

Barker & Associates

Address: Level 4
Old South British Building
3-13 Shortland StreetEnvironmental
& Urban PlanningPost: PO Box 1986
Shortland Street, Auckland 1140

T +64 9 375 0900

F +64 9 375 0901

E admin@barker.co.nz

W www.barker.co.nz

6 March 2014

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

Dear Sir/Madam

Submission to Proposed District Plan

On behalf of our client Bunnings Ltd, please find attached a submission to the Proposed District Plan.

A soft copy of this submission was emailed to Council today (6 March 2014).

If you require any further information, please do not hesitate to contact me.

Yours faithfully

Barker & Associates Ltd



Kay Panther Knight

Senior Planner

DDI: 09 375 0902

B&A

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)		
or Organisation (if relevant)	Burnings Ltd	
Email Address	c/o Barker & Associates kaupk@barker.co.nz	
Postal Address	PO Box 1986 Shortland St Auckland 1140	
Phone no. include area code	109 375 0902	Mobile no. 029 502 4550

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)

Please see attached submission

My submission is:

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

I support oppose the above plan provision.

Reasons for my views:

Please see attached

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

Retained Deleted Amended as follows:

Please see attached

Proposed District Plan Hearing

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

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

Signature of submitter Mr. [Signature] Date 6/03/14

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



**SUBMISSION TO THAMES-COROMANDEL DISTRICT COUNCIL'S
PROPOSED DISTRICT PLAN**

Clause 5 of First Schedule, Resource Management Act 1991

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

Submission on: Proposed District Plan

1. **Bunnings Limited**, c/o Barker & Associates Limited at the address for service set out below, makes this submission as follows.
2. **Bunnings Limited** (Bunnings) operates building improvement stores or “do it yourself” centres that sell building related products to tradespeople such as builders, landscaping contractors and plumbers, as well as to the general public. Bunnings also typically include nurseries and timber trade outlets. For these reasons, Bunnings generally requires a large building footprint ranging from 5000m² to 10,000m² in gross floor area. In the Thames-Coromandel District, Bunnings operate a store on Aickin Road, Whangamata.
3. **The general provisions of the Proposed District Plan that this submission relates to are as follows:**
 - The PDP does not include a stand-alone definition (and subsequent activity category) for Bunnings’ activities.
 - Subsequently, Bunnings’ existing and any future operations will necessitate discretionary, or non-complying, activity consent throughout the District.
 - Finally, there are no associated car parking ratios that would apply such that the parking requirements for Bunnings’ activities are unclear.

These are expanded upon in the submission that follows.

4. **Grounds for the submission:**

In the absence of the relief sought in this submission being granted, the Proposed District Plan:

- (a) Will not promote the sustainable management of natural and physical resources;
 - (b) Will otherwise be inconsistent with the purpose and principles of the Resource Management Act 1991 (“RMA”).
 - (c) Will enable the generation of significant adverse effects on the environment;
 - (d) Will not warrant approval in terms of the tests in section 32 of the RMA; and
 - (e) Will be contrary to sound resource management practice.
5. **The specific provisions of the Proposed District Plan that the submission relates to are as follows:**

Without limiting the generality of this submission, the following particular provisions are supported/opposed as set out below.

i. Section 3 Definitions - Building Improvement Centre

The submission is that:

- Currently there is no definition or corresponding activity category in the PDP that would cover Bunnings' operations, as described in section 2 above.
- As a result, any additions or alterations to Bunnings' existing operations on Aickin Road, Whangamata will require discretionary activity consent, as a minimum. Likewise, any proposal in the future for a Bunnings-type operation anywhere within the District will require discretionary activity consent. This activity status appears overly onerous.
- This cannot have been the intention of the PDP, particularly as regards the Light Industrial zone, where such activities are consistent with and suited to the objectives, policies and physical character of the zone.

The following decision is sought from the local authority:

- Introduce a new definition in section 3, "Building Improvement Centre", as follows:

BUILDING IMPROVEMENT CENTRE: means any premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration and renovation of buildings and includes builders supply and plumbing supply centres and home and building display centres, garden centres and outdoor nurseries.

- Provide for such activities in the Light Industrial zone as set out below.

ii. Section 47 Light Industry Zone

The submission is that:

- No provision is made for "building improvement centres" in the Light Industrial zone.
- Therefore a Bunnings activity would be a discretionary activity in the Industrial zone. This cannot have been the intended consequence of the PDP particularly when considering the following matters.
- The Light Industrial zone is described at 47.1 as a buffer zone, one that can host, among other activities, "mechanical servicing, car sales yard, building depots, warehousing". Distinguishing features of the zone are described as including "*large-scale buildings, with the scale and design of the buildings derived from their function*", "*medium and large lot sizes to store material and to park, load and manoeuvre vehicles*" and "*a significant number of vehicle movements from light trade vehicles, delivery vehicles and cars*".
- Bunnings activities are consistent with the description and purpose of the zone, and arguably could be referred to as "building depots" (which are otherwise undefined), which are proposed to be provided for in the Light Industrial zone.

- For these reasons, it is considered appropriate to provide for “building improvement centres” as a permitted activity within the Light Industrial zone.

The following relief is sought from the local authority:

- Provide for “building improvement centres” as a permitted activity in the Light Industrial zone, by inserting the following text at rule 47.4 Permitted Activities:

Rule 11 Building Improvement Centre

1. **Any activity listed in Rule 11 is a permitted activity provided it meets the standards in Table 3 at the end of section 47.**
 2. **An activity that is not permitted under rule 11.1 is a restricted discretionary activity.**
 3. **The Council restricts its discretion to matters 1, 3 and 5 in Table 4 at the end of section 47.**
- Insert a corresponding entry into the activity table at rule 47.3, under the subheading Industrial.

iii. Aickin Rd site zoning

The submission is that:

- Bunnings operates on land at Aickin Road, legally described as Lots 79, 80, 95-98 DP 36497 and Lots 12 and 13 DP 46730 which under the operative plan is currently split zoned Service Industrial and Industrial zone. The PDP seeks a similar split zoning of Industrial and Light Industrial.
- However, for the reasons set out above in respect of Bunnings’ activities being best suited to the Light Industrial zone, and the fact that the lots as described are occupied by a Bunnings operation, it is appropriate to apply a single, consistent zoning – being Light Industrial.

