

Sent: Tuesday, 25 February 2014 8:31:39 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Igor Polakovic

Address

Studenohorska 7
Bratislava 841 03
Slovakia

[Map It](#)

Email

igor.polakovic@gmail.com

My submission is:

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

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

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

- The Objectives and Policies in Section 14 do not reflect community and biodiversity values required by the Waikato Regional Policy Statement (RPS), the Resource Management Act (RMA) and Hauraki Gulf Marine Park Act (HGMPA).

- I require the Plan to specifically protect our coastal environment from mining. The Coastal Zone has been removed without giving adequate protection to coastal biodiversity from adverse impacts of mining. I require the Coastal Environment Overlay to include a rule prohibiting all mining activities.

- The TCDC has failed to translate the 'High Value Conservation Areas' identified in Schedule 4 into 'Outstanding Natural Landscapes' (ONL). I require the Plan to accurately protect Schedule 4 land on the Coromandel Peninsula from all Mining Activities by including all identified Schedule 4 land 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 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.

- No

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

- No

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

Yours sincerely,

Igor Polakovic

Date

25/02/2014

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.

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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: **Callum**

Last Name: **Stewart**

Organisation: **Stewart Group Ltd (RMS Surveyors)**

On behalf of: **33 Claxton Ltd, ME + MC Hopkins Trustees Limited, Justin Mowday Family Trust.**

Street: **PO Box 93**

Suburb:

City: **Whangamata**

Country: **New Zealand**

PostCode: **3643**

Daytime Phone: **07 865 8993**

Mobile: **021 679 722**

eMail: **callum@rms-surveyors.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 > PLANNING MAPS > Map 29E - Pauanui - Inset Map

Support

Oppose

Neutral

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

Map 29E. Oppose Re-zoning of 31 and 33 Claxton Avenue from Housing Zone - Extra Density Policy Area to Residential Zone - Beach Amenity Overlay. Suggest property is zoned Extra Density Residential Zone.

Reason for Decision Requested

These properties were subdivided into relatively small lots under SUB/2004/409 and SUB/2006/177 with the intention of extra density development as provided for under the Operative Plan. Some of the lots have been developed with this in mind and also allowing for the future intended extra density development on the adjacent lots. Rezoning these properties Residential Zone will significantly restrict development options for the lots and compromise the partially completed development. Furthermore, the adjacent property to the south at 35 Claxton Ave has been developed as a multi unit apartment complex and the adjacent properties to the west in Justintime are proposed to be in the Extra Density Residential Zone. The properties at 31 and 33 Claxton Avenue are a logical link between the abovementioned properties and should remain in the Extra Density Residential Zone.

Attached Documents

File
No records to display.

Sent: Wednesday, 26 February 2014 5:26:27 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

denise davis

Address

104 Franklyn Street
Thames 3500
New Zealand
[Map It](#)

Phone

868 5520

Email

info@hopo.co.nz

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I oppose Section 37 - Mining Activities.

- Section 37.4 Note 1 fails to provide any rules for Underground Mining Activities in affected Zones outside the access zone.
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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,

denise davis

Date

26/02/2014

Sent: Thursday, 27 February 2014 8:41:26 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Jill Hart

Address

162B Whitipiroua Road
Whangamata 3691
New Zealand

[Map It](#)

Phone

078659950

Email

hartacres_2@hotmail.com

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I would like to speak to my submission.

- No

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,

Lesley Jill Hart

Date

27/02/2014

Proposed Thames-Coromandel District Plan



Submission Form

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

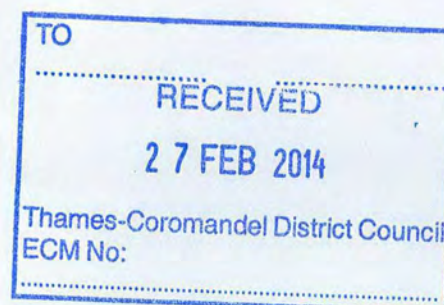
Your submission can be:

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) MIKE and SANDRA MORRISON

or Organisation (if relevant) _____

Email Address MIKEMOR@WAVE.CO.NZ

Postal Address RJ HIKUAH, 3579

Phone no. 07 8647823
include area code

Mobile no. 0275888505

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)

28.1.1	Airfield Use Height Overlay
28.1.2	Pauanui Airfield Amenity Setbacks
28.4	Pauanui Airfield Amenity Yard

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 submission

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

Retained Deleted Amended as follows:

That the new proposed rules be removed and the original 1:5 for 45m rule be reinstated

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 Mez Morris Date 20-2-2014

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

Trade Competition

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

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

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

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

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

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

Submission from Mike & Sandra Morrison.Reasons for my views:

As property owners of 23 Ocean Air Drive we are concerned about the proposed changes to the old rules.

We support the old rules for properties on the Northern boundary of the Panamui airfield which are:

Houses are to be set back 15m from the original airfield boundary and a height restriction of 1:5 for 45m to apply. These rules were put in place for safety for aircraft using the airfield and also to allow property owners good views up and down the airfield. Any changes would adversely affect the amenity values of our property and others on the Northern side of the airfield.

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

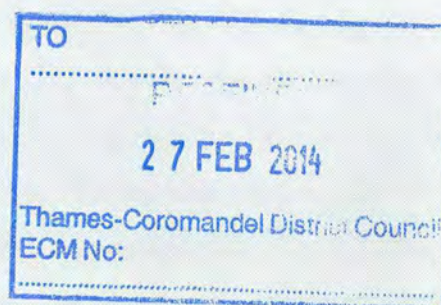
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Email to: customer.services@tcdc.govt.nz

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



Submitter Details

Full Name(s) DAVID ANDREW DUDSON, ROBYN CLAIRE DUDSON, CRAIG DAVID DUDSON
or Organisation (if relevant) DUDSON FAMILY TRUST.

