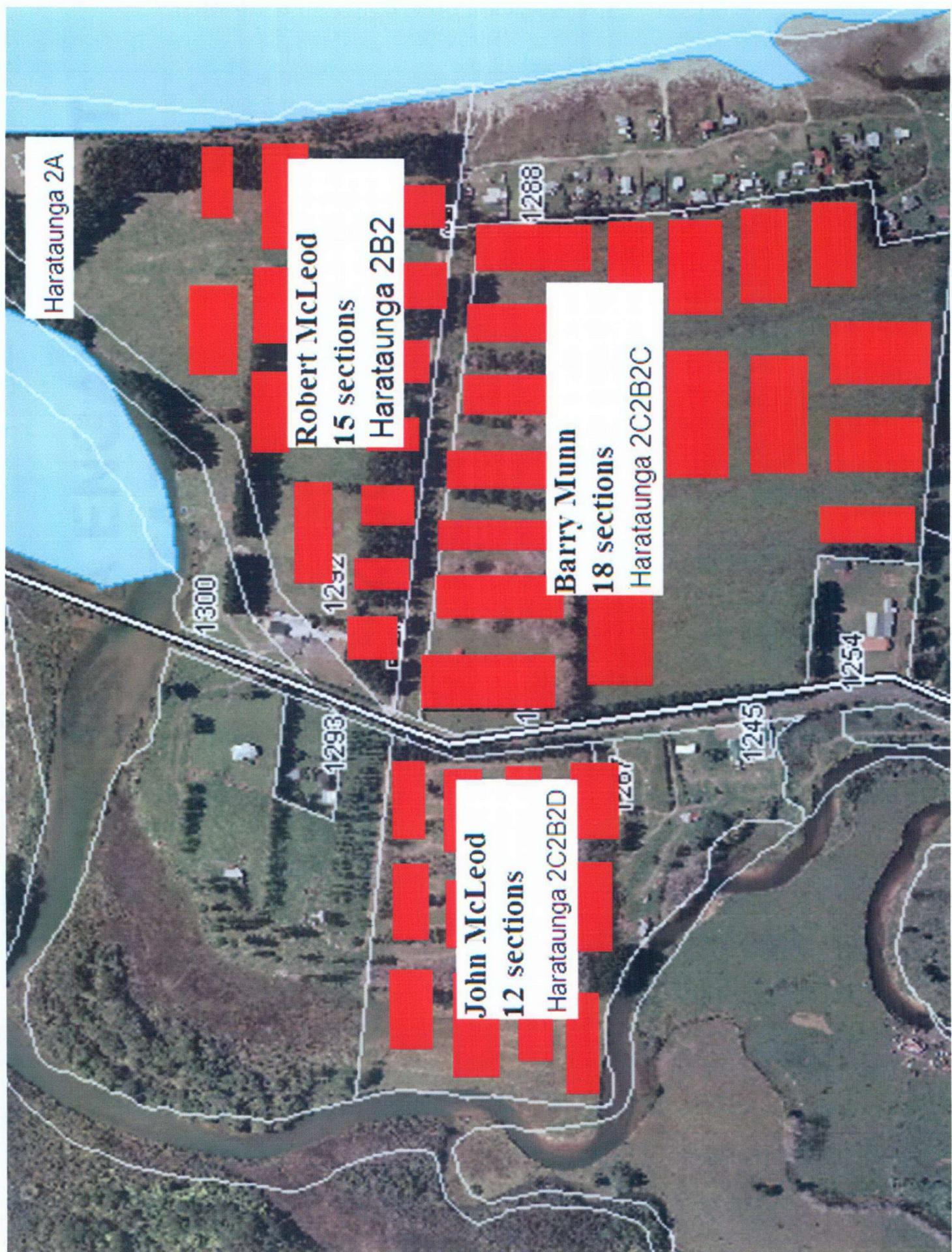
TANGATA WHENUA ENGAGEMENT IN CONSULTATION

1996 – 2006

prepared & presented for pilot of Cultural Impact Assessment tool

4 December 2010 at Harataunga Marae





Investment in Consultation Process

- 53 interactions/events
- attendance at 17 public/iwi meetings
- 165 submissions + petition signed by 400 Māori landowners
- establishment of Hau Kainga Working Group, Whaiti Kāmahi, Ngā Kaitiaki
- signing of an MoU (... long-term relationship, utmost good faith, fair and equitable ...)
- internal consultation within iwi (Marae Trustees, NPkH, Hui Whakangungu x 4, Hui Motuhake x 3)
- page-by-page analysis of Draft District Plan, Provisional District Plan, Transitional District Plan, Issues & Options Paper, Regulatory Committee papers/minutes, Variation #4 papers/Synopsis, Policy & Planning Committee Order Papers/minutes/ Summary of Decisions
- 15 letters, proposals, recommendations, 4 formal reports, 5 power point presentations
- numerous discussions, teleconferences, visits with TCDC representatives (Mayors/Councillors/staff/consultants), Environment Court, lawyers/QC, mediators, advisors, planners, politicians, MfE
- participation in Variation #4, mediation hui, Environment Court "settlement" meeting
- engagement in discussions about "Special Māori Purposes Zone", "Harataunga Zone", "Manā Whenua Zone", "Iwi Kainga Zone", "Iwi Management Plans", RMA/LGA provisions for delegated authority
- obtained & processed information under Official Information Act
- made a DVD

Sole objective of iwi engagement in TCDC consultation processes

to oppose the sub-division of Māori land in
Harataunga

Stages in the Consultation Process

- Phase 1 (1996-1999): reassurance, optimism, goodwill
- Phase 2 (2000-2001): withdrawal, hesitancy, doubt, instability
- Phase 3 (early 2003): salvage
- Phase 4 (mid-2003): deception, exclusion, notification