The following relief is sought from the local authority:

- Rezone the land legally described as Lots 79, 80, 95-98 DP 36497 and Lots 12 and 13 DP 46730 to Light Industrial zone.

iv. Section 39 Transport

The submission is that:

- Bunnings supports the proposed car parking ratio of 1 space per 200m² site area (with a minimum of 4 spaces) for “garden centres” and notes this ratio could apply to related portions of a Bunnings activity, where appropriate.
- However, there is no further applicable ratio for the actual warehouse component of a Bunnings activity.
- To this end, a separate ratio for “building improvement centres” is proposed, that accommodates a split ratio, identifying the different elements of a Bunnings activity.

The following relief is sought from the local authority:

- Provide for a separate parking ratio for “building improvement centres” in Table 5 of section 39, sub-section C Industrial activities, as follows:

C. Industrial Activities		
18.	<u>Building Improvement Centre</u>	<u>1 car parking space per 40m² GFA plus 1 car parking space per 100m² of outdoor space used for display purposes</u>

v. Section 1 – Background and How to Use the Plan

The submission is that:

- The approach whereby an activity is deemed non-complying if it is not included in a zone's Activity Table but is included in the Activity Summary Table found in Section 1 of the Plan is considered a convoluted and confusing approach to determining an activity status.

The following relief is sought from the local authority:

- Delete the Activity Summary Table from Section 1 and instead confirm that an activity that is not provided for in each Zone Activity Table is either a discretionary or non-complying activity (depending on the activity and the zone provisions).

vi. All consequential or alternative relief to give effect to the specific amendments noted above is also sought.

6. **Bunnings Ltd wish to be heard in support of this submission.**

7. **Bunnings Ltd would consider presenting a joint case with any other party seeking similar relief.**

DATED at Auckland this **6th** day of **March** **2014**

Bunnings Limited



By their duly authorised agents

Barker & Associates Limited
 PO Box 1986
 Shortland Street
 AUCKLAND 1140

Attention: Matt Norwell / Kay Panther Knight

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: **Dale**
 Last Name: **Stevens**
 Street: **598 Kauaeranga Valley Road**
 Suburb: **RD 2**
 City: **Thames**
 Country: **New Zealand**
 PostCode: **3577**
 Daytime Phone: **07 8688106**
 Mobile: **NA**

eMail: **dale.stevens@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 29 Rules 3 & 4

Reason for Decision Requested

The proposed provisions will prohibit the use & subsequent harvesting of native species as nurse trees used for native forest restoration projects- In particular Kanuka is a preferred native species for such projects especially in the Coromandel district where they grow so prolifically.. They also have the added value of being able to be cropped for for domestic firewood use as the progressive thinning process of the nurse trees becomes necessary. -- this will allow property owners to access a source of sufficient firewood for home heating & cooking thus encouraging further restoration projects The proposed management & harvesting restrictions will force property owners in future to use fast growing exotic species as nurse trees some of which will have the potential to reseed into areas where slower growing native species will be unable to compete The proposed provisions are in conflict with the QE2 National Trusts excellent handbook on all aspects on Native Forest restoration.

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: **Daniel**

Last Name: **Bridges**

Organisation: **Trade Me Limited**

On behalf of: **Trade Me Limited, Bookabach Limited and Bachcare Limited**

Street: **PO Box 11042**

Suburb: **Manners Street**

City: **Wellington**

Country: **New Zealand**

PostCode: **6142**

Daytime Phone: **04 803 2643**

Mobile: **021 896 186**

eMail: **daniel@trademe.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?

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

Reason for Decision Requested

Attached Documents

File
TCDC submission - FINAL
NZ holiday rental industry survey - Coromandel

Form 5

**Submission on the Proposed Thames-Coromandel District Plan
Under Clause 6 of the First Schedule to the Resource Management Act 1991**

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

Submitter: Trade Me Limited, Bachcare Limited, Bookabach Limited

Address: Trade Me Limited, Bachcare Limited and Bookabach Limited
(see address for service details below)

1. Trade Competition

Trade Me Limited, Bachcare Limited and Bookabach Limited could not gain any advantage in trade competition through this submission.

Trade Me Limited, Bachcare Limited and Bookabach Limited are directly affected by the subject matter to which this submission relates. The subject matter relates to environmental effects and not trade competition or the effects of trade competition.

2. Trade Me Limited, Bachcare Limited and Bookabach Limited make the following submission:

Trade Me Limited, Bachcare Limited and Bookabach Limited **oppose** the various provisions for *Visitor Accommodation* throughout the Proposed Thames Coromandel District Plan (“Proposed Plan”) as they relate to renting out of private dwellings/holiday homes.

On its own website, Thames Coromandel District Council (TCDC) has indicated the District Plan needs “to be simpler, more user-friendly and cut through unnecessary red tape to help economic development, while still protecting the qualities that make the Coromandel such a special place.” The proposed rules related to visitor accommodation are not consistent with these stated objectives.

Value of Holiday Home Owners in the District

According to the 2013 / 2014 Annual Plan and census data, there are 27,640 Rateable Units in the District, of which 22,994 are residential units, contributing 84% of the rates value in the District.

Council sources have estimated that 55% of the residential base is related to absentee residential owners. It has been assumed that these absentee owners represent holiday home owners. This represents over 12,000 holiday home owners contributing nearly \$30m in rates, per annum, representing nearly 50% of the Council annual rate take.

Proposed rules under the Proposed Plan must take in to account the needs of the largest constituency in the District.