Email Address daverob.dudson@XTRA.CO.NZ.

Postal Address P.O. Box 23 COROMANDEL. 3543.

Phone no. 07 866 8563
include area code

Mobile no.

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

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

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MAP 11E OVERLAY. TC 114 - A2, 6. pgs 513 & 544.
 PROPOSED ROAD - SERVICE LANE
 COROMANDEL TOWN.

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:

LESTER & TITLE OF PROPERTY ATTACHED
 MAIN REASON FOR OUR OPPOSITION IS THAT IT CUT
 THROUGH MIDDLE OF OUR PROPERTY - THIS LOSING PRIVACY AND
 PARKING ETC.

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 21-2-14

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

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To Thames - Coromandel District Council

Re Proposed Thames-Coromandel District Plan
Private Bag Thames 3450

Attention District Plan Manager

Map 11E overlay TC - A2,6 pge 513 &544
Proposed Road - Service Lane,
Coromandel Town

We most strongly oppose this proposed Service Lane which cuts directly across the middle of our property and take up around 1/3 of the property.

We have owned this property since 1975 [copy of original title attached }. It is 805m2, the front section is zoned commercial and has 2 shops and a workshop on it. The two shops each have 2 car parks at the rear in the maintained tar sealed yard. Behind the shops there is a workshop which also has a car park space, plus the use of the fenced yard to store various items on.

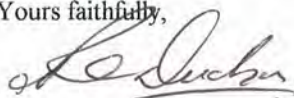
All of this will be lost if the service lane proceeds.

The back section of the property is zoned residential, and has a house with garage attached. It is presently rented but is our intention to retire to it when we get to that stage in our lives we need to live in town.

Should the service lane go ahead it would cut off part of the garage, which also contains the laundry, plus there would be no room for visitor parking and we would lose the privacy that this house at present enjoys.

Apart from the property occupied by James and Turner, all the other commercial properties in this area do have access to the rear of their shops.

Yours faithfully,



Robyn Dudson, on behalf of the Dudson Family Trust Members

23/2/14.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 10th day of March one thousand nine hundred and seventy-five under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that DAVID ANDREW DUDSON of Coromandel plumber

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan here be the several admeasurements a little more or less, that is to say: All that parcel of land containing 805 SQUARE METRES more or less being Lot 1 on Deposited Plan S.19864 and being part Kopuatoto No.1 Block



M. Wilson

ASSISTANT LAND REGISTRAR

Blk VI Coromandel S.D.

Appurtenant hereto is a Right of Way over the part Kopuatoto No.1 Block (C.T.572/75) marked A on Deposited Plan S.19864 created by 123218 (R40.702)

M Wilson

A.L.R.

H.102978 Mortgage to Johnston Prichard Nominees Limited 12.10.1979 at 10.55 o/c

H.235630 Mortgage to George Henry R produced 15.7.79 at 11.37 o/c

H.263624.2 Mortgage to Johnston Prichard Nominees Limited produced 23.11.1979 at 11.370266.1

H.263624.3 Memorandum of Priority making Mortgage H.263624.2 a first mortgage and Mortgage H.235630 a second mortgage produce 23.11.1979 at 11.18 o/c

H.370266.2 Mortgage to Bank of New Zealand produced 12.10.1981 at 15.10 o/c

for A.L.R.



under 20.12 Kapanga Road

Measurements are Metric

afm

No. 18 B / 1168

Introduction

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Submitter Details

First Name: **Elizabeth**

Last Name: **Thompson**

Street: **65 King George Avenue**

Suburb: **Epsom**

City: **Auckland**

Country: **New Zealand**

PostCode: **1023**

Daytime Phone: **096385464**

Mobile: **0210442955**

eMail: **liz.thompson.nz@gmail.com**

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Correspondence to:

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Submission

Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VIII - ZONE RULES > Section 54 - Residential Zone

Support

Oppose

Neutral

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

54.4 Rule 1 We would request the rule is dropped, and that the council investigate problems on case by case basis for residential style accommodation. We feel that requiring a resource consent is over-kill.

Reason for Decision Requested

1. There are already guidelines/regulations in place for guests/tenant accommodation; they just need to be policed. 2. It is not in the interests of the community to reduce the amount of accommodation over the critical short Christmas period. A complicated resource consent process will deter some home owners from making their houses available. 3. A resource consent will do nothing to improve noise and parking issues. 4. Given the extra administration, the policing required, and the lack of benefits (possibly cost) to the community, it is an waste of ratepayer funds. There may be better ways of using the budget to address the issues.

Attached Documents

File
No records to display.

Sent: Friday, 28 February 2014 12:01:22 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Andrew Bell

Address

54A Yellowstone Crescent
Burwood Christchurch 8083
New Zealand

[Map It](#)

Email

ambell@actrix.co.nz

My submission is:

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

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

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

- The Objectives and Policies in Section 14 do not reflect community and biodiversity values required by the Waikato Regional Policy Statement (RPS), the Resource Management Act (RMA) and Hauraki Gulf Marine Park Act (HGMPA).

- I require the Plan to specifically protect our coastal environment from mining. The Coastal Zone has been removed without giving adequate protection to coastal biodiversity from adverse impacts of mining. I require the Coastal Environment Overlay to include a rule prohibiting all mining activities.

- The TCDC has failed to translate the 'High Value Conservation Areas' identified in Schedule 4 into 'Outstanding Natural Landscapes' (ONL). I require the Plan to accurately protect Schedule 4 land on the Coromandel Peninsula from all Mining Activities by including all identified Schedule 4 land 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 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.

