

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

Submission Form

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

Your submission can be:

- Online:** www.tcdc.govt.nz/dpr
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)	CHRIS MYGIND	
or Organisation (if relevant)	THE MYGIND FAMILY TRUST	
Email Address	MYGINDS@HOTMAIL.COM	
Postal Address	31 OAKWOOD GROVE, EASTERN BEACH, AUCKLAND 2012	
Phone no. <small>include area code</small>	(09) 5356825	Mobile no. 0274833589

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)

MAP 14A (14B also applies.) REMOVAL OF STRUCTURE PLANS PROVISIONS. LOWER MINIMUM LOT SIZE DOWN TO 600m², LACK OF ANY DEVELOPMENT PLAN FOR THESE COASTAL ZONED AREAS AT OPITO. REMOVAL OF OUTSTANDING LANDSCAPE OVERLAY WAS REMOVED DUE TO STRUCTURE PLAN PROVISIONS BEING ADHERED TO BUT SP. NO LONGER IN PLAN SO "OUTSTANDING LANDSCAPE" SHOULD BE REINSTATED.

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 ASSUMPTION IS THAT THE APPROVED RESOURCE CONSENT FOR 79 SECTIONS WILL PROCEED SO NO REQUIREMENT FOR CONTROLS OVER THIS LAND. HOWEVER WHEN RC EXPIRES (2015) THERE WILL BE NO CONTROLS AND EC

The decision I seek from the Council is that the provision above be: CONDITIONS WILL BE NOT ENFORCEABLE.

Retained Deleted Amended as follows:

REINSERT STRUCTURE PLAN(S), REINSERT "OUTSTANDING LANDSCAPE" OVERLAY, INCREASE MINIMUM LOT SIZE TO 800m², LIMIT NUMBER OF LOTS TO 79.

Proposed District Plan Hearing

I wish to be heard in support of my submission. Y N BUT HAPPY TO DISCUSS WITH PLANNERS.

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

Signature of submitter *Chris Myland* CHRIS MYLAND PR MYLAND FAMILY TRUST Date 17.01.2014

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

Trade Competition

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

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

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

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

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

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



Proposed Thames-Coromandel District Plan



Submission Form

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

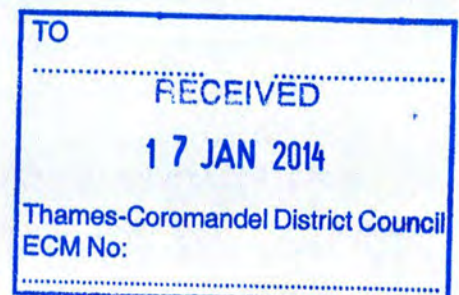
Your submission can be:

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) BARRY SR + Alison C GREEN
or Organisation (if relevant) _____

Email Address Boota@extra.co.nz

Postal Address 1157 KAIHUA Rd RD3 POKERO
(252 Cook Pt)

Phone no. include area code 09 2327728 Mobile no. 0272704866

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)

To have Designation TC220 removed from the ~~the~~ proposed district 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:

Since the ~~OTC~~ changes to Racecourse Rd now a State Highway. That end off Cook dr is now a no exit cul-de-sac. There is no need for this to be a plan.

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

Retained Deleted Amended as follows:

Deleted.

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 BBR Green Date 12/1/2014

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

Trade Competition

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

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

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

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

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

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



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)

THAMES-COROMANDEL
DISTRICT COUNCIL
14 JAN 2014
RECEIVED BY:

Submitter Details

Full Name(s) PETER ROSCOE
or Organisation (if relevant) _____

Email Address peter.roscoe@ytra.co.nz
Postal Address c/- PDC PANANUI BEACH

Phone no. include area code 0 NIL Mobile no. 0274955364

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)

RURAL ZONE & NATURAL CHARACTER OVERLAY
MAPS 29 and 29G.
896A + 896B HIKUAI SETTLEMENT ROAD
OWNERS PETER ROSCOE + DIXON RESOURCES LTD

My submission is:

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

I support oppose the above plan provision.

Reasons for my views:

TCDC RESOURCE CONSENT 2011 - SUBDIVISION RESIDENTIAL
VEGETATION IS PINE. - CAFE / VINYARD
ADJACENT PROPERTY ZONING IS RURAL / RESIDENTIAL

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

Retained Deleted Amended as follows:

RURAL RESIDENTIAL / RIGHT TO REMOVE
PINE.

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 15/1/14

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

Trade Competition

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

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

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

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

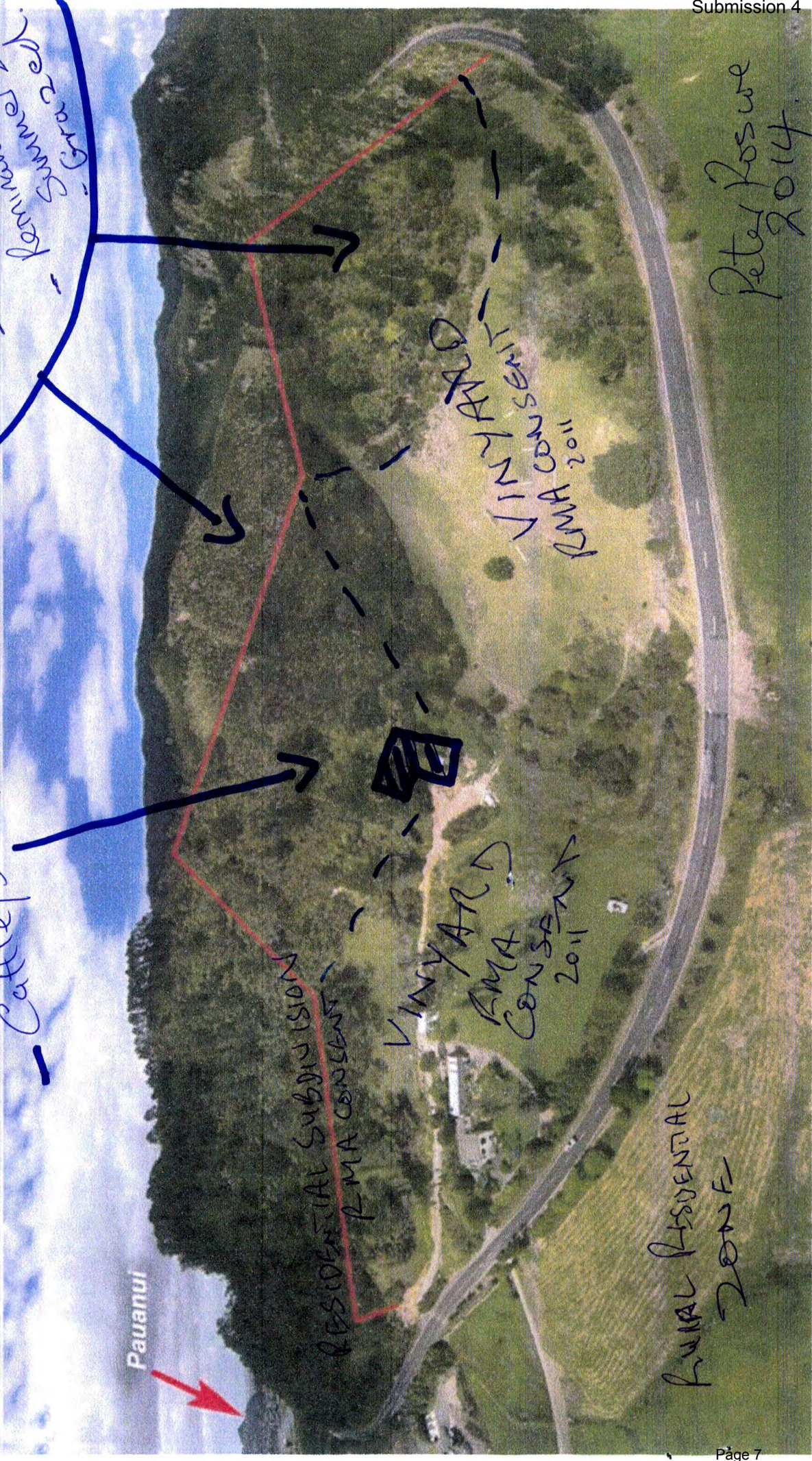
- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition. Y N

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

RMA CONSENT
SAFE
 VINYARD


Schubert's
 - Windsown pine
 - Wattle Fern
 - Bracken, grassed to 2005
 - Cattle/sheep

PLANTATION PINE
 - Planted 1980s
 - Logged 2005
 - Kennel 2014
 - Summer 2014
 - Grazed



Peter Roscoe
 2014

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

Submission Form

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

Your submission can be:

Online: www.tcdc.govt.nz/dpr
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)

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: *tni*

12:25 PM

Submitter Details

Full Name(s) <u>PETER ROSCOE</u>	
or Organisation (if relevant) _____	
Email Address <u>peter.roscoe@extra.co.nz</u>	
Postal Address <u>26 Mount Avenue Panarua Beach</u>	
Phone no. (include area code) <u>() —</u>	Mobile no. <u>0274 955 364</u>

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)

ZONING MAP 29 & OUBURNY
 - RURAL ZONE
 - NATURAL CHARACTER AREAS ON OUBURNY
 880-8965 HIKUAI SETTLEMENT ROAD

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:

Appropriate zoning is Rural Residential NOT retaining existing Rural zone - reasons attached
 IDENTIFIED BUSH IS SUBSTANTIALLY PINE/WATTLE WOODLOT.