- Phase 5 (early 2006): new beginnings, hope, opportunity
- Phase 6 (late 2006): disappointment, despair & disillusionment

Harataunga 2A

- PDPP (1997) application to change zoning from Māori land to CVPA and establish 20-25 house sub-division

- declined (2003) - land cannot take that type of development

Harataunga 2C2B2C

- Provisional District Plan (1997) application to change zoning from Māori land to CVPA and establish 20 house sub-division (at 4 x usual size) for relocation of baches when lease expired
 - potential to establish 80 house sub-division
- March 2003 Variation #4 Synopsis says the number of house lots will be reduced to 9
- April 2003 Policy & Planning Committee pass resolution to exclude the public from meetings about settlement as "no third parties involved"
 - Principal Planner advises against it
- May 2003 second resolution to exclude the public, approved 18-house sub-division
 - Planning staff note the density is "significantly beyond that contemplated in draft variation", and recommends settlement is declined
- 15 September Environment Court is told "there was no opposition by any party" and grants consent order for structure plan
- 25 September 2003 TCDC hold public meeting to discuss Variation #4 - tangata whenua not informed above decision had already been made
- 28 October 2003 Tangata Whenua receive copy of EC Corrigendum to the Consent Order Paper for structure plan,
 - invoked OIA, complaint to MfE, sought legal/QC advice, told objection too expensive, due process was followed
- 23 July 2005 TCDC approve resource consent for 18 house sub-division
 - tangata whenua not notified despite letters requesting notification

Harataunga 2C2B2D

- July 2004 – John McLeod attends public meeting, wants to change zoning from Māori land to CVPA for 12 house subdivision

- 25 August 2004 – CVPA zone is approved in public document “Decisions on Variation #4”