- No

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,

Andrew Mark Bell

Date

28/02/2014

Proposed Thames Coromandel District Plan

Submission by

Name: Stanley John Sims
Address: 202 Robert St Thames

Phone: 07 868 5244 Email: stansims@paradise.net.nz

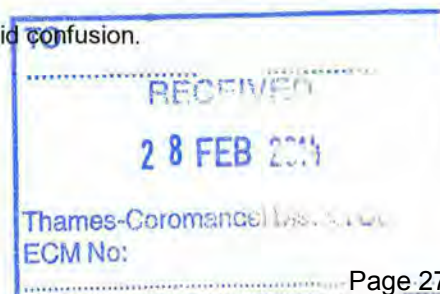
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- I require the PDP to uphold biodiversity values expressed in the RMA Section 6. I require the Plan to **Prohibit all Mining Activities in Outstanding Natural Landscape, Natural Character and Amenity Landscape Overlays** in the Section 32 Rules.
-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

I oppose Section 37 - Mining Activities.

- Section 37.4 Note 1 fails to provide any rules for Underground Mining Activities in affected Zones outside the access zone.
- I want the TCDC to amend Section 37.4 Table 1 of the PDP to state that all **Mining Activities are Prohibited in all Zones**, including prospecting and exploration, or other such relief that has the same effect.
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- I want the Plan to acknowledge the long term economic, social and environmental legacy and the detrimental effects of historical mining in the District.
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My further comments:

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

Yours sincerely,

Signature:



Date: 21/2/14

Sent: Saturday, 1 March 2014 3:22:00 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Rachel Dobric

Address

5/66 Emily Place
Auckland 1010
New Zealand

[Map It](#)

Phone

64210681230

Email

racheldobric@gmail.com

My submission is:

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I would like to speak to my submission.

- No

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,

Rachel Dobric

Date

01/03/2014

COROMANDEL DEVELOPMENTS LTD

POSTAL ADDRESS.

**C/O 8 ALLMAN DRIVE
COROMANDEL TOWN
3506**

PHONE: 07 866 8676. MOBILE: 0211656633

EMAIL: pipeline.nz@xtra.co.nz

To CTS

Received

27 FEB 2014

DATE: 26th February 2014.

Thames-Coromandel District Council
Coromandel

File No:

**Thames Coromandel District Council
Proposed Thames – Coromandel District Plan
Private Bag. Thames 3540**

Att: District Plan Manager

**Please see enclosed our submission form in respect of our property at 255 Kapanga Rd.
Coromandel. Lot DPS 2334**

The TCDC reference details being TC 114, map 11E – roading designation

And

**Proposed zoning change to 100% commercial on the site, which currently has a split
zoning.**

**We support the proposed changes and request that you refer to the enclosed copies of
correspondence and emails on the subject.**

**We request an amendment / addition to the proposed zoning change to 100 %
commercial, for the following reason :**

**We have purchased an additional area of land (0.2191 Ha) by way of subdivision by
boundary adjustment from the owners of 181 Kapanga Rd. Coromandel.**

**This additional land is being amalgamated with Lot DPS 2334 and will be held in one
single Computer Freehold Register.**

**Refer to attached subdivision approval SUB/2013/81 and original approval SUB/2013/65
(not attached) for full details**

**We request that all the land detailed as Lot 1 on title plan LT469763 now be zoned as
"Commercial", thus making the amalgamated title for Lot 3 DPS 2334 all 100%
commercial.**

**We also request that the proposed district plan reflects the agreed service lane realignment
affecting the cul – de – sac/ turn around, by deleting this termination to the service lane
and showing the exit via. the existing access to Kapanga Rd alongside the supermarket
property.**

**Please refer to documents by TCDC Coromandel/Colville Community Board 16 May 2008
and TCDC, Sam Edlin, Roading Engineer 8 September 2008.**

We look forward to your advice in due course.

Yours sincerely

**Paul Barlow. Director
Coromandel Developments Ltd.**

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)

To CTS

Received

27 FEB 2014

Thames-Coromandel District Council
Coromandel

File No:.....

Submitter Details

Full Name(s) PAUL BARLOW

or Organisation (if relevant) COROMANDEL DEVELOPMENTS LTD

Email Address pipeline.nz@xtra.co.nz

Postal Address c/o 8 ALLMAN DRIVE.
COROMANDEL 3506.

Phone no. 07 866 8676
include area code

Mobile no. 0211 656633

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 114, MAP 11E. ROADING DESIGNATION ON LOT DPS
2334 (255 KAPANGA RD. COROMANDEL)
AND. ZONING CHANGE TO 100% COMMERCIAL ON
ABOVE PROPERTY.

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:

EARLIER DISCUSSION/EMAILS WITH TCDC - BRUCE BAKER -
JANE ANDREWS - SAM EDLIN - RE-ZONING CHANGE
AND VARIATION TO SERVICE LANE PROPOSAL (REFER COPIES
OF EMAILS ATTACHED)

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

Retained Deleted Amended as follows:

LOT DPS 2334/255 KAPANGA RD. COROMANDEL INCREASED IN AREA BY
BOUNDARY ADJUSTMENT - REF. SUB/2013/81 - SEE ATTACHED LETTER
FOR FULL DETAILS

Proposed District Plan Hearing

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

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

Signature of submitter

[Handwritten Signature]

Date 26th Feb. 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



15th November 2013

Application No.: SUB/2013/81

Coromandel Developments Ltd
 C/- 8 Allman Drive
 Coromandel 3506

Dear Sir/Madam

CHANGE OR CANCELLATION OF CONDITIONS: DECISION
Re: Coromandel Developments Ltd - 181 Kapanga Road, Coromandel

This letter is to inform you of Council's decision to **grant** your application for a change to consent condition A1 of an existing subdivision consent (SUB/2013/65) for a boundary adjustment subdivision at 181 Kapanga Road, Coromandel, in accordance with section 127 of the Resource Management Act 1991, and the plans and information provided with the application.