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

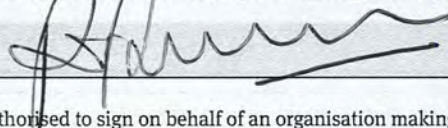
Retained Deleted Amended as follows:

CHANGE ZONE TO RURAL RESIDENTIAL
 DELETE / RESTRICT NATURAL CHARACTER AREA TO NATIVE VEGETATION

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 12-3-14
 Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

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

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

If you could gain an advantage in trade competition through this submission please complete the following:
 I am directly affected by an effect of the subject matter of the submission that -

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

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

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



REASONS TO AMEND ZONING.

From RURAL TO RURAL RESIDENTIAL

1) THE PROPERTY: 896 B HIKUAH SEGMENT ROAD
 10.9627 ha (27 ACRES) LOT 1 DP438202 CT 54461
 RMA CONSENTS 2007/130 2010/81

(a) CAFE (80 Seat) unlikely to be economic :-
 Isolation (3km) from Paeanui Centre and Lakes Resort
 which each have a 5 Star Restaurant and together 5 Cafes.

(b) Vineyard - insufficient land
 5 ha. arable?
 6 ha Steep Gullies with water courses
 Ridges in assorted vegetation
 previous use - Firewood Lot (Pine/Wattle/Mauka,
 - Cattle/Sheep Runoff.

(c) Pasture 5ha uneconomic
 - Sparse Soil low productivity
 - Minimal Stock 1995-2011 - 2 Bulls
 2012/13 - 3 Pony's / 2 Steers / 10 Sheep/Hens

(d) RMA Consent Residential Sites

- Existing House + 3 approved house sites + Case site.
- Nine approved house sites adjacent
- Rock Sandstone & Approved effluent field
- Potable water - from Springs
- Above Tsunami + Flood levels with northerly aspect

2) INSUFFICIENT PAUANNI RURAL RESIDENTIAL ZONING

- (1) Pauanni + Lakes Resort currently
- 3000 Residential lots of approx 700m² each.
 - 740 Permanent Residents including Building + Property Maintenance Contractors who require storage for Business activities
 - Existing Town Centre + Industrial Areas are substantially developed.
- (3) Existing Rural Residential Zones are under redevelopment :-
- Kiwi Fruit Orchard: RMA Consent 2013
300 Residential lot Structure Plan
 - Motorcamp 879 Hikurangi Settlement Rd.
200 sites RMA Consent 2013
Ancillary - 100 Boat/Caravan Parks
 - Storage Shed
 - Water Parks - RMA Application 2013
- Both above areas have high productive soils whereas 896 B Hikurangi Settlement Road is an area of low productivity suitable for Residential Use,


MARCH 2014

FORMER WOODLOTS
CATTLE/SHEEP RUNOFF

CAFE

RMA CONSENTS 2007/130 - 2010/81

VINEYARD

JUNYARD

SALE

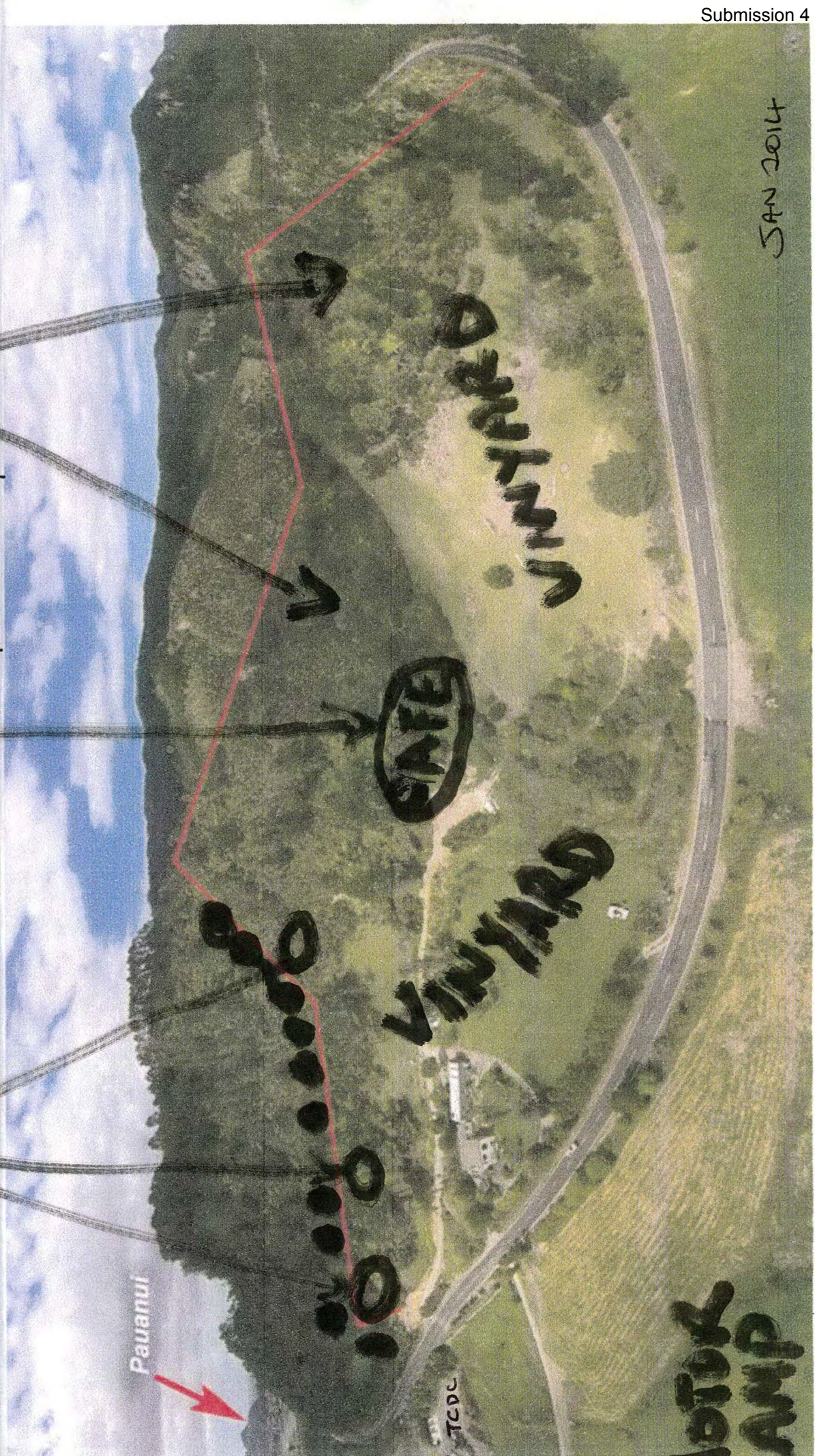
RESIDENTIAL SITES

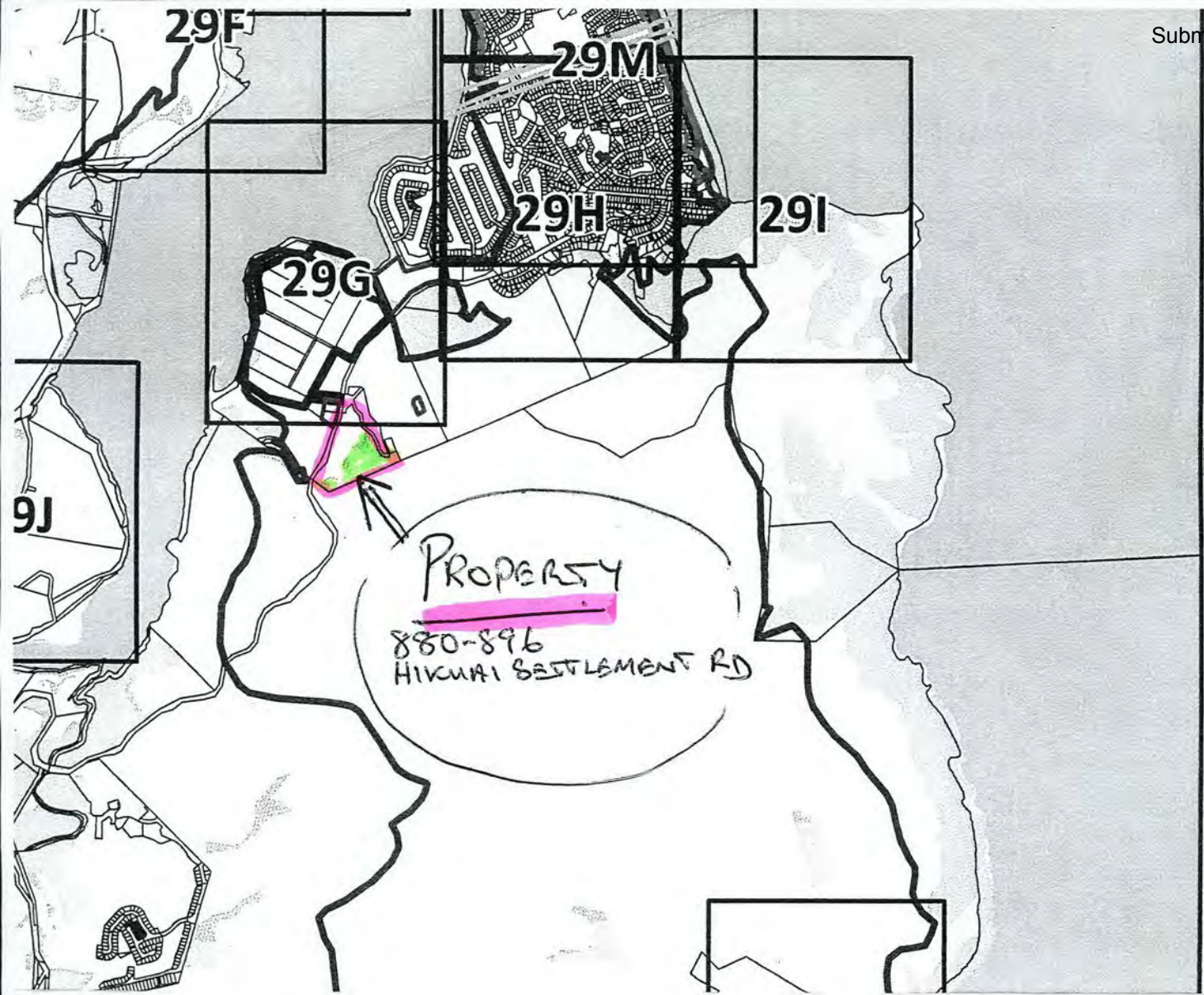
Pauanui

TCDC

MOTOR CAMP

JAN 2014





Proposed Thames-Coromandel District Plan



Submission Form

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

Your submission can be:

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

Submitter Details

Full Name(s)

Peter Avery Veale

or Organisation (if relevant)

Co-owner of 242 Cook Drive Whitianga

Email Address

Postal Address

17/7 Ramsgate Tee Mairangi Bay
North Shore Auckland City

Phone no.
include area code

(09) 478 2299

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)

as the street is now a cul de sac I see no
now reference to any change.

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 *P. Heale* Date 14.1.14.

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

Trade Competition

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

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

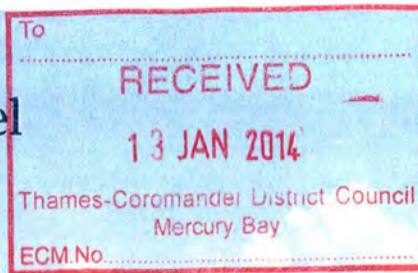
If you could gain an advantage in trade competition through this submission please complete the following:

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

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

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

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)	ROGER MALCOLM BEASLEY	
or Organisation (if relevant)	1/5 OWNER ALONG WITH FAMILY	
Email Address	abby_s@clear.net.nz	
Postal Address	248 COOK DRIVE WHITIANGA 3510	
Phone no. <small>include area code</small>	07 867-1986	Mobile no. <input type="checkbox"/>

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)

TC 220 MAP 18E PROPOSED ROAD
WIDENING.

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:

Since RAE COURSE RD HAS BECOME THE STATE HIGHWAY AND COOK
DON'T HAVE BEEN BLOCKED OFF THE SECTION FROM SURF ST HAS
BECOME A CUL-DE-SAC, SO THERE WILL NEVER BE A NEED TO

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

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 Lu Beasley Date 12-1-14.

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

Trade Competition

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

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

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

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

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

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

Proposed Thames-Coromandel District Plan



Submission Form

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

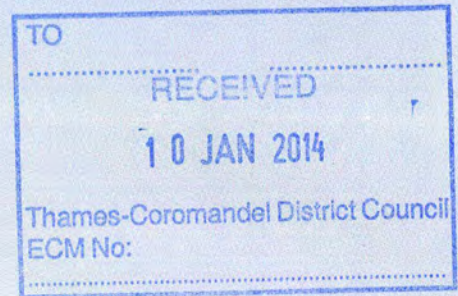
Your submission can be:

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)	Murray Cruickshank	
or Organisation (if relevant)	RD1 Limited	
Email Address	Murray.cruickshank@rd1.com	
Postal Address	PO Box 9045, HAMILTON 3024	
Phone no. <small>include area code</small>	(07) 8580672	Mobile no. 0272203972

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)

Road widening - Issue with impact on land area causing access to site, safety and operational space for this store.
 - Maps 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)

I support oppose the above plan provision.

Reasons for my views:

• ACCESS & SAFETY ISSUES TO FRONT BOUNDARY
 • FURTHER LAND REDUCTION FROM NZTA (2009)
 REDUCING OPERATIONAL LAND FOR THIS BUSINESS

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

Retained Deleted Amended as follows:

Reduced land occupation from NZTA to retain safe entrance and current boundary line. Utilise land on opposite side of road

Proposed District Plan Hearing

I wish to be heard in support of my submission. Y N - meet on site to review

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 7/1/14

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

Trade Competition

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

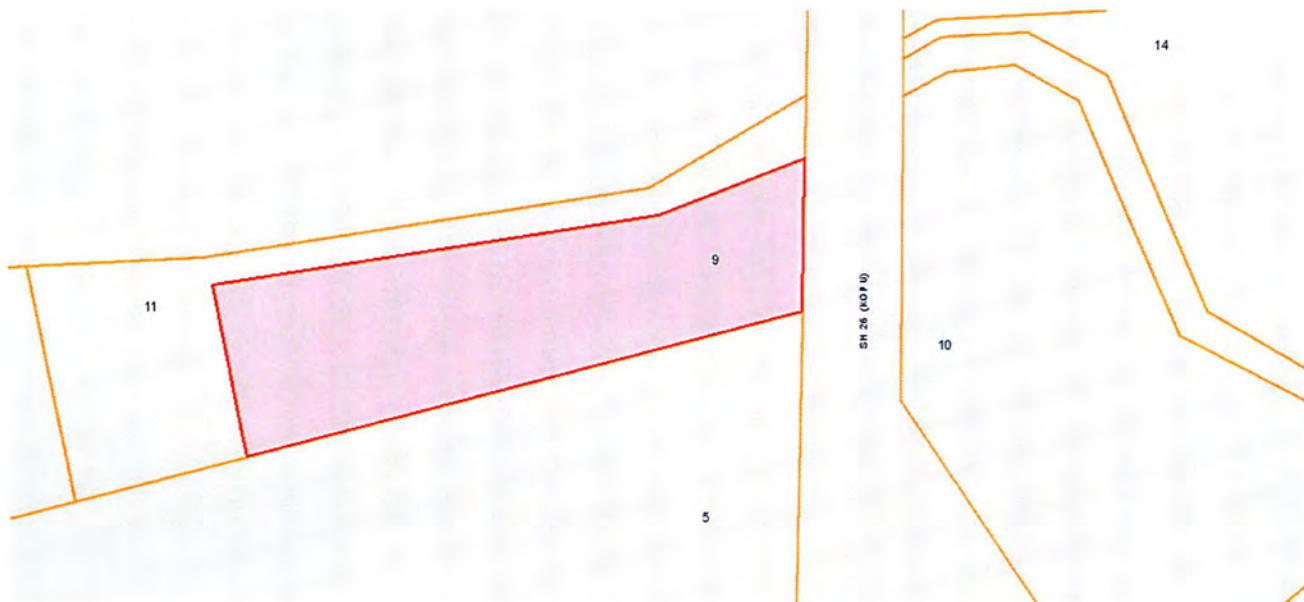
I could gain an advantage in trade competition through this submission. Y N

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

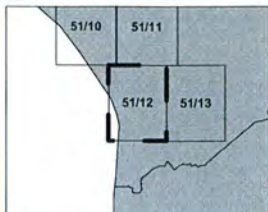
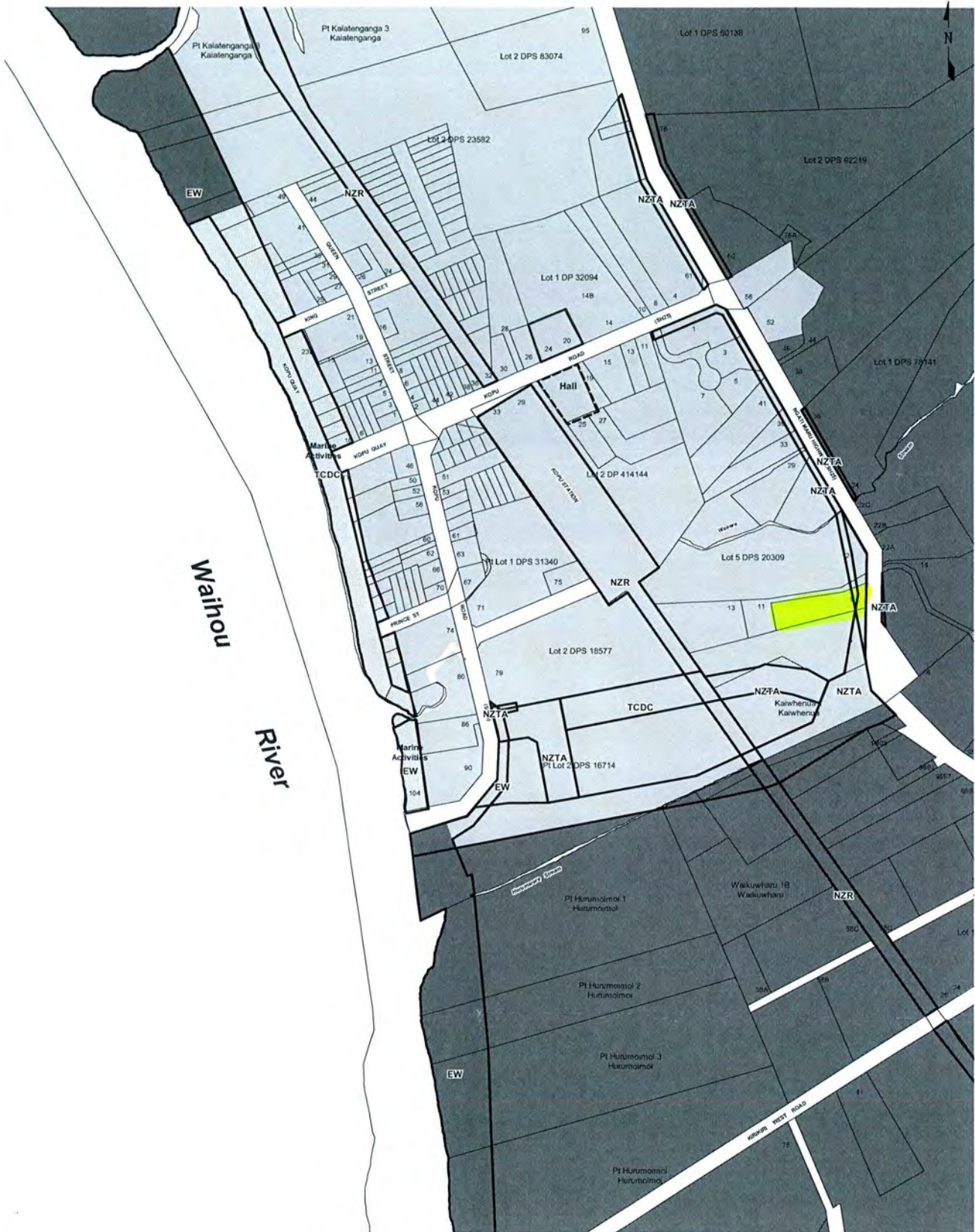
I am directly affected by an effect of the subject matter of the submission that -