Harataunga 2B2

- December 1999 – Robert McLeod attends hui-a-iwi, wants to rezone from Māori land to CVPA because it will “increase the value of his land”, says he has no intention to sub-divide, just wants to build houses for his 3 tamariki
- July 2004 – TCDC hearing on planners recommendations contains reference to the application for CVPA zone
- August 2004 – TCDC decline CVPA application
- Oct 04 – Hobson Downs (Robert) lodges appeal against TCDC decision with Environment Court
- Aug 05 – TCDC engage in mediation process
- Dec 05 - structure plan for 15 house sub-division submitted
- June 2006 - TCDC host public meeting, invite submissions
 - overwhelming opposition, 40 submissions plus petition (400)
- July 2006 - EC declines request for tangata whenua to be a party in proceedings because “the box wasn’t ticked”, recommend mediation
- Nov 2006 – tangata whenua participate in mediation process, McLeods say (1) they will not sell the land for 13 years, (2) tangata whenua will have first right of refusal, (3) reserve contribution will be vested in the names of alienated share-holders
 - tangata whenua are told there will be no written record of the meeting’s outcomes
- 2007 – TCDC/EC approve structure plan for 18 houses

500 landowners Oppose the subdivision of ancestral Māori land!!!

3 developers
apply for
zoning
changes that
will enable
them to
subdivide
ancestral
Māori land

TCDC APPROVES ZONING CHANGES, STRUCTURE PLANS &
RESOURCE CONSENTS FOR ESTABLISHMENT OF 3 SUB-DIVISIONS
(48 HOUSES) ON ANCESTRAL MĀORI LAND IN HARATAUNGA!

Possible strategies for mediating the impact of sub-division in Harataunga

Presented to the Mayor and TCDC representatives on 20 October 2006, Mackay Street, Thames (no acknowledgement or response from TCDC whatsoever)

Rationale

- ▣ The proposed sub-divisions will have no benefits whatsoever for tangata whenua in Harataunga
- ▣ Māori culture, identity and wellbeing is firmly anchored in their relationships with the land
- ▣ The likely negative impacts of sub-division on tangata whenua in this community can be well demonstrated by a range of evidence including, but limited to:
 - experience of indigenous communities elsewhere
 - work in the human rights sector particularly the international covenants, protocols and guidelines for the protection of indigenous culture and identity
 - a huge body of psychosocial literature that links the marginalisation of indigenous communities and minority group status to trans-generational negative outcomes in virtually all domains of life especially the social, economic, environmental, health, education and justice sectors
 - the literature on strategies for the protection and promotion of indigenous culture, identity and wellbeing

Possible mediating mechanisms

The following table presents a range of mechanisms/strategies and initiatives that may help to mediate the impact of sub-division in Harataunga:

Priority	Mechanism/Strategy	Explanation
1	Do not proceed with the sub-division of this land	Hobson-Downs have the opportunity to support and assist the revitalisation and strengthening of Ngāti Porou culture and identity in Harataunga
2	Return the land to collective ownership, wait for Treaty claim to be settled	will provide an opportunity for Ngāti Porou to purchase the land and return it to the collective ownership
3	invest the reserve contribution in the ownership of displaced owners	to give displaced owners a standing place/turangawaewae in Harataunga
4	Decision-making about sub-division servicing is community focused around projected needs, priorities, changes	Servicing is linked to mutual agreed population-based projections for infrastructure/facilities needs/development and change, eg when will centralised user-pays water/sewerage systems come into effect, which systems are best for the community, no overflow into rivers. Community is forewarned of costs/changes, long-term planning
4	develop framework for monitoring environmental and social/cultural impact of sub-division	to gather baseline data, inform TCDC/NPkH policy, highlight priorities, track change over time, to monitor quality of environment
4	the land/sections are sold to whānau members only	will ensure ownership stays with tangata whenua
4	Powhiri/introduction of newcomers to community	possible mediating strategy, newcomers have an opportunity to meet tangata whenua, tangata whenua have an opportunity to present their vision for development and change, relationships are established
4	financial contribution to safety initiatives, mitigate against increased population/traffic flow	footpaths, jumping off bridge, off the road parking for marae
4	financial contribution to development of community	playground at the kura

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan

Submission by

Name: *Kercher via Kercher*
Address: *750 South Titiwangi Road, Titiwangi, Auckland 0604*

Phone: 021 082 38330 Email: *kercherk@clear.net.nz*

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

My further comments:

Don't put the beauty of this land at risk.

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

Yours sincerely,

Signature:



Date:

1/3/14