It is important you fully understand and comply with all the conditions of your consent however if you are dissatisfied with any aspect of the decision, you have the right to lodge an objection. Information regarding lodging of an objection can be found in the advice notes.

The invoice for this decision must be paid in full, in accordance with condition 1, prior to commencing your activity, unless you wish to lodge an objection to any part of this decision.

If you agree with this decision you have 5 years from the approval date of the original consent, SUB/2013/65 to give effect to it, by obtaining a section 223 certificate. If you do not give effect to this consent during that time, it will be deemed to have lapsed, unless the time period has been extended.

Conditions

The consent holder/landowner shall comply with the following conditions as amended by this decision:

(Amendments to the previously amended conditions under SUB/2013/65 are shown in italics and underlined for new and strikethrough for deleted)

Fees and Charges

1. This consent holder shall not give effect to this consent (or any part thereof) until such time as the following charges, have been paid in full:
 - (a) All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991

District Office: 515 Mackay Street, Private Bag, Thames 3540, New Zealand
 P +64 7 868 0200, F +64 7 868 0234 E customer.services@tcdc.govt.nz
 Offices at: Coromandel • Whitianga • Whangamata
 www.tcdc.govt.nz

(RMA) including a consent compliance monitoring fee of \$190 (inclusive of GST); and

- (b) All additional charges imposed under section 36(3) of the RMA to enable the council to recover its actual and reasonable costs in respect of this application.
- (c) All development contributions relating to the development authorised by this consent, which will be invoiced separately. Please refer to the advice notes for further information.

The Council's administrative charges for receiving and processing this application in accordance with Section 36 of the Act, must be paid in full within 15 working days of receipt of the invoice for this decision, unless otherwise agreed in writing with the Council's Planning Manager. The consent compliance monitoring fee shall be paid as part of the resource consent fee and the consent holder/landowner will be advised of any further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

A. Prior to the survey plan being signed pursuant to section 223 of the Resource Management Act 1991, the following conditions are to be complied with:

1. The subdivision shall proceed in general accordance with the approved subdivision plan *Title Plan LT 469763* prepared by Coromandel Surveyors Ltd titled *"Boundary Adjustment between Lot 3 DPS 2334 and Pt Kopuatoto Blk & Pt Kopuatoto 4 Blk 181 & 255 Kapanga Road Coromandel"* *"Lots 1 and 2 being a subdivision of Part Kopuatoto Block and Part Kopuatoto 4 Block."*, signed and dated by Council on the 4th of October 15th of November 2013.
2. Pursuant to section 243 of the Resource Management Act 1991, any necessary easements as required shall be included in a memorandum of easements endorsed on the survey plan. The applicant shall meet all costs relating to the creation of easements.
3. Any private service leads or drainage lines, where they cross property boundaries shall be protected by an easement and shall be shown on the submitted survey plan within a Memorandum of Easements.
4. All public services, where they cross private property boundaries, shall be shown as an "Easement in Gross" in favour of the Thames-Coromandel District Council.
5. That pursuant to Section 220(1)(b)(iii) of the Act that Lot 1 hereon be transferred to the owner of Lot 3 DPS 2334 (SA6C/1264) be held in one Computer Freehold Register.

[LINZ request 1168638]

6. The applicant shall provide certification from a registered surveyor that certifies the existing house, located near the proposed boundary between Lot 1 & 2, complies with the daylighting and yard standards of the District Plan for the Housing Zone (Outside All Policy Areas) as measured from the newly created boundary between Lots 1 & 2.

The relevant standards can be found in section 510 of the District Plan.

B. No conditions imposed pursuant to section 224C of the Resource Management Act 1991.

Advice Notes

1. All other conditions of the resource consent SUB/2013/65 granted 4th October 2013, shall remain unchanged and in force. This decision will need to be read in conjunction with the decision granted under SUB/2013/65.
2. Should the applicant wish to formally object to this decision please advise the Development Planning Manager in writing within 15 working days of the receipt of this letter, stating reasons for the objection and the preferred outcomes.

If no response is received within 15 working days it will be assumed that the applicant accepts this decision and it will be regarded as final.

3. Pursuant to section 36(1)(c) of the Resource Management Act the consent holder/landowner shall be charged for consent compliance monitoring plus any further charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent). The consent holder/landowner will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

Development Contributions Advice Note

The proposal has been assessed against the requirements of the Development Contributions Policy and we confirm that no development contributions are payable.

A copy of the decision report is attached for your information.

If you have any questions or concerns about any aspect of the decision or consent conditions, please contact me on (07) 868 0200.

Signed for and on behalf of the Thames-Coromandel District Council:



.....
 Andrea Elgie
 Senior Planner
PLANNING GROUP

Dated at Thames, this 15th day of November 2013.



RESOURCE MANAGEMENT ACT 1991

ASSESSMENT OF AN APPLICATION TO CHANGE OR CANCEL CONDITIONS

Reporting Officer: Andrea Elgie

Consent Number: SUB/2013/81

Applicant: Coromandel Developments Ltd

Site Address: 181 Kapanga Road, Coromandel

Legal Description: Part Kopuatoto 1 Block and Part Kopuatoto 4 Block

Application: Boundary Adjustment

1.0 Introduction

1.1 Background

An application for resource consent for the proposed subdivision consent to undertake a boundary adjustment was lodged with Council on the 4th September 2013. The application was processed as a non-notified application.

Resource consent was required for the subdivision as a controlled activity in accordance section 705 of the District Plan as it meet the relevant controlled activity standards.

1.2 Description of the Proposal

The applicant seeks to change condition A1 of SUB/2013/65, for a boundary adjustment in accordance with section 127 of the Resource Management Act 1991 (the Act). The change consists of a small boundary change between Lots 1 & 2 to provide additional land area for Lot 2 to be able to negotiate with an adjoining landowner to incorporate all of the land the house is located on into this title in the future.