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

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



51/12



THAMES-COROMANDEL DISTRICT COUNCIL

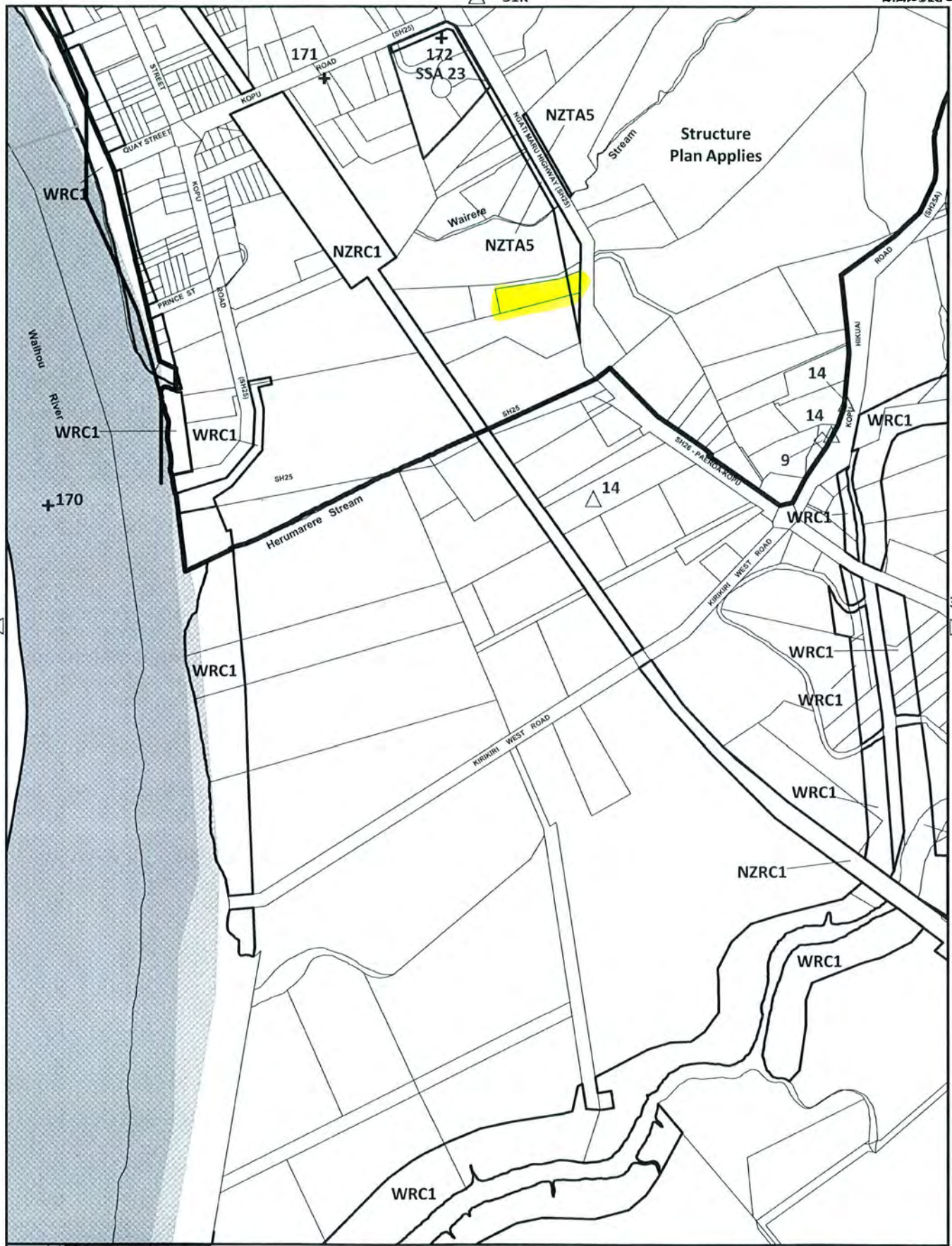
Thames

Scale 1: 5,000

DISTRICT PLAN - April 2010

Map last updated March 2013

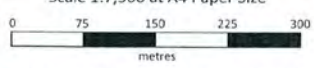
Cadastral information derived from Land Information New Zealand's Core Record Set (CRS). CROWN COPYRIGHT RESERVED.



MAP 31L OVERLAYS

KOPU

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



1355 Rings Road
 Coromandel
 15 January 2014

Attn: District Plan manager
 T.C.D.C.
 Thames

To CTS

Received

16 JAN 2014

Thames-Coromandel District Council
 Coromandel

File No:

Dear Sir,

I am writing to request that my house (address above), be removed from the Historical Heritage Plan.

The original building was removed from the Hospital grounds in 1930. Since then outside walls and half the length have been removed and a large extension added. (See Council Plans 1992).

Across the front of the building a large wood and glass porch has been added which completely covers the front door. Fibrolite covers the wooded boards of the original walls.

If it was in an area of other heritage buildings it might blend in. But it stands on its own on your plan as being of historical interest. I doubt the original occupiers would recognize it now. It certainly isn't worth a walk up from the town to see.

My personal reasons are quite practical.


1. Insurance of any building with a heritage label is apt to be more expensive; (one company SIS would not give me cover for house contents because of fire risk.
2. The selling price of the property is apt to be downgraded because of costly repairs (sash windows etc) and restrictions.
3. I am 89 years old and would like to see all restrictions and inconvenience lifted for future owners.

I welcome a visit from a representative of the District Plan team to verify points made in this letter.

Yours faithfully



Mrs. Dorothy Lodge

ITEM IDENTIFICATION SHEET		REGISTER ITEM NO. 75
COROMANDEL TOWNSHIP HERITAGE STUDY		
Name House		TYPE
Location 1355 Rings Road Coromandel		Waahi Tapu <input type="checkbox"/>
		Precinct <input type="checkbox"/>
		Building <input checked="" type="checkbox"/>
		Group of Bldgs <input type="checkbox"/>
		Structure <input type="checkbox"/>
		Monument <input type="checkbox"/>
Legal description Lot 1 DPS8987 BLK VI Coromandel SD		Historic Site <input type="checkbox"/>
		Other <input type="checkbox"/>
Current owner Sephton, Peter Sephton, Vicki Jean 1355 Rings Road Coromandel		DATE
		PERIOD
		Pre 1800 <input type="checkbox"/>
Original owner	Architect / Designer	1800-1840 <input type="checkbox"/>
		1840-1870 <input type="checkbox"/>
		1870-1880 <input type="checkbox"/>
Status New Zealand Historic Places Trust:		1880-1910 <input checked="" type="checkbox"/>
Thames-Coromandel District Council: P.105871		1910-1940 <input type="checkbox"/>
		1940-1980 <input type="checkbox"/>
		Post 1980 <input type="checkbox"/>
	PHOTO REFERENCE Film : TCDC Neg : Film Date : 1993	THEMATIC CONTEXT
		Maori <input type="checkbox"/>
		Shipping <input type="checkbox"/>
		Timber Industry <input type="checkbox"/>
		Gold <input type="checkbox"/>
		Early Settlement <input checked="" type="checkbox"/>
		Farming <input type="checkbox"/>
		Transport & Trade <input type="checkbox"/>
		Fishing <input type="checkbox"/>
		Tourism <input type="checkbox"/>
		Cultural Social & Civic <input checked="" type="checkbox"/>
		SIGNIFICANCE
		Tangata Whenua <input type="checkbox"/>
		Historic <input checked="" type="checkbox"/>
		Architectural <input type="checkbox"/>
		Aesthetic <input type="checkbox"/>
		Scientific <input checked="" type="checkbox"/>
		Technological <input type="checkbox"/>
		Archaeological <input type="checkbox"/>
		Townscape <input type="checkbox"/>

Description

Condition

History

This building was moved in the early 1930s from the Coromandel hospital grounds by Mr J W Cleve, a local builder and carpenter, for his son, Mr J W Cleve (T-CDC interview with Mr McNeil, 21/12/93, and Mr James, 24/2/94). The building had served as an "isolation block" at the hospital for scarlet fever, rheumatic fever and such like, and was known locally as the "fever-ward".