Holiday Home Owners

Typically, a holiday home owner has purchased a second home as a lifestyle and for their own aspirational purposes. Holiday home owners cherish their second home, their own piece of paradise.

Most holiday home owners would rather not rent out their holiday home, but need to do so in order to maintain this second property. A holiday home owner has no desire to abuse neither their home nor their relationships with their neighbours and communities. The holiday communities in the Coromandel are close-knit communities and owners typically value these relationships.

Renting holiday homes is part of the fabric of the kiwi society.

Trade Me (through its listing site www.holidayhouses.co.nz), Bachcare (through its full service management offering) and Bookabach (through its listing site www.bookabach.co.nz) collectively provide services to approximately 1,500 holiday home owners in the District.

With over 12,000 unoccupied residential homes, the holiday homes being formally rented out represent less than 15% of the total holiday homes in the Coromandel.

Rental Holiday Home Owners

A combined Industry Survey was conducted in November 2013, with over 2,000 holiday owners nationally and 292 in the Coromandel participating.

The survey results for the Coromandel holiday home owners show most owners would not be able to afford to keep nor maintain their holiday homes without their rental income. Even with renting, their homes sit unoccupied over two thirds of each year. Each holiday home owner spends over \$10,000 per year maintaining and improving their holiday homes in addition to local rates, contributing significantly to the local economies. Some findings from the survey are as follows:

- The holiday home has been owned on average 12 years, with an average capital value over \$600,000.
- 92% of the homes are free-standing, with 3 bedrooms.
- 74% of the respondents said they would not be able to afford to keep / maintain their holiday home without the rental income they receive from private rentals, while another 78% stated they could not afford to improve / renovate their property without their rental income.
- The owners have used the houses on average 30 nights per year and rented the house on average of 40 nights per year, earning on average \$8,745 of gross income.
- 20% of owners rent it out just enough to cover expenses and operating costs, while only 21% rent it out as much as possible.
- The average number of persons the house will accommodate while renting is 8 persons.

3

- Owners have been renting, on average, over 5 years.
- Owners have spent on average \$15,320 over 5 years maintaining the house, and \$31,439 over 5 years improving / renovating their holiday home. Combined with annual rates, the holiday home owner is contributing over \$12,000 per year to the local economy.
- Assuming the 12,000 unoccupied homes are similar, \$144 million per year is being contributed to the economy from unoccupied holiday homes.

Nothing to indicate guest problems from rentals

Local media reported comments from TCDC staff that holiday home guests cause issues to the local community.

Our Industry Survey polled our owners to understand if they had received complaints from their holiday home rental activities. Less than 1% of owners reported any incidents.

Council staff have reported in local media and through discussions that holiday guests have amenity effects on neighbours from noise, dust from cars up and driveways, excess cars, and litter left and strewn about.

We do not believe there is any evidence to suggest amenity effects on neighbours are being directly impacted by paid holiday home rental guests over any other type of home visitors. With only 15% of the unoccupied homes rented out privately, 85% of the visitors to the Coromandel holiday homes are not paid visitors. This could be the actual owners themselves, owners' friends and family, unpaid guests of the holiday home owner. It could equally apply to the 45% of residential home owners in the District that have friends and family visiting during the key peak periods, or friends and family of long term tenants occupying the homes.

There is no empirical evidence we are aware of to suggest any issues relating to the amenity effects can be narrowly attributed to holiday home rental owners.

Any restrictions put in place to limit visitors to holiday homes must also be equally applied to all residential owners as amenity effects are likely widely distributed across the entire residential base of properties, until such point that it can be categorically proven that amenity effects are arising solely from paid holiday home guests.

Six versus twelve paying guests

The Proposed District Plan process commenced with an internal recommendation based on the expert opinion of Council staff.

Council staff initially recommended that the Visitor Accommodation Rule be increased from 6 paying guests to 12 paying guests. This was based on the Council objectives to enhance economic development in the region and to minimise bureaucracy and red tape.

We applaud Council staff in developing a practical solution that recognises the situation already in place, one that minimises red-tape and acknowledges the vast value that holiday homes contribute to the District. Our preference would be for no specific limit to be applied due to expected practical issue with monitoring and enforcement. However, if a limit must be imposed, 12 is certainly a more tenable number than 6.

4

It is our understanding that no wide-spread consultation process across all industry participants was received before Council staff were instructed to change the recommendation back to 6 paying guests.

Council staff, having well thought through the dynamics of holiday home rentals in the Coromandel had properly adjusted the Proposed District Plan to reflect the current situation in the District, as in keeping with the Council stated objectives of the planning process. Council desires a vibrant and thriving Coromandel region. Holiday homes bring in large groups of people to the area, which mainly respect the uniqueness of the region and bring large economic value to the region.

Requiring owners renting to more than 6 paying guests as a discretionary activity requiring resource consent is inconsistent with Council's stated objectives. This will bring increased compliance costs to evaluate and approve the resource consents and increased compliance costs to monitor 6 vs 12 paying guests across holiday home rentals vs other forms of rentals.

Increasing the paying guests limit to 12 is considered to be a much more tenable alternative to limiting the number of paying guests to 6. The preference is however for no limit to apply in any instance.

Impacts to the Property Market

As previously mentioned, many holiday home owners rent their homes to afford the rates, maintenance and upkeep of their holiday homes.

There are already increasing compliance costs with the recent IRD changes to the bach tax regulations. Further costs and increased compliance from a resource consent process will leave many owners feeling uneasy about their holiday home.

68% of owners in our Industry Survey indicated they would probably re-think renting out their holiday homes. Given the rental income supports the economic viability of keeping a second holiday home which owners use less than 15% of the year.

There would be significant implications to the Council and the region should a large number of holiday home owners who currently rent decide not to rent.