2.0 Change or Cancellation Assessment - Section 127

Section 127 of the Act provides for the consent holder to apply for a change or cancellation of a condition of the consent (other than a condition as to the duration of the consent). The application will be processed as a discretionary activity under the Act and the effects of the change or cancellation must be assessed, including those persons that might be adversely affected.

2.1 Consideration

I consider it appropriate for the application to be processed as a change to the conditions of consent as the scope of the changes are minor and will not extend the nature of the application.

The proposed change consists of a minor alteration to the survey plan between the boundaries of proposed Lots 1 & 2. Both these lots will still have an area exceeding 2000m².

Providing that the conditions of consent are adhered to, I am satisfied that the proposed change of the conditions will be minor and be consistent with the relevant objectives and policies of the District Plan.

2.2 Affects Persons Approval

The original resource consent was processed on a non-notified basis. There were no persons deemed to be adversely affected by the proposal and it is my opinion that no persons will be affected by the change to the consent condition A1.

3.0 Decision

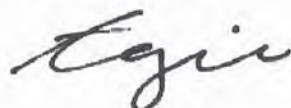
That the application to change conditions A1 of resource consent SUB/2013/65 granted on 4th October 2013 be approved pursuant to section 127 of the Resource Management Act 1991.

Condition A1 shall now read:

1. The subdivision shall proceed in accordance with the approved Title Plan LT 469763 prepared by Coromandel Surveyors Ltd titled "*Lots 1 and 2 being a subdivision of Part Kopuatoto Block and Part Kopuatoto 4 Block.*", signed and dated by Council on the 15th of November 2013.

The Council has, under Section 34A of the Resource Management Act 1991, delegated to the Reporting Officer its functions and powers to make a determination on applications.

Reporting Officer:



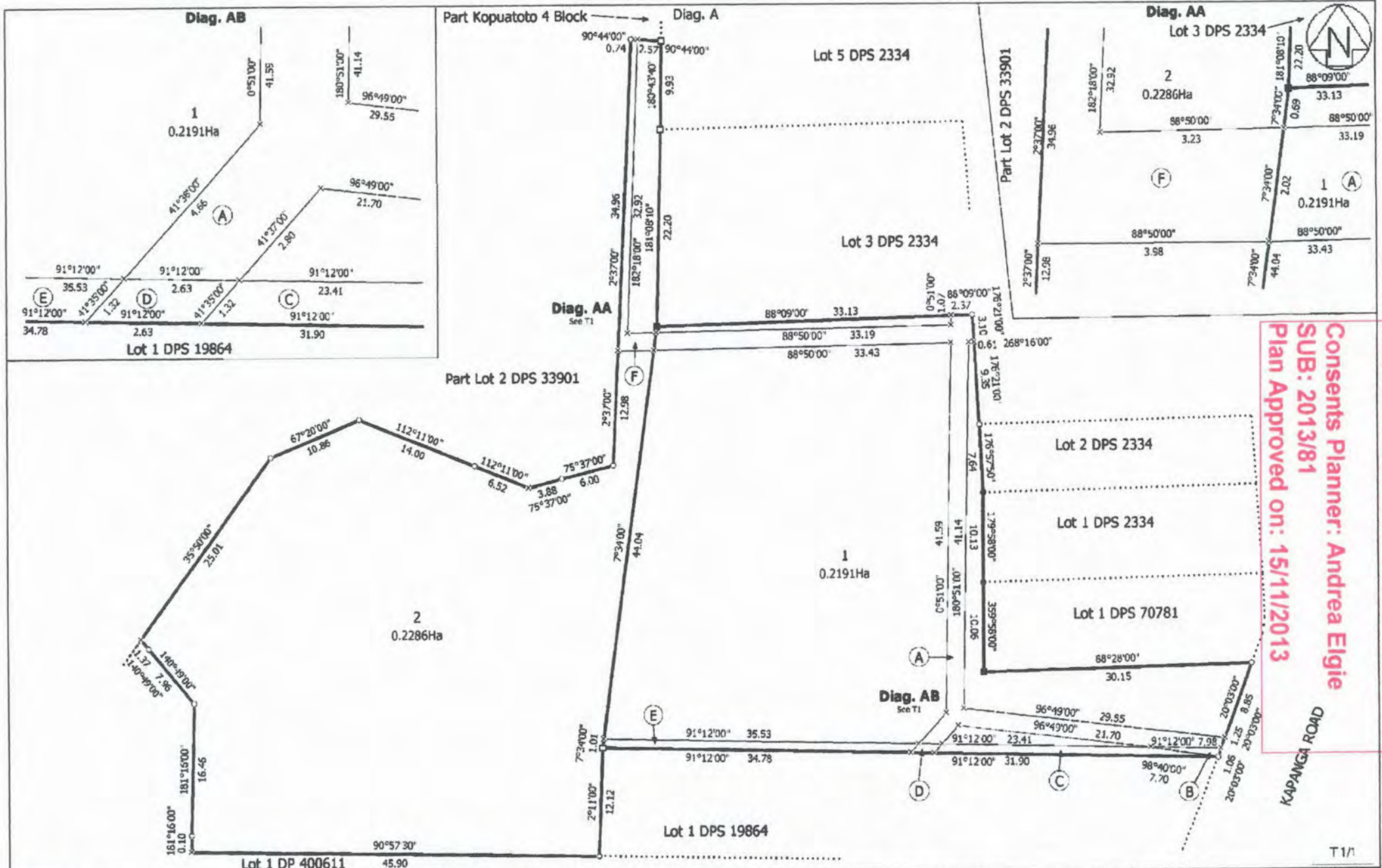
.....
Andrea Elgie
Senior Planner
PLANNING GROUP

Reviewing Officer:



.....
Lachlan McHaffie
Senior Planner
PLANNING GROUP

Dated at Thames, this 15th day of November 2013.