The Allington family owned the house after the Cleaves (T-CDC interview with Mr Sephton, 3/5/94). Mr and Mrs Sephton bought the house from Mrs M Beech in 1981, who was an Allington.

A kauri lean-to was added at some stage at the back of the house. There are weather boards under the fibrolite covering visible in the photograph. The area extending out was an open verandah which Mr Sephton infilled with pine and windows.

NA This lean-to covers $\frac{2}{3}$ of the length of the building
only the front two bedrooms remain of the original cottage.

Sources

T-CDC interview with Mr R. McNeil, 21/12/93.
T-CDC interview with Mr D. James, 24/2/94.
T-CDC interview with Mr P. Sephton, 3/5/94.

Recommendations

Introduction

We are interested in your submission on our **Proposed District Plan**.

There are 2 ways to make a submission as shown on the tabs across the top of the page, which are:

- 1) Proposed District Plan
- 2) Supporting Documents.

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

My Consultation Points tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

Privacy Statement

Please note that all submissions will be made available to the public for viewing. 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.

Submitter Details

First Name: **Hamish**

Last Name: **Ross**

Street: **305 Clifton Road**

Suburb: **RD 1**

City: **Howick**

Country: **NZ**

PostCode: **2571**

Daytime Phone: **021 939 719**

Mobile: **021 939 719**

eMail: **ross.h@xtra.co.nz**

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter

Agent

Both

Submission**Consultation Document Submissions**

Thames-Coromandel Proposed District Plan - November 2013 > PART VIII - ZONE RULES > Section 41 - Coastal Living Zone

Support

Oppose

Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

The maximum permitted height on all designated beach amenity areas be reduced to 6m to allow only single story development. THIS SUBMISSION REPLACES MY ONLINE SUBMISSION DATED 15 Jan 2013

Reason for Decision Requested

1. A reduced maximum height will ameliorate the visual and shading impact of multi-story development on the beach reserves and foreshores. 2. The will provide a greater opportunity for community sharing of a natural resource - light and views - in short creating a stadium effect in relation to the beachfront resource. 3. Current development experience is that beachfront properties are developed to their maximum allowable limits and the creation of a visual strip of multi-story block like properties recreates an undesirable visual wall between residences and beach front reserves - for an example see picture attached.

Thames-Coromandel Proposed District Plan - November 2013 > PART VIII - ZONE RULES > Section 41 - Coastal Living Zone

Support

Oppose

Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?**Reason for Decision Requested****Attached Documents**

File
IMG_1111



Introduction

We are interested in your submission on our **Proposed District Plan**.

There are 2 ways to make a submission as shown on the tabs across the top of the page, which are:

- 1) Proposed District Plan
- 2) Supporting Documents.

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

My Consultation Points tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

Privacy Statement

Please note that all submissions will be made available to the public for viewing. 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.

Submitter Details

First Name: **Stephan**

Last Name: **Herzog**

Street: **1 Utostrasse**

Suburb: **Baden**

City: **Baden**

Country: **Switzerland**

PostCode: **5400**

Daytime Phone: **97142123502**

Mobile: **971505576114**

eMail: **sherzog@ae.estee.com**

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter

Agent

Both

Submission**Consultation Document Submissions**

Thames-Coromandel Proposed District Plan - November 2013 > PLANNING MAPS

Support

Oppose

Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

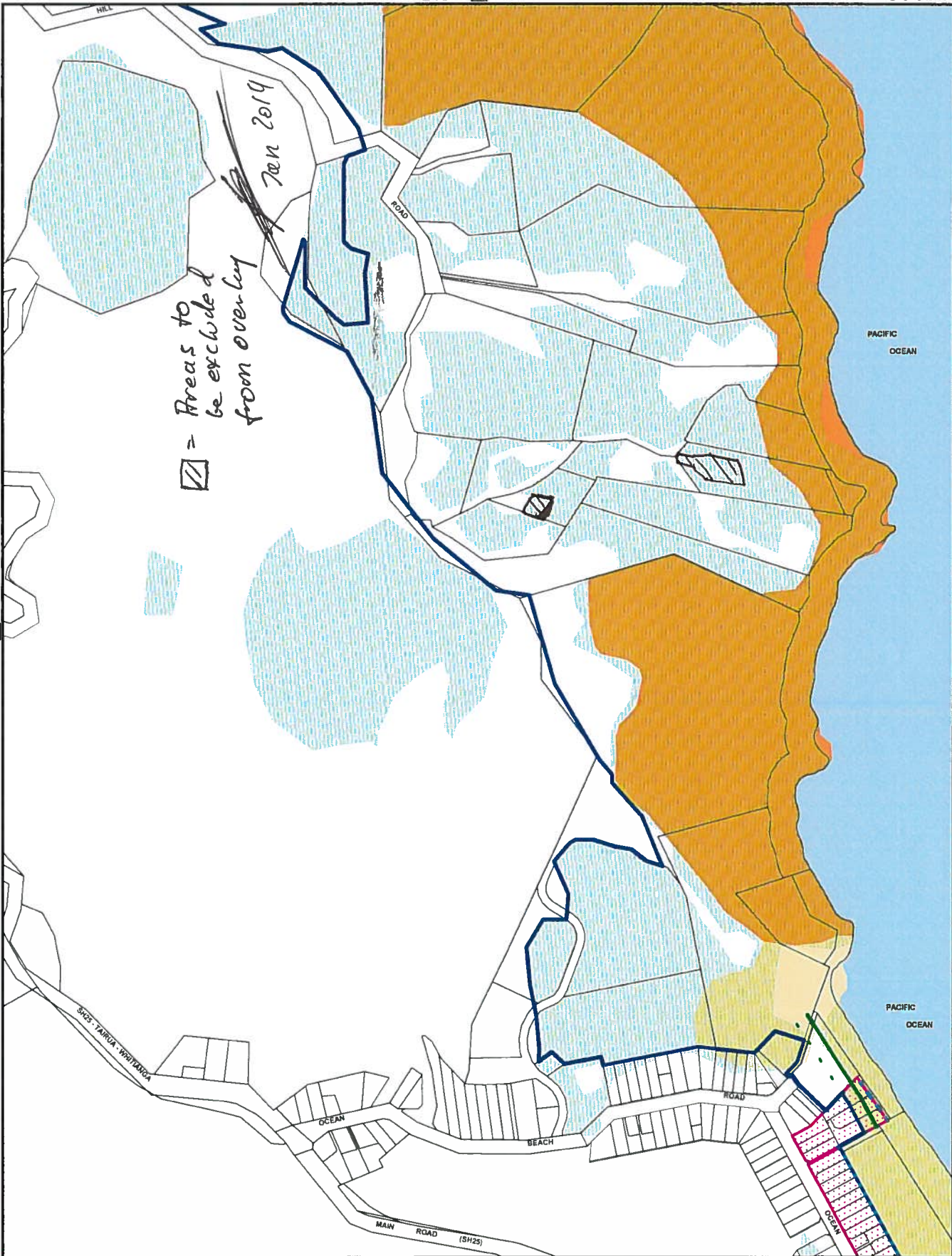
In regards to Planning Map 24D: Among others the planning Map 24D covers the properties that are commonly known as Isles Estate along Pumpkin Hill Road, Tairua. My wife and I own two properties there, Pumpkin Hill 180 (LOT 9 DPS 86161) and 210 (LOT 1 DP 424039). We kindly request the following change to the planning map as it relates to the aforementioned properties: LOT 9 DPS 86161: The natural character overlay on the property should be reduced to reflect properly the areas that have been cleared of bush many years ago and is currently grass (see supporting document). LOT 1 DP 424039: The natural character overlay on the property should be limited to the area that is still bush and properly reflect the grass area (that has existed for many years) on the property without a natural character overlay (see supporting document).

Reason for Decision Requested

The requests above would rectify the different treatment of the properties along Pumpkin Hill Road in regards to the natural character overlay. The natural character overlay is only covering the areas on other Isle Estate properties that are still in its natural bush state. All grass or otherwise cultivated areas and house sites are excluded from the natural character overlay . This is not the case for property LOT 1 DP 424039 and only partially the case for property LOT 9 DPS 86161.

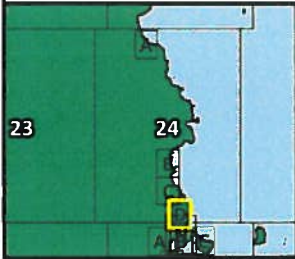
Attached Documents

File
NZ Submission Map 24D



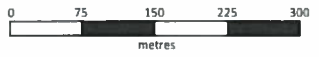
24
29

24
29



MAP 24D OVERLAYS
TAIRUA

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

Introduction

We are interested in your submission on our **Proposed District Plan**.

There are 2 ways to make a submission as shown on the tabs across the top of the page, which are:

- 1) Proposed District Plan
- 2) Supporting Documents.

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

My Consultation Points tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

Privacy Statement

Please note that all submissions will be made available to the public for viewing. 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.