Increase in properties put on the market for sale – Many holiday home owners would not be able to keep their holiday homes if they did not have the small rental income available to support the costs to maintain a second holiday home. Many holiday home-owners would likely be put in a position requiring them to place their Coromandel holiday home on the market. This situation if it were to arise could flood the market with properties for sale, which could lead to a depression in the capital value of houses as owners required to sell are forced to accept a lower price. There are already a large amount of homes on the market in the Coromandel and this policy change could lead to a further reduction in the liquidity in the real estate market.

Reduction in demand for home purchases in the Coromandel – A change in the regulatory framework for holiday homes rented would in our view lead to a reduced interest from potential holiday home buyers. These buyers rely on the small rental income to help them with second home ownership. Should the Council make it so punitive and troublesome to rent out their home, many potential home owners will simply choose not to purchase a holiday home. This will lead to a further contraction of demand for property in the District, further putting downward pressure on a property market just starting to show signs of recovery

5

Reduction in visitors to the region – Holiday homes are the preferred accommodation type for kiwis when travelling. In a Bachcare survey in 2006, over 50% of kiwis surveyed preferred holiday homes as their accommodation type when traveling in New Zealand. Motels featured at 20%. To remove the stock of holiday home reduces visitor choice. New Zealand travellers do not always want to stay in motels and hotels. It would seem inconsistent with Council's desire to have a vibrant community with increased tourism to reduce accommodation options to visiting New Zealanders.

Reduction in visitors will have a flow on effect to the local economy –

- Renting a holiday home brings additional people to the Coromandel.
- These rental guests spend money in the local businesses.
- The local businesses rely on the tourists for a healthy business and a healthy business is required for Councils to collect rates from businesses. A reduction in visitor numbers could lead to further businesses being put under financial pressure and challenge their sustainability.
- Having occupants in holiday homes employs local people in the busy season, such as cleaners. Higher employment in the District results, providing much needed wages to the local economy. Greater employment will lead to lower crime.
- Houses being used more often inevitably leads to maintenance and other issues requiring local tradespeople and local supporting wholesalers and retailers. These retailers, organisations and tradespeople gain business as a result to the visitors to holiday homes, contributing much needed income to the local community.

Specific Planning Issues

The Visitor Accommodation provisions in the Proposed Plan are likely to be very difficult for the Council to monitor and enforce, particularly as the number of people on-site at a holiday home will often fluctuate (e.g. when friends arrive with tents or caravans which is typical at peak times). Even family members often have to pay a small fee to stay in a family holiday home to assist with the upkeep. Therefore, there are likely to be legal issues in determining when or if a tariff is being paid, and by how many people. The variables present in such situations means that a significant amount of Council resource would be necessary to scrutinise every holiday rental situation, and this could literally change on a day to day basis.

Further, it is unclear what the criteria would in practice be used for approving or declining an application to rent out a holiday home for more than 6 tariff paying guests. While the proposed assessment criteria require a site context analysis, in the example of a residential area this will typically involve an existing house, with residential sites adjoining. Therefore, the concern is that this may simply result in applications being considered on the basis of whether or not neighbours are prepared to give written consent rather than any specific characteristics about the site layout. It is also unclear what practical conditions could be imposed. Often two families will rent a house together, and with children would likely often exceed 6 persons, it is not reasonable or practical in this circumstance to have an on-site manager. This is the same situation even where it is a family group in a family owned holiday home without an equivalent measure of control.

As such it is considered appropriate that no restrictions apply to rental visitor accommodation over and above those already applying to dwellings under the Proposed Plan in any instance. However, if this principal relief is not accepted, increasing the paying guests limit to 12 is

6

considered to be a more tenable alternative to limiting the number of paying guests to 6 should the Council insist that visitor accommodation restrictions are indeed necessary.

Further, existing condition requiring the activity to occur within an existing dwelling, minor unit or accessory building are not supported as this will cause confusion and uncertainty around use of tents/caravans during peak holiday times. This is more likely to be attributed to extended family and friends of owners, but as previously noted may infringe the proposed rules where a contribution towards the upkeep of the premise is being paid. It may also cause potential issues around use of outdoor spaces for BBQ's etc., as this is not within any of the above stated building types.

It is noted that the Auckland Council recently notified its Proposed Unitary Plan, which takes in a number of holiday beach areas where significant renting of holiday homes would be undertaken (e.g. west coast and Rodney area beaches). No equivalent control has been included in that planning document, with renting of existing homes not controlled to any degree greater than the residential activity itself.

Changes to Economic Development Funding

We note that Council undertook a review to the current funding structure of the Economic Development Activity between moteliere and other providers in the short-term accommodation market. We understand that Council will be considering this during the 2015 Long Term Plan.

We support the view that Economic Development activity in the tourism industry benefits not only commercial accommodation providers and casual accommodation providers, but more widely benefits residents and businesses across the District. Any changes to the Economic Development contribution must consider benefits across all participants in the District. We look forward to providing input to the 2015 Long Term Plan.

3. Trade Me Limited, Bachcare Limited and Bookabach Limited seek the following decision from the Thames Coromandel District Council:

As Principal Relief

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

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

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

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

7

- (iii) Any consequential amendments necessary as a result of the amendments to grant the relief sought above.
4. **Trade Me Limited, Bachcare Limited and Bookabach Limited do wish to be heard in support of its submission.**
5. **If others make a similar submission Trade Me Limited, Bachcare Limited and Bookabach Limited would be prepared to consider presenting a joint case with them at any hearing.**

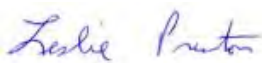
Dated this 7th day of March 2014

Address and contact details for service:



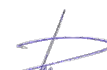
Daniel Bridges
Head of Travel
021 896 186
daniel@trademe.co.nz