Thames-Coromandel District Council
Consents Planner: Andrea Elgie
SUB: 2013/81
Plan Approved on: 15/11/2013

<p>Land District: South Auckland</p> <p>Digitally Generated Plan</p> <p>Generated on: 25/10/2013 3:23pm Page 3 of 3</p>	<p>Lots 1 and 2 being subdivision of Part Kopuatoto 1 Block and Part Kopuatoto 4 Block.</p>	<p>Surveyor: Michel Fais</p> <p>Firm: Coromandel Surveyors Ltd (Thames)</p>	<p>Title Plan</p> <p>LT 469763</p> <p>DRAFT</p>
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**FW: ROADING DESIGNATION OVER 255 KAPANGA
RD.COROMANDEL.LOT 3 DPS 2334**

Hide Details

FROM: Bruce Baker

Wednesday, 19 December 2012 9:03 AM

TO: pipeline.nz@xtra.co.nz

CC: Leigh Robcke Sam Edlin Jane Andrews

Paul

The review of the District Plan is the right time to talk about the zones for sites, particularly those in commercial areas. Your property at Coromandel currently has a split zone - Town Centre and Housing - which is not always good for the developer or the planner when assessing an application to council. It is better to have a site within one zone if practical, to avoid issues about the activity status of a development and what standards shall apply.

I note your wish to have a business or commercial zone on the entire site. This email is taken as a comment on the zoning shown in the Draft District Plan and will be put into the mix for consideration by staff and the District Plan Review Committee when preparing the Proposed District Plan next year (including zones of land). I must say there is merit for a commercial zone on the entire site - which will reflect the outcomes in the documents you refer to below.

The Proposed District Plan is due to be publicly notified in the second half of 2013. This will provide another opportunity to ensure that the zone on the site is one that suits your development options. Unfortunately I cannot say at this stage that the zone will be commercial as this is a final decision for the District Plan Review Committee.

Please let me know if you require anything further with regard to the District Plan Review.

Regards

Bruce Baker
Senior Policy Planner

From: Jane Andrews

Sent: Wednesday, 19 December 2012 7:29 a.m.

To: 'Paul Barlow'

Cc: Sam Edlin; Matt Busch; Leigh Robcke

Subject: RE: ROADING DESIGNATION OVER 255 KAPANGA RD.COROMANDEL.LOT 3 DPS 2334

Good Morning Paul -

The designation will be going through the formal district plan process. This is due for public notification mid next year. It is unlikely that any formal decision will be made and the designation operative for some time, due to the time frames surrounding the District Plan process.

As discussed however, the application being progressed does reflect the agreement in respect of the re-aligned designation.

I have forwarded your query regarding the zoning issue to Leigh Robcke, as I inferred, so have cc'd Leigh to this email in order so that he can respond on that point.

Jane Andrews
Temporary Designation Officer

Thames-Coromandel District Council
Private Bag 1001, 515 Mackay Street, Thames.
Telephone: 07 868 0200
Fax: 07 868 0234
E-mail: jane.andrews@tcdc.govt.nz
Visit our website: www.tcdc.govt.nz

The contents of this e-mail maybe CONFIDENTIAL OR LEGALLY PRIVILEGED, & 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. Thank you

From: Paul Barlow [<mailto:pipeline.nz@xtra.co.nz>]
Sent: Tuesday, 18 December 2012 4:29 p.m.
To: Jane Andrews
Cc: Sam Edlin
Subject: Fw: ROADING DESIGNATION OVER 255 KAPANGA RD.COROMANDEL.LOT 3 DPS 2334

Jane,
I refer to our telephone conversation on Monday 17 December regarding the roading designation at 255 Kapanga Rd. Coromandel referred to in my email dated 7 December 2012.
Please advise the status of our requests and give a timeline for when Council will formerly sign off on the agreed changes to the Designation alignment?
Also please advise on the need for a zoning change on the car parking proposal at the rear of the supermarket ?

Rgds Paul Barlow

----- Forwarded Message -----

From: Paul Barlow <pipeline.nz@xtra.co.nz>
To: "sam.edlin@tcdc.govt.nz" <sam.edlin@tcdc.govt.nz>
Cc: "jane.andrews@tcdc.govt.nz" <jane.andrews@tcdc.govt.nz>
Sent: Friday, 7 December 2012 12:05 PM
Subject: Fw: ROADING DESIGNATION OVER 255 KAPANGA RD.COROMANDEL.LOT 3 DPS 2334

2nd transmission - last para obscured on the original.

----- Forwarded Message -----

From: Paul Barlow <pipeline.nz@xtra.co.nz>
To: "sam.edlin@tcdc.govt.nz" <sam.edlin@tcdc.govt.nz>
Cc: "jane.andrews@tcdc.govt.nz" <jane.andrews@tcdc.govt.nz>
Sent: Friday, 7 December 2012 11:51 AM
Subject: ROADING DESIGNATION OVER 255 KAPANGA RD.COROMANDEL.LOT 3 DPS 2334

Sam,

Thanks for your phone call this morning.

As advised, the property at 255 Kapanga Rd. Coromandel has been purchased by Coromandel Developments Ltd.

I am the sole director of this company. Shares in this company are 100% owned by the trustees of my family trust- Barlow Family Trust.

The property is currently leased to the supermarket owner/operator and we have no current plans to carry out any re-development during the term of the lease agreement.

The Council (TCDC) agreed in principle to accept the proposal to a Service Lane Realignment and provision of additional supermarket parking at the rear of the lot, which was submitted by Planners Plus Ltd in 2008.