Submitter Details

First Name: andGary

Last Name: Knox

On behalf of: **Note: The address automatically generated by choosing "Import From Profile" is of the affected property. We do not live there yet as unable to build under the existing or proposed district scheme. Th**

Street:237 Paku Drive

Suburb:Tairua

City:Waikato

Country:New Zealand

Daytime Phone: 094792072

Mobile: 022 025 6699

eMail: knoxy@xtra.co.nz

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter

Agent

Both

Submission

Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013

Support

Oppose

Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

In regard to what was Coastal Village, soon to become known as Coastal Living, The existing and Proposed District Plan fail to consider the effects of restricting maximum building heights since changed from original plan when we purchased our dream retirement section about 30 years ago. Specifically it fails where ground is not level, especially in slopes above 25 degrees. The effect is that we are unable to build even a carport without seeking resource consent, paying extortionate bribes to several neighbours, and even then it may become notifiable which we can not afford. This is because the slope of the land would require a few poles that would infringe the 8m restriction, even though we can build below the height of the boundary with affected neighbours whose living floor level is a further 6m above that boundary. The neighbours have protected view shafts and do not want us to build anyway. Even a Geotech Report by Engineers resulted in a threatened abatement notice for unauthorised earthworks. Cut and fill is not viable because of geology, and is also undesirable because of reduced daylight. Coastal Cut & Fill is fraught with risk as the past Mayor of Manukau, Barry Curtis discovered when his house slipped into the sea. If we can float a modest platform above the native bush it would be desirable. It is accepted that the Plan is sensible for flat land. We had difficulty in finding a solution to our dilemma without compromising Council's need to control maximum height on level ground. Based on the expectation that on level ground it would be a max height of 8m above original ground level with further requirement to comply with height to boundary limits, we suggest the following: "The maximum height shall be 8m as determined by measuring up from the highest point, providing that height to boundary controls are observed." This would mean nothing changes for level ground, but longer poles required on sloping sections or those with gullies would not require Resource Consent or risk becoming notifiable. Something that would make building unaffordable. I have an 85yr old mother and a daughter with schizophrenia who does a marvellous job of looking after her Nana. They both would love to live there. I am 63. Neighbours will not get any structure any higher in relation to their boundary than 8m, as is the case currently for level ground. We are open to suggestions from Council Planners if they can suggest a simpler solution.

Reason for Decision Requested

We wish to proceed with building our dream retirement home.

Thames-Coromandel Proposed District Plan - November 2013

Support

Oppose

Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

the maximum height of 8m in coastal living zone

Reason for Decision Requested

Attached Documents

File
No records to display.

Introduction

We are interested in your submission on our **Proposed District Plan**.

There are 2 ways to make a submission as shown on the tabs across the top of the page, which are:

- 1) Proposed District Plan
- 2) Supporting Documents.

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

My Consultation Points tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

Privacy Statement

Please note that all submissions will be made available to the public for viewing. 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.

Submitter Details

First Name: **Mike**

Last Name: **Slater**

Street: **2/6 Taranaki Road**

Suburb: **Kohimarama**

City: **Auckland**

Country: **New Zealand**

PostCode: **1071**

Daytime Phone: **021747310**

Mobile: **021747310**

eMail: **mikeslaterdayo@hotmail.com**

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter

Agent

Both

Submission

Attached Documents

File
District plan submission

DISTRICT PLAN SUBMISSION

Referring to Section 28.1.1 and 28.1.1 of the Proposed District Plan

Historically all residents on the Northern Boundary of the Pauanui Airfield have had to comply with a 1:5 height restriction, measured from the Airfield side Boundary ie boundary fence , and extending back 45m. This was for the dual purpose of protecting the Airfield for future night operations and more importantly to ensure existing property amenity levels. (I have this in writing from the Pauanui/Tirua Area Manager.) Due to Council errors or oversights on 3 occasions in Ocean Air Drive this rule has been overlooked causing already 3 infringements on the “Existing Amenity Levels,” which has had a negative effect on all of us.

Therefore Due to:

1. The potential development of the 3 remaining properties on Ocean Air Drive 21 , 27 , 29 to build two storey /8m high houses, only 12m from the Airfield Boundary.
- and
2. Existing home owners to lift their homes to two stories

The District Plan should retain the current 1:5 height rule for 45m to truly protect the “Existing Amenity Levels,” currently enjoyed by the existing ratepayers, who have built with a reasonable expectation, that this rule would remain enforced.

This also effects the properties on the Northern side of Braddock Drive which have already been built two stories ,this being high enough to enjoy ocean views down the runway. Their views would be adversely affected as well as their rateable value by a change in the height restriction. Allowing 2 story (8m) houses in the runway properties.

Introduction

We are interested in your submission on our **Proposed District Plan**.

There are 2 ways to make a submission as shown on the tabs across the top of the page, which are:

- 1) Proposed District Plan
- 2) Supporting Documents.

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

My Consultation Points tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

Privacy Statement

Please note that all submissions will be made available to the public for viewing. 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.

Submitter Details

First Name: **Philip**
 Last Name: **Browne**
 Street: **172 Kaitemako Road**
 Suburb: **Welcome Bay**
 City: **Tauranga**
 Country: **New Zealand**
 PostCode: **3175**
 Daytime Phone: **0272778727**

eMail: **philip@ksl.org.nz**

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter

Agent

Both

Submission

Attached Documents

File
Re Submission Draft District Plan

Re proposed TCDC District Plan—Submission.**Reference** Part 3 C Consultation

The proposed plan to change the zone on Hahei Beach Road (i.e. 132 , 94 and 111 Hahei Beach Rd) from 'Rural' to 'Rural Lifestyle' are opposed on the basis that no consideration has been demonstrated regarding waste water and water supply options to the Wigmore Stream properties.

From: Bruce Baker [bruce.baker@tcdc.govt.nz]

Submission 13

Sent: Tuesday, 4 February 2014 8:08:39 a.m.

To: Lisa Madgwick

Subject: FW: Submission on Proposed District Plan

F Y I

From: Philip Browne [mailto:philip@ksl.org.nz]

Sent: Tuesday, 4 February 2014 8:06 a.m.

To: Bruce Baker

Subject: RE: Submission on Proposed District Plan

Hi Bruce

Your assumption is correct. I don't have time to fill out the submission form, so if you can't accept as is, then just can my submission.

Cheers

Philip

From: Bruce Baker [mailto:bruce.baker@tcdc.govt.nz]

Sent: Monday, 3 February 2014 1:35 p.m.

To: Philip Browne

Subject: Submission on Proposed District Plan

Good afternoon Philip

Council has received your submission on the Proposed District Plan. Thanks for taking the time to lodge a submission and use the TCDC website to do so.

You have stated your opposition to a change of zone on Hahei Beach Road from 'Rural' to 'Rural Lifestyle' and included your reasons for opposing this zone.

Council is required to notify a summary of decisions sought in submissions, but your submission does not state the decision you are seeking from Council.

The quickest way to do this is to reply by email, stating the decision you seek from Council on your submission.

Having read your submission, I have assumed that you agree with the current Rural Zone, but this may not be correct and we would be grateful for your advice on this.

I have attached a submission for to show what is needed in 'Your Submission' on this form.

I hope I have explained this clearly. Please call or email if you have any questions.

Regards

Bruce Baker
Senior Policy Planner

Thames-Coromandel District Council
Private Bag, 515 Mackay Street, Thames
T 07 868 0200 F 07 868 0234
E bruce.baker@tcdc.govt.nz
W www.tcdc.govt.nz

*The contents of this e-mail may be CONFIDENTIAL OR LEGALLY PRIVILEGED, and is intended only for the persons named above. If this e-mail is not addressed to you, you must not use, read, distribute or copy this document. If you have received this document by mistake, please call us and destroy the original.
TCDC uses Microsoft Office 2010 software - if sending documents created in other versions please ensure that the files being sent are compatible with Office 2010.
Please consider the planet before printing out this email. Thank you.*

Introduction

We are interested in your submission on our **Proposed District Plan**.

There are 2 ways to make a submission as shown on the tabs across the top of the page, which are:

- 1) Proposed District Plan
- 2) Supporting Documents.

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

My Consultation Points tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

Privacy Statement

Please note that all submissions will be made available to the public for viewing. 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.

Submitter Details

First Name: **Alexander**

Last Name: **Severinsen**

Street: **389 Mill Rd**

Suburb:

City:

Country:

PostCode: **4286**

Daytime Phone: **6468556807**

Mobile: **6468556807**

eMail: **lex@xtra.co.nz**

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter

Agent

Both

Agent Details

Agent Name: **Dean Jenkins**

Agent Organisation: **Waitete Bay Co Ltd**

Agent Postal Address: (mandatory) **31 Harris Street, Pukekohe 2120**

Agent Phone: **092984052**

Agent Mobile: **021329832**

Agent eMail: **dean@jrcontracting.co.nz**

Submission**Consultation Document Submissions**

Thames-Coromandel Proposed District Plan - November 2013 > PART II - OVERLAY ISSUES, OBJECTIVES AND POLICIES > Section 8 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas

Support

Oppose

Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

I oppose the Heritage status for the Shell Bach. Bach 4/ former Island View Lodge general store File 1057/86

Reason for Decision Requested

The bach is a junky building added on to 4 times, and the only reason it could be "Heritage" is the collection of undersize pauas and scallops on the outside. Mr Whitehouse is lucky that "Coastwach" wasn't on TV in 1961 or he may have been caught on it with a fuzzy-looking face! I like the shells...you like the shells. But if it looks like it will be a heritage building I will knock them all off. It will take about 10 mins as it's really rickety. I don't want the hassle and expense of owning a "Heritage" building. If it's NOT a heritage building we'll keep it as it is for ages...just as you're trying to do...if it IS to be heritage, then the shells are immediately OFF!!! and we all lose out. Cheers Lex

Attached Documents

File

No records to display.