Trade Me Limited
PO Box 11042
Manners Street
Wellington

Leslie Preston
General Manager
021 936 783
leslie@bachcare.co.nz

Bachcare
6 Fitzroy Street
Ponsonby
Auckland

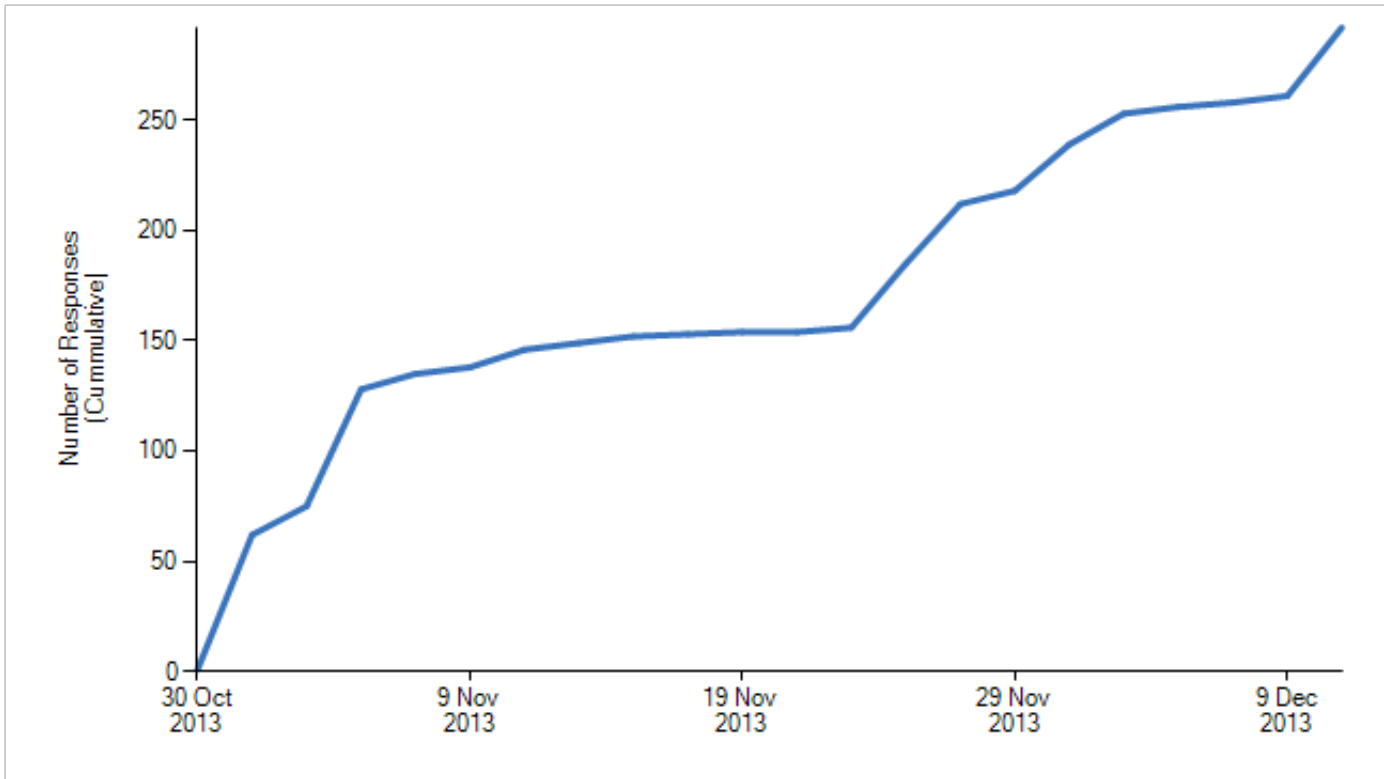



Peter Miles
CEO
021 310 310
peter@bookabach.co.nz

Bookabach
Level 1
59 Pitt Street
Auckland 1010

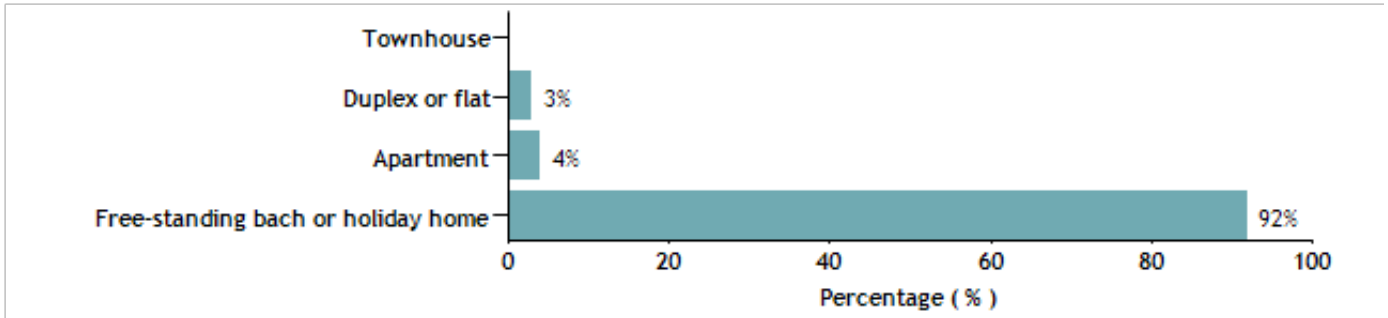


2013-10 Industry Survey - BAB/HH/BC Summary



Total Responses 292
 Average time to complete About 12 minutes
 First Response Wed 30 October 2013, 4:50 p.m.
 Last Response Tue 10 December 2013, 4:19 p.m.

Question 1A What category best describes this property:



Number of responses to this question 292 (100%)
 Total number of responses for this survey 292

Answer	Count	%
Free-standing bach or holiday home	270	92
Townhouse	1	0
Duplex or flat	8	3
Apartment	13	4

Question 1B How many bedrooms does this property have? (units: bedrooms)

Minimum	Lower Quartile	Median	Upper Quartile	Maximum	Mean	Standard Deviation	Mode	Count
1	3	3	4	7	3	1	3	292

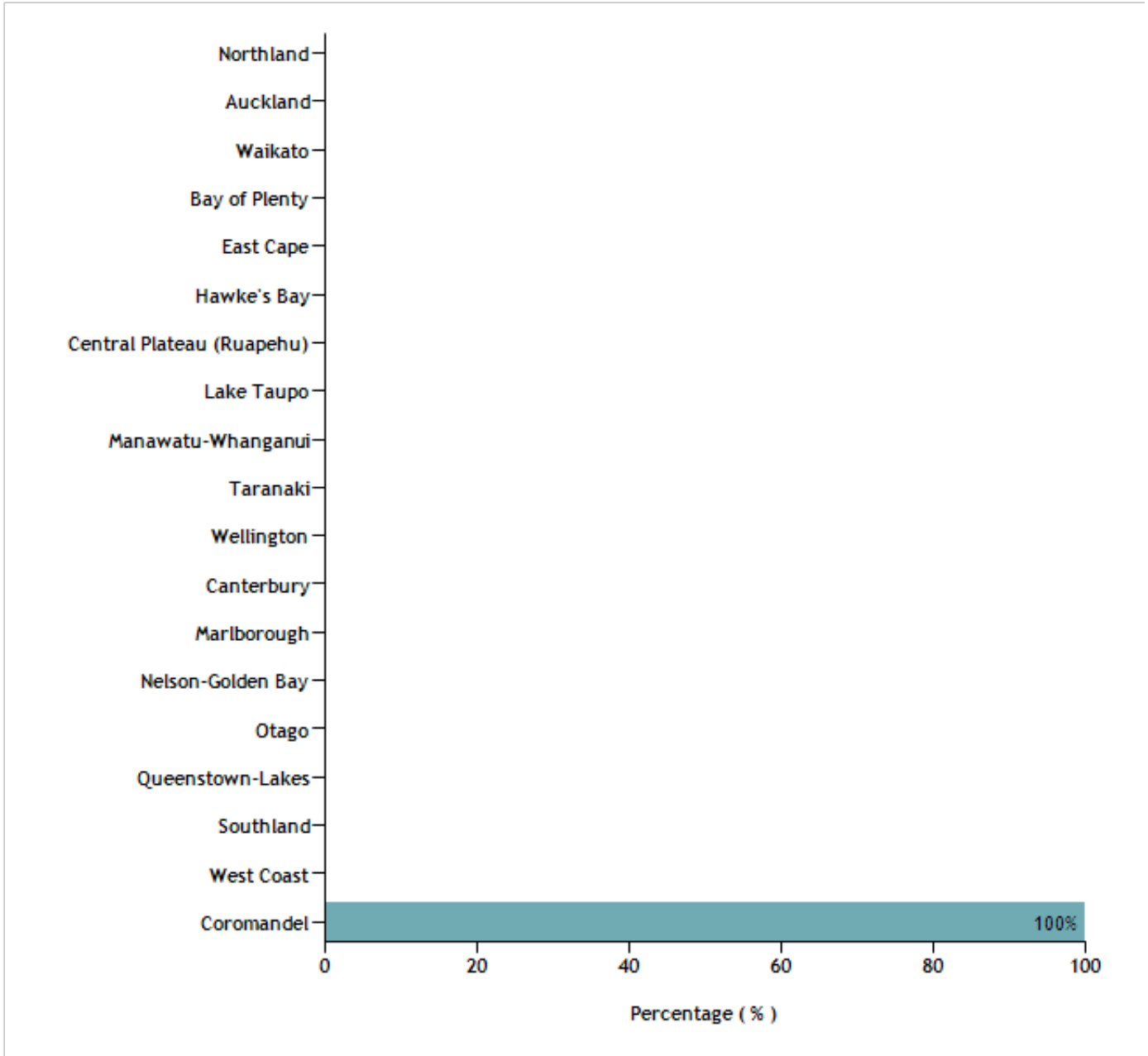
Number of responses to this question 292 (100%)
 Total number of responses for this survey 292

Question 1C What is the maximum number of people this property can accommodate? (units: people)

Minimum	Lower Quartile	Median	Upper Quartile	Maximum	Mean	Standard Deviation	Mode	Count
2	6	8	10	25	8	3	8	292

Number of responses to this question 292 (100%)
 Total number of responses for this survey 292

Question 1D Where is this property located?



Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Answer Count %

Coromandel 292 100

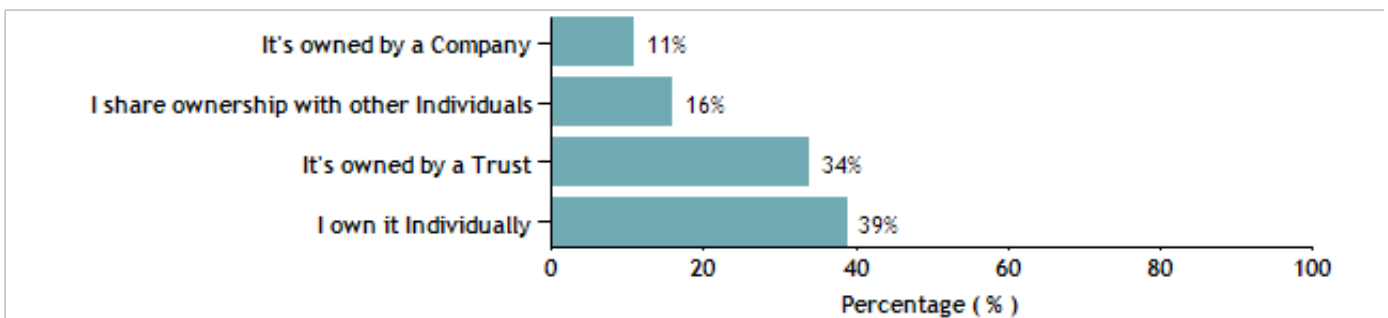
Question 1E How many years have you held this property? (units : years)

Minimum	Lower Quartile	Median	Upper Quartile	Maximum	Mean	Standard Deviation	Mode	Count
0	6	10	15	66	12	11	10	292

Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Question 1F How is this property owned?



Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Answer	Count	%
I own it Individually	114	39
I share ownership with other Individuals	48	16
It's owned by a Trust	98	34
It's owned by a Company	32	11

Question 1G What is the approx. Capital Value of this property? (units: \$)

Minimum	Lower Quartile	Median	Upper Quartile	Maximum	Mean	Standard Deviation	Mode	Count
45,000	380,000	500,000	700,000	5,000,000	623,151	491,359	500,000	292

Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Question 1H Approx. how much do you spend on Rates per year on this property? (units: \$)

Minimum	Lower Quartile	Median	Upper Quartile	Maximum	Mean	Standard Deviation	Mode	Count
307	2,270	2,700	3,000	6,000	2,762	959	3,000	292

Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Question 2A How much do you spend to maintain this property per year? (excluding renovations/improvements) (units: \$)

Minimum	Lower Quartile	Median	Upper Quartile	Maximum	Mean	Standard Deviation	Mode	Count
0	1,000	2,000	4,000	20,000	3,064	2,815	2,000	292

Number of responses to this question 292 (100%)

Total number of responses for this survey 292

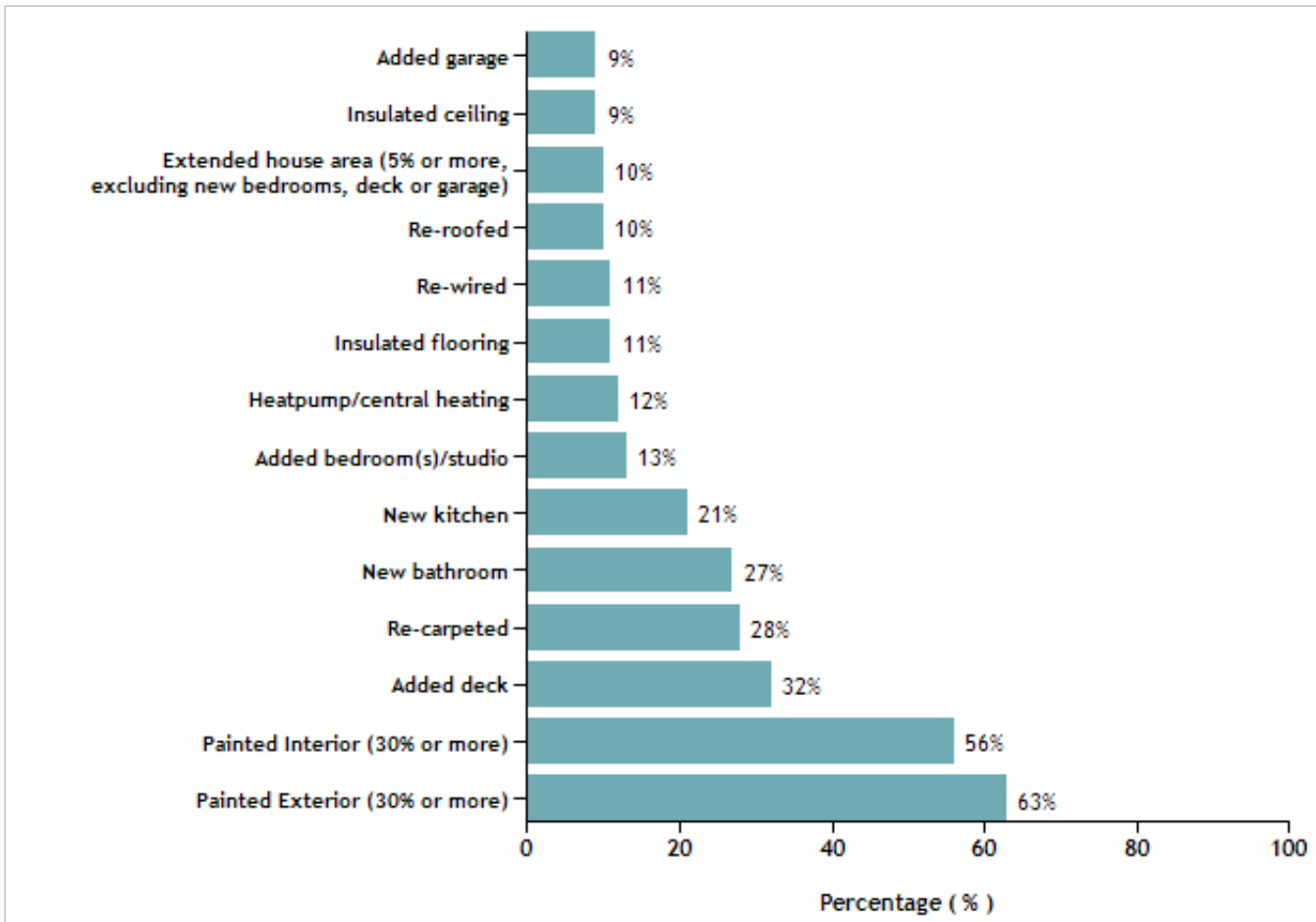
Question 2B How much have you spent on improvements/renovations to this property in the past five years? (units: \$)

Minimum	Lower Quartile	Median	Upper Quartile	Maximum	Mean	Standard Deviation	Mode	Count
0	4,000	10,000	25,000	500,000	31,439	67,326	5,000	292

Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Question 2C What improvements/rennovations have you performed on this property in the past five years? (check all that apply)