Please refer to your letter dated 8 September 2008 and associated drawings, correspondence and documents already in your possession.

We understand that TCDC is carrying out a review process of roading designations as part of the preparation of the draft 10 year District Plan.

We request that Council formerly adopt the proposed service lane realignment with provision of supermarket parking and include this in the upcoming draft of the 10 year District Plan.

We further request that Council change the zoning(if required ?) of the rear part of the property from the current residential/housing zone to commercial,or other appropriate zoning that will permit development of car parking and extension to the existing buildings, to provide the loading bay facility shown on drawing ref. SP1484.

DEVELOPMENT/PARKING PLAN OF LOT 3DPS 2334 submitted by Planners Plus Ltd.

We note your advice that Council intend to retain the roading designation over the property, but have no plans to take the land to extend the Pottery Lane service lane through to 255 Kapanga Road in the next, upcoming 10 year plan?

You will appreciate our concern at this situation, as it will limit our ability to carry out any future upgrade of the property, IF, the original cul-de-sac 90 percentile turnaround layout is retained in the next 10 year plan.

However, if Council will adopt the Service Lane Realignment proposal and zoning change request, it would allow us greater scope.

This proposal would :

- a) benefit the community by providing off-road car parking for supermarket customers
- b) this additional parking would be at no cost to TCDC or ratepayers
- c) allow delivery vehicles access to a future rear loading bay, so removing the congestion frequently encountered due to trucks parking on the Kapanga Rd frontage during busy traffic periods.
- d) add further benefit to the business area at the top end of Coromandel Town.

We have placed orders with contractors to carry out re-roofing as required, replace all defective gutters and downpipes and paint all exterior areas of the building, which will greatly improve the visual appeal and streetscape at this end of Coromandel Town and further compliment the renovations that have been done on the two adjacent properties recently.

We sincerely hope that Council will agree to this proposal and look forward to your advice ?

Regards

Paul Barlow
Director. Coromandel Developments Ltd.

Reply to Bruce Baker



Document Number: 919558

070/011



8 September 2008

D Lamason
Planners Plus Ltd
PO Box 218
Whitianga
Waikato 2856

Dear David,

**Regarding Proposed Service Lane Realignment - 255 Kapanga Road
Coromandel**

Thank you for your letter received 28 April 2008.

Sorry for the late reply to your letter, you may have discussed this with Steve Bremner already but I will confirm our position in regards to the proposed service lane anyway.


From a roading perspective we agree in principal to the amended service lane designation.

If you have any further question please don't hesitate to contact me.

Yours faithfully

A handwritten signature in blue ink, appearing to read "S Edlin".

Sam Edlin
Roading Engineer
Service Delivery

 MEMO	TO	Steve Bremner Roading Manager	
	FROM	Margaret Harrison Area Coordinator Coromandel	<input type="checkbox"/> <i>For Information</i>
	DEPT.	Coromandel/Colville Community Board	<input type="checkbox"/> <i>For Approval</i>
	DATE	16 May 2008	<input type="checkbox"/> <i>For Action</i>
	COPY		<input checked="" type="checkbox"/> <i>For Recommendation</i>
	SUBJECT	Proposed Service Lane Realignment – Kapanga Road	

Please find to follow the minute recorded at the Coromandel/Colville Community Board's May meeting for your attention/action:

- 4.2 Proposed Service Lane Realignment – Kapanga Road** A proposal from Planners Plus Ltd on behalf of the property owners of 255 Kapanga Road, Coromandel to amend the current service lane designation in the District Plan to allow the applicant to create on-site car parks and a service area was presented.

The Community Board provided the following comments for the Roding Manager's information:

The Community Board supports the proposal as it would:

- a) Benefit the community by providing more parks
- b) Provide parking at no cost to the ratepayer
- c) Add benefit to the business area at that end of the town

Margaret

.....

Margaret Harrison

Area Coordinator Coromandel

Coromandel/Colville Community Board

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)

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

Submitter Details

Full Name(s) DAVID CLEMENT SIDNEY PITHAM.

or Organisation (if relevant) _____

Email Address and. 2krua @ actrix .co .nz

Postal Address 6A WAHIREZE DRIVE RD 3 COROMANDEL 3583

Phone no. 07 866 7335
include area code

Mobile no. none

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 ENTIRE DOCUMENT.

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:

APPENDED.

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

Retained Deleted Amended as follows:

ALSO AS APPENDED

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 25-2-2014.
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

I submit that the TCDC Proposed District Plan is presented in a form which is far too complex, unwieldy and obscure to have any real use or meaning for "the man in the street".

Even the TCDC web site makes reference to its complexity; it is extremely difficult to download and read. The style of presentation has a very high 'Fog Index'* and seems to be purely written for bureaucrats by bureaucrats.

It is very difficult to find what is and what is not relevant to one's own circumstances. The time required to peruse such a publication in full so as to gain a proper understanding is prohibitive unless one is a professional in such things.

These days, even banks and insurance companies manage to put out 'plain English' documentation, so why not TCDC?

The requirement should be that the Public is presented with a clear, simply worded, explanation of:

- a) what is new to the scheme of things
- b) what has been deleted, and
- c) precisely why (a) or (b) and who is responsible for same.

For those who need to be involved with "fine print" aspects, references to a more detailed and legalistic document can be appended per topic.

I think the "KISS" principle is desperately needed!



D.Pitham

* I can provide a full definition of the application of "Fog Index" to report and document writing if required.

Proposed Thames-Coromandel District Plan



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

Submitter Details

Full Name(s) DAVID CLEMENT SIDNEY PITHAM.

or Organisation (if relevant) _____

Email Address and. 2krwa @ actrix . co . nz

Postal Address 64 WAHIREZE DRIVE RD 3 COROMANDEL 3583

Phone no. 07 866 7335
include area code

Mobile no. none

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

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Your Submission

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

PART 1 - INTRO - DEFINITIONS : SUSTAINABLE USE
 PART VI - OVERLAY ISSUES - SECTION 23 - BIODIVERSITY
 - as far as I understand the situation - maybe more involved

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:

APPENDED.