Introduction

We are interested in your submission on our **Proposed District Plan**.

There are 2 ways to make a submission as shown on the tabs across the top of the page, which are:

- 1) Proposed District Plan
- 2) Supporting Documents.

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

My Consultation Points tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

Privacy Statement

Please note that all submissions will be made available to the public for viewing. 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.

Submitter Details

First Name: **Angela**
 Last Name: **Severinsen**
 Organisation: **Waitete Bay Co Ltd**
 Street: **389 Mill Road**
 Suburb: **RD 1**
 City: **Takapau**
 Country: **New Zealand**
 PostCode: **4286**
 Daytime Phone: **06 8556807**
 Mobile: **027 4605797**
 eMail: **angelasev123@gmail.com**

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter

Agent

Both

Agent Details

Agent Name: **Dean Jenkins**
 Agent Organisation: **Waitete Bay Co Ltd**
 Agent Postal Address: (mandatory) **31 Harris Street, Pukekohe 2120**
 Agent Phone: **09 2386673**
 Agent Mobile: **021 329832**
 Agent eMail: **dean@jrcontracting.co.nz**

Submission

Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART II - OVERLAY ISSUES, OBJECTIVES AND POLICIES > Section 8 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas

Support

Oppose

Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

1057/86 Shell Bach Opposing proposed heritage status.

Reason for Decision Requested

I would like to address the Architectural and Historic Significance as outlined in the Historic Heritage Item Record Form. Architectural Significance- The Bach was the former camp shop (my husband used to buy sweets there as a child) but is not in its original form. The Bach had been "modified" many times when owned by Neil Whitehouse. The Bach was mostly built from car cases from Thames.(The back wall of the kitchen is lined with aluminium from same said car cases). While doing repairs we have found all manner of materials used (untreated pine,rimu, driftwood. The plumbing had galvanised joined to copper joined to plastic, and all different sizes) No wonder nothing worked! The Bach is at best Quaint, but has been "Jerry built" (built in a makeshift and insubstantial manner). We enjoy the "Retro" look, but do not want the inconvenience and hassle of a Heritage status, it is quite un-necessary! Historic Significance- The association with the history of the Whitehouse family is not something that is particularly worth preserving. Both Neil and Chris Whitehouse were accused of some very "unsavoury" crimes. Chris committed suicide while in the Shell-Bach. I strongly oppose the Shell-Bach's inclusion in the Heritage register.

Attached Documents

File

No records to display.

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

Submission Form

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

Your submission can be:

Online: www.tcdc.govt.nz/dpr
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) TERRY and PATRICIA HAYDON

Organisation (if relevant) _____

Email Address terry@cff.co.nz

Postal Address 4- Ross Stuhlman P.O. Box 11683 Ellerslie
Auckland 1542

Phone no. (include area code) (09) 579 4204 WK

Mobile no. 021 925 369

09 523 5791 HM

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 listing of our property at 113 Captain Cook Road, Cooks Beach as a Historic Heritage Item (No. 216) and the restrictions that then apply in Rules 31.6

My submission is:

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

I support oppose the above plan provision.

Reasons for my views:

See attached sheet

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

Retained Deleted Amended as follows:

Proposed District Plan Hearing

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

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

Signature of submitter [Signature] Date 8/21/2014

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

Trade Competition

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

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

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

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

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

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

TERRY AND PATRICIA HAYDON

SUBMISSION

- 1 Our house at 113 Captain Cook Road, Cooks beach has absolutely no historic heritage value sufficient to justify it being registered as such in the District Plan, and carrying the restrictions that then apply to it.
- 2 The bach that we bought in the early 1980s had already been modified from its original state when it was owned by Kevin Male, but when we bought it, it leaked like a sieve, and required significant renovation. However, in the last few years, we have significantly upgraded the property changing its layout, changing the internal stairs (at Council request), adding large balconies and major new piling to the building.
- 3 The building is accordingly nothing like the building that was constructed by Kevin Male.
- 4 The concept of regulatory control of the building is an anathema to the bach culture of which it is part, whereby regular changes are the norm, to update the structures, and to accommodate the changing human ownership and desires/needs that they generate.
- 5 I wish to register my frustration and anger that after communication with senior Council staff, about the matter, and I understand their recommendation that the heritage claim on 113 be withdraw that their recommendation was overridden by what can only be described as a third party interest that did not appreciate or take any consideration of the human factor, stress and cost this has caused both my wife and I, particularly my wife.
- 6 We were never consulted or any approach made to us by the party suggesting that 113 had heritage value. If the party concerned had taken the trouble to contact us we could have openly explained or even shown the extent of the alterations that have been both necessary and desired to the original building.
- 7 If there is any significance in the previous ownership of the property by Kevin Male, (which I dispute as the only recollection that I can remember or find was that he was a one shop Newmarket retailer) that could be recognised in a brochure containing such references, if they can be found and verified, rather than through formal registration in the District Plan?
- 8 I also wish to bring to the Panels attention the cost that this matter and particularly the way it has been handled by the academics has bestowed on me and my wife, both human and financial.

- 9 I am left with no alternative but to seek legal assistance in this matter and will have to engage a lawyer to attend, with me, the proposed hearing due to the complexities of the legislation and far reaching effect this could have on my family. This will entail at least a full day and incidentals costs for a senior advisor or counsel to accompany me from Auckland to the future hearing. I find this totally unreasonable and lack any care or thoughts of ratepayer's rights or support of same.
- 10 It is my opinion the human and financial cost of the consenting process involved as a result of registration in the Plan far outweighs the public benefits (if any) of such listing, and if the controls are to be imposed, then a scheme should be established to compensate owners for it, and to provide financial relief for any consenting process that may be required.
- 11 We accordingly seek to have the listing of our property cancelled, as recommended by senior Council staff and changes made to the provisions of the Plan to ensure that owners are properly compensated. We also request that provision is made to cover financial costs that will be imposed upon owners by what appears to be the result of un-researched and unilateral registration without any consultation with the owner.

Terry and Patricia Haydon

8/02/2014

A handwritten signature in black ink, appearing to read 'Haydon', with a large, stylized initial 'H' or 'P' on the left.

Introduction

We are interested in your submission on our **Proposed District Plan**.

There are 2 ways to make a submission as shown on the tabs across the top of the page, which are:

- 1) Proposed District Plan
- 2) Supporting Documents.

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

My Consultation Points tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

Privacy Statement

Please note that all submissions will be made available to the public for viewing. 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.

Submitter Details

First Name: **David**

Last Name: **Hemara**

Street: **25 Oakley Avenue**

Suburb: **Claudelands**

City: **Hamilton**

Country: **New Zealand**

PostCode: **3214**

Mobile: **027 275 2472**

eMail: **dhemara@lic.co.nz**

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter

Agent

Both

Submission

Attached Documents

File
TCDC Submission on Draft District Plan Feb 2014

Re: proposed TCDC District Plan—Submission.**Reference Part 3 C Consultation – Hahei zone change**

This submission opposes the proposed plan to change the zone on Hahei Beach Road (i.e. 132 , 94 and 111 Hahei Beach Rd) from 'Rural' to 'Rural Lifestyle'.

My reason for opposing the change at this time is that there appears to be a complete lack of planning for how the wider infrastructure in Hahei will be addressed to cope with both the zoning change above, or the growing number of visitors to Cathedral Cove, or the proposed Cathedral Cove Walkway announced recently by the TCDC Mayor.

It does not make sense for the Council to progress a significant zoning change (with its attendant infrastructural impact), and also undertake the development of a walkway that will see huge growth in visitor numbers each year, without concurrently developing an infrastructure plan that deals with the increase in water consumption, effluent load, and water quality of Hahei stream.

Growth in visitor numbers creates economic benefit for Hahei commercial operators. It also adds significant pressure on the current inadequate infrastructure of Hahei. In my view the TCDC has a responsibility to address this infrastructure – or at a minimum commit to a plan to address the infrastructure issues before it begins making zoning changes and walkway development that add to the problem.

I am a long term property owner and seasonal resident at Hahei, and have been part of the community for over 20 years. I am not opposed to growth in visitor numbers or property development, but I am opposed to growth that does not address the obvious impact to the environment that will occur if infrastructure at Hahei is not addressed.

Hahei does not have an effluent treatment facility that can support the existing properties at Hahei. I have not heard any TCDC employee describe Hahei wastewater infrastructure as good, or even adequate. It is not responsible to embark on the development that the TCDC plans without addressing the infrastructure first.

My submission is that a temporary moratorium be placed on any zoning change until a definitive development and funding plan is established for Hahei that addresses :

1. Cathedral Cove Visitor access and parking
2. Cathedral Cove Walkway and parking infrastructure.
3. Hahei village Infrastructure specifically addressing Hahei Waste treatment and potable water supply options.
4. That any proposed zoning change includes a Beach impact statement.

Village Infrastructure

I understand that Council plans to accommodate the waste treatment needs of proposed new properties within the capacity of the existing wastewater treatment plant. This seems incredible given that existing properties in Hahei that do not currently connect to the Hahei wastewater scheme have never been afforded this opportunity. We should not undertake further development until we can properly manage our current infrastructure demands.

The TCDC cannot have it both ways. If it has a vision to dramatically increase visitor numbers to Cathedral Cove and to re-zone parts of Hahei, it must first put in place a plan to ensure that Hahei infrastructure is not overwhelmed to the detriment of the environment. Once that is done it will then be appropriate to consider increasing property development and visitor numbers.