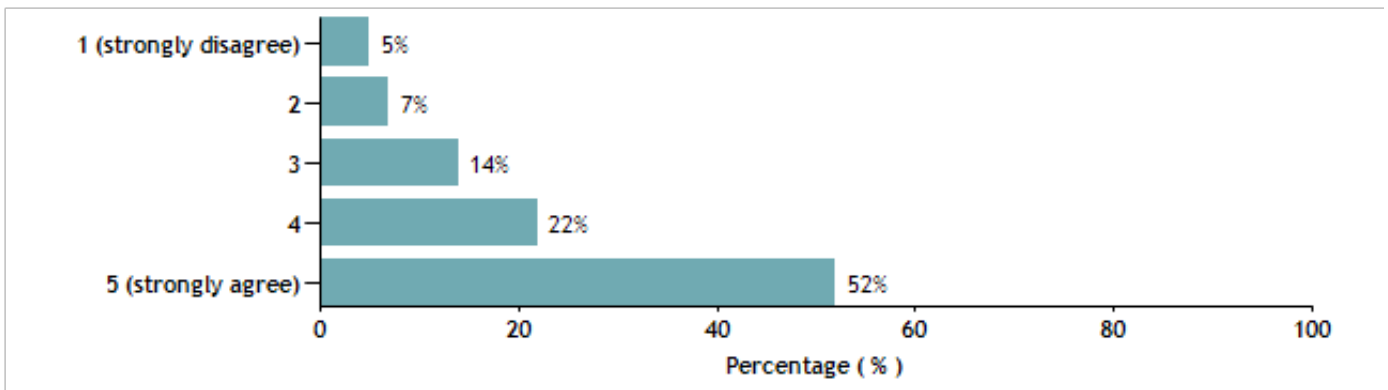
Number of responses to this question 241 (83%)

Total number of responses for this survey 292

Answer	Count	%
Re-roofed	25	10
New bathroom	66	27
New kitchen	50	21
Extended house area (5% or more, excluding new bedrooms, deck or garage)	23	10
Added bedroom(s)/studio	32	13
Added garage	21	9
Added deck	76	32
Painted Interior (30% or more)	134	56
Painted Exterior (30% or more)	151	63
Re-wired	26	11
Insulated ceiling	21	9
Insulated flooring	27	11
Heatpump/central heating	28	12
Re-carpeted	67	28

Question 2D How strongly do you agree/disagree with the following:

"Without the income I receive from holiday rental I couldn't afford to keep/maintain this property":



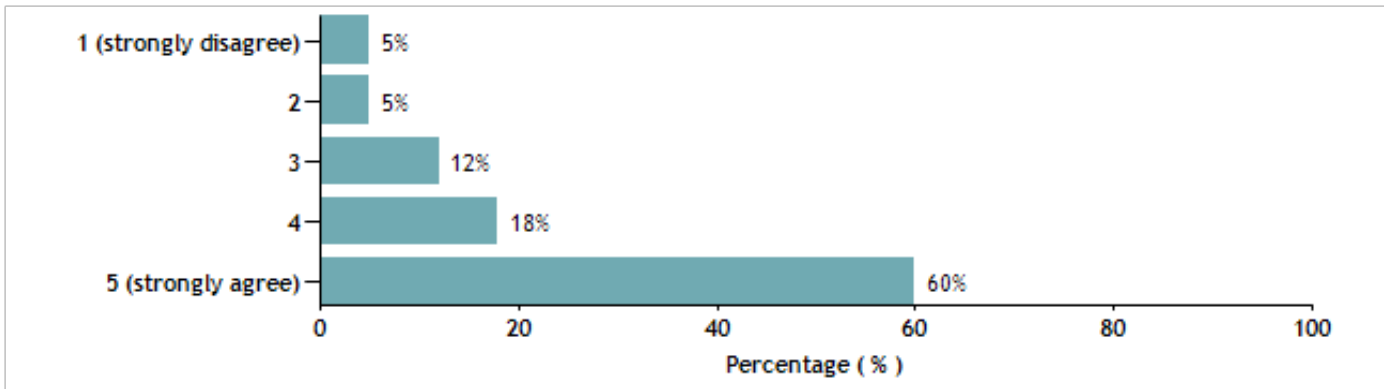
Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Answer	Count	%
1 (strongly disagree)	15	5
2	20	7
3	41	14
4	63	22
5 (strongly agree)	153	52

Question 2E How strongly do you agree/disagree with the following:

"Without the income I receive from holiday rental I couldn't afford to improve/renovate this property"



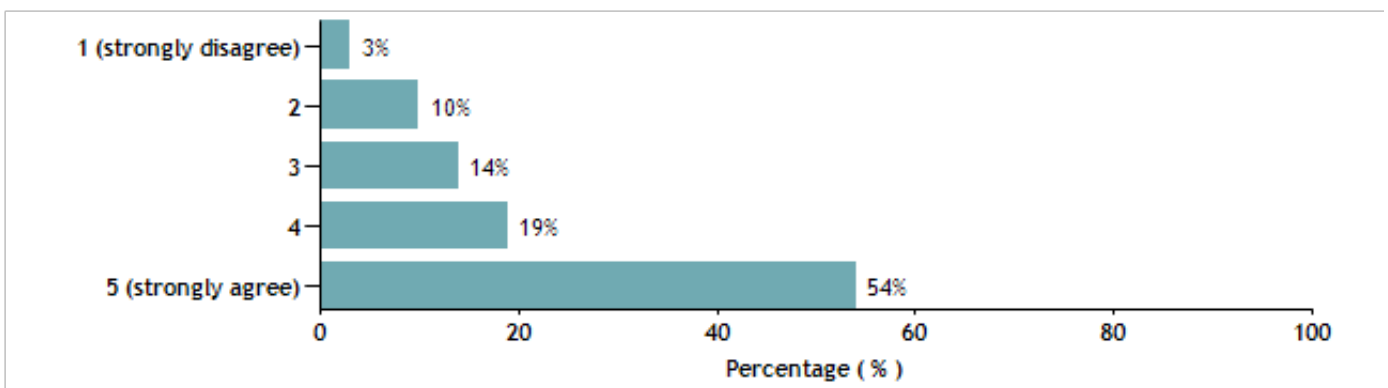
Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Answer	Count	%
1 (strongly disagree)	14	5
2	16	5
3	34	12
4	52	18
5 (strongly agree)	176	60

Question 3A How strongly do you agree/disagree with the following statement:

"As an owner of a holiday rental property I see myself as part of the wider tourism industry"