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 *Carlthem* Date 25-2-2014

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

Trade Competition

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

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

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"1984", George Orwell's major work, was published in 1949 and forecast a society 35 years ahead oppressively ruled by 'Big Brother'. We are now a further 30 years on from there, and clearly TCDC want to oppress us just as badly with their "proposed" District Plans, which do not seem to be proposals at all, but carefully concealed insertions of new bylaws and regulations intended to fleece the General Public – the rural sector in particular!

It is **NOT** just a matter of cutting some manuka for firewood. Get to closer grips with the 'New Speak' of this Section 29 (Biodiversity), loosely referred to by council and one finds that it is actually the "Removal of Indigenous Vegetation" that is covered. There are all sorts of ifs and buts, such as concerning the size of the property; is it "connected to a Public Infrastructure" (whatever that is!) and so on – but there is no mention of what use it has or how it is managed! My community has spent thousands of dollars and hours eradicating animal and vegetable pests in our area for almost two decades; we do not need to be told what we may or may not do in our own back yards!

Beware too, this spin talk of "existing use rights still apply" – it doesn't matter what one might have done for the last 10 or 20 or 50 years under earlier rules, these existing use rights have to have been granted in proper legal writing with (of course!) all the associated fees paid!

Much of this 'Indigenous Vegetation' grows like weeds in the upper Coromandel Peninsula: manuka, kanuka, coprosma (both green and twiggy), kawakawa, koromiko, nikau, karo, and even totara and pohutukawa all fall into this category. Originating from the surrounding vast expanses of DoC and TCDC public reserves, they are spread by wind and birds (we have plenty of both!) and grow absolutely everywhere, including in drives, decks, orchards, paddocks, gutters, roads – you name it!

Manuka in particular can be a major pest, as it carries a revolting black fungus-like disease termed (incorrectly) "sooty mould" by some, and "manuka blight" by others, which not only slowly kills the tree, but spreads to other species, and also onto structures, walls, decks, fabrics and even rocks! Whenever the gales blow, one's property is covered with broken dead black twigs and small branches; in a storm whole trees are snapped off, and can be taken considerable distances. Gutters and water collectors get blocked with black leaves and other particles. In the dry season, the fire risk from this debris is fearsome. Uncleared, fallen or dying vegetation provides a habitat or cover for rodents, possums, mustelids, rabbits and other pests, as well as many exotic weeds.

So just where are my rights as the owner of my property? S62 (i) of the New Zealand Biosecurity Act 1993 states, inter alia, that "...each proposed rule would not trespass unduly on the rights of individuals". Yet I may not remove this nuisance when it is troublesome. In fact, it appears that I must now allow my entire property to be taken over with whatever someone deems to be "indigenous". Oh, yes, of course I may apply for Resource Consent - **at a cost of at least one month of my superannuation!** – and very probably needing a Consultant Ecologist's Report, which **would be writing a blank cheque** on top of it all. Must I face bankruptcy and starvation in my old age because of some rotten dead tree?

If "Indigenous Vegetation" is so important, why is nothing done to make town and city dwellers contribute – of course, their land was cleared beforehand, and they are not exposed to the natural "Biodiversity" which they apparently hold so precious! In fairness, if Rural private property owners are forced to let "Indigenous Vegetation" propagate and grow uncontrolled in order (I quote) to "protect the Biodiversity in the District" then Urban private property owners should be banned from growing exotic species of vegetation in their gardens, and forced to plant natives only!

I have no problem with TCDC stopping property owners from growing illegal or noxious vegetation, but I object vehemently to being forced to keep what I do not want. I request that this matter, with all its facets, be totally withdrawn from the District Plan, and TCDC should stop using the Resource Management Act as a cash cow. Should any such matters need consideration in future, please let us have a decent information and discussion process, and above all – *leave private property alone!*


D. PITHAM

Sent: Monday, 3 March 2014 1:20:01 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Seba Illingworth

Address

2216 Tapu Road
Whitianga 3591
New Zealand

[Map It](#)

Email

seba.illingworth@gmail.com

My submission is:

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

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

- I require the PDP to uphold biodiversity values expressed in the RMA Section 6. I require the Plan to Prohibit all Mining Activities in Outstanding Natural Landscape, Natural Character and Amenity Landscape Overlays in the Section 32 Rules.
- The Objectives and Policies in Section 14 do not reflect community and biodiversity values required by the Waikato Regional Policy Statement (RPS), the Resource Management Act (RMA) and Hauraki Gulf Marine Park Act (HGMPA).
- I require the Plan to specifically protect our coastal environment from mining. The Coastal Zone has been removed without giving adequate protection to coastal biodiversity from adverse impacts of mining. I require the Coastal Environment Overlay to include a rule prohibiting all mining activities.
- The TCDC has failed to translate the 'High Value Conservation Areas' identified in Schedule 4 into 'Outstanding Natural Landscapes' (ONL). I require the Plan to accurately protect Schedule 4 land on the Coromandel Peninsula from all Mining Activities by including all identified Schedule 4 land 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 development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.

- There is no acknowledgment of the fact that a large number of Coromandel residents are opposed to mining, TCDC must acknowledge this, and that the 40 year history of the 'No Mining' campaign in Coromandel has contributed significantly to our Natural Character.

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

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

My further comments:

Yes this is a 'template' submission, however I have fully read and fully stand by all of the points made.

I would like to speak to my submission.

- No

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

- No

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

Yours sincerely,

Seba Illingworth

Date

03/03/2014