Introduction

We are interested in your submission on our **Proposed District Plan**.

There are 2 ways to make a submission as shown on the tabs across the top of the page, which are:

- 1) Proposed District Plan
- 2) Supporting Documents.

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

My Consultation Points tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

Privacy Statement

Please note that all submissions will be made available to the public for viewing. 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.

Submitter Details

First Name: **Rebecca**

Last Name: **Severinsen**

Street: **308 Featherston Street**

Suburb:

City: **Palmerston North**

Country: **New Zealand**

PostCode: **4410**

Daytime Phone: **0277107849**

Mobile: **0277107849**

eMail: **beckysev@hotmail.com**

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter
 Agent
 Both

Agent Details

Agent Name: **Dean Jenkins**

Agent Postal Address: (mandatory) **31 Harris Street, Pukekohe 2120**

Agent Phone: **021329832**

Agent Mobile: **021329832**

Agent eMail: **dean@jrcontracting.co.nz**

Submission**Consultation Document Submissions**

Thames-Coromandel Proposed District Plan - November 2013 > PART II - OVERLAY ISSUES, OBJECTIVES AND POLICIES > Section 8 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas

Support
 Oppose
 Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

File Number 1057/86 (Shell Bach) Proposed Heritage Status

Reason for Decision Requested

I am the daughter of the current owners, and have grown up enjoying holidays at this bach. In the future this bach will be left in trust to my brother and I and our families. With being so close to the sea there are ongoing external and internal maintenance required, especially as the original structures were substandard. We wish to be able to do these jobs without having to go through the hassle and cost of heritage status regulations. With this status in the way, it is unlikely the required maintenance will be able to be completed. If keeping the proposed heritage status from being imposed upon the property, has to occur with my dad removing the shells from the front of the bach, then so be it.

Attached Documents

File

No records to display.

Proposed Thames-Coromandel District Plan

Name

Julian Brown

Address

53 Ocean View Road
Waihi Beach 3611
New Zealand
[Map It](#)

Phone

021 029 66631

Email

jules@julesbrown.com

My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

- Section 37.4 Note 1 fails to provide any rules for Underground Mining Activities in affected Zones outside the access zone.
- I want the TCDC to amend Section 37.4 Table 1 of the PDP to state that all Mining Activities are Prohibited in all Zones, including prospecting and exploration, 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 of historical mining in the District and it's detrimental effects.
- 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 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.

I would like to speak to my submission.

- Yes

I would consider presenting a joint case with others who have made a similar submission.

- Yes

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

Yours sincerely,

Julian Brown

Date

13/02/2014

Introduction

We are interested in your submission on our **Proposed District Plan**.

There are 2 ways to make a submission as shown on the tabs across the top of the page, which are:

- 1) Proposed District Plan
- 2) Supporting Documents.

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

My Consultation Points tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

Privacy Statement

Please note that all submissions will be made available to the public for viewing. 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.

Submitter Details

First Name: **Murray**

Last Name: **Foster**

Street: **40 Hauraki Road**

Suburb: **RD 4**

City: **Thames**

Country:

PostCode: **3574**

Daytime Phone: **078680287**

Mobile: **0212235319**

eMail: **murray.foster@tcdc.govt.nz**

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter

Agent

Both

Submission**Consultation Document Submissions**

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

Support

Oppose

Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

provision of trunking for future deployment of fibre optic cabling to the door. Developers should be laying fire optic trunking (not cables) when they are creating the services in the same way they provide water, phones, power etc.

Reason for Decision Requested

Because the web is becoming an expected service globally and the most cost effective time to deploy fibre is when the services are being created in the building process. This will provide a medium-long term advantage to the district in terms of connectivity and attracting residents, business and tourists to the district, i.e. a point of difference for the district over other districts.

Attached Documents

File
No records to display.

Introduction

We are interested in your submission on our **Proposed District Plan**.

There are 2 ways to make a submission as shown on the tabs across the top of the page, which are:

- 1) Proposed District Plan
- 2) Supporting Documents.

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

My Consultation Points tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

Privacy Statement

Please note that all submissions will be made available to the public for viewing. 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.

Submitter Details

First Name: **Alan**

Last Name: **Mayes**

On behalf of: **The Afda Trust (as Trustees)**

Street: **71 Messenger Road**

Suburb: **Stillwater**

City: **Auckland**

Country: **New Zealand**

PostCode: **0993**

Daytime Phone: **09 426 8806**

Mobile: **021 976 837**

eMail: **afda@xtra.co.nz**

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter

Agent

Both

Submission

Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013

Support

Oppose

Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

Section 57.4 Rule 3a)

Reason for Decision Requested

In the writers' opinion, one of the prime objectives for the T.C.D.C. is, or should be to encourage more visitors to their area which in turn increases the dollar spend by the visitors to the benefit of local businesses. Should the introduction of the proposed Visitor Accommodation rule be taken up, we believe that there would be a large drop in visitors to the region leading to a drop in dollar spend. The reasons for this opinion include: Having examined the web sites covering accommodation on the Coromandel Peninsula it is clear that they are not set up to cater for groups of 6+ people who are often likely to comprise 4 adults and additional children. When checking out Peninsula hostels on the web pages, booking enquiries for over the Christmas period resulted in being told that there were no rooms available to cater for this mix. A motel check also showed full occupancy for the early January 2015 period. This is the peak visitor time and no professional accommodation is available for the most likely mix of visitor?! The 6+ feature is often available in the traditional holiday home rental properties and at a cost which people have found affordable and which it is now proposed to do away with. This group of visitors would therefore need to go elsewhere. There are many places on the Coromandel Peninsula which have few if any motels/hostels etc and which have for many years hosted many groups of 6+ persons – i.e. Opito, Otama, Kuaotunu to name but 3 close to Whitianga as an example. This position is repeated throughout the region. If the proposed rule change were to proceed, because of the lack of exempted accommodation, a reduction in visitor numbers would occur as people would be forced to go elsewhere where accommodation is available. Any reduction in visitor numbers would impact negatively on all local businesses. All would lose revenue because of the lower number of visitors that come to the area. In many areas, the vast majority of a business's annual income is generated over the summer months when visitor numbers are at their peak. If income were to reduce because of lower visitor numbers, this would probably lead to larger businesses such as supermarkets, chain stores etc reducing the number of employees taken on with a resultant increase in unemployment and financial hardship in the area. Any reduction in financial activity in the area would also adversely affect small businesses such as retail shops, food outlets and small tourist operators with reduced profitability being earned, leading to increased short term and long term financial hardship or closure of the business. Even larger towns such as Whitianga, Thames and Coromandel would not be financially immune from the effects of any reduction in visitor numbers. This would lead to unnecessary hardship caused by reduced income flows in the area. Council must look at the overall picture as it affects its area and must make its decisions which are in the best interests of the majority of its people. We do not believe that the proposed rule change (Section 57.4 Rule 3a) does this and consider it should be REMOVED from the District Plan. For the above reasons, we object to the proposed rule change. For and on behalf of the Afda Trust as ratepayers to the Council. Alan Frederick Mayes and Daphne Ann Mayes afda@xtra.co.nz 71 Messenger Road RD3 Silverdale Auckland 0993 09 426 8806 or 021 976 837

Attached Documents

File

No records to display.

Introduction

We are interested in your submission on our **Proposed District Plan**.

There are 2 ways to make a submission as shown on the tabs across the top of the page, which are:

- 1) Proposed District Plan
- 2) Supporting Documents.

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

My Consultation Points tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

Privacy Statement

Please note that all submissions will be made available to the public for viewing. 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.

Submitter Details

First Name: **Gill**

Last Name: **Lamason**

On behalf of: **Planners Plus Limited David Lamason**

Street: **110 Omara Place**

Suburb:

City: **Matarangi**

Country:

Daytime Phone: **078671087**

Mobile: **0274994833**

eMail: **info@plannersplus.co.nz**

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter

Agent

Both

Agent Details

Agent Name: **Paulette Hoyland**

Agent Organisation: **Planners Plus Limited**

Agent Postal Address: (mandatory) **P O Box 218 Whitianga**

Agent Phone: **(07)8671087**

Agent Mobile: **0272545763**

Agent eMail: **info@plannersplus.co.nz**

Submission**Consultation Document Submissions**

Thames-Coromandel Proposed District Plan - November 2013

Support

Oppose

Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?

Proposed District Plan - Planning Map 12D Overlays. The natural character overlay opposite 110 Omara Place, Matarangi needs to have its boundary altered so it does not extend onto the road.

Reason for Decision Requested

The Planning Map 12D currently shows a natural character overlay on the road opposite 110 Omara Place, Matarangi.

Attached Documents

File

No records to display.

Sent: Thursday, 13 February 2014 10:06:03 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Rowena Brown

Address

16 Tirinui Crescent
Tairua 3508
New Zealand

[Map It](#)

Phone

07 864 7179

Email

kiwijamm@xtra.co.nz

My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

- Section 37.4 Note 1 fails to provide any rules for Underground Mining Activities in affected Zones outside the access zone.
- I want the TCDC to amend Section 37.4 Table 1 of the PDP to state that all Mining Activities are Prohibited in all Zones, including prospecting and exploration, 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 of historical mining in the District and it's detrimental effects.

• 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.

I would like to speak to my submission.

- Yes

I would consider presenting a joint case with others who have made a similar submission.

- Yes

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

Yours sincerely,

Rowena Brown

Date

13/02/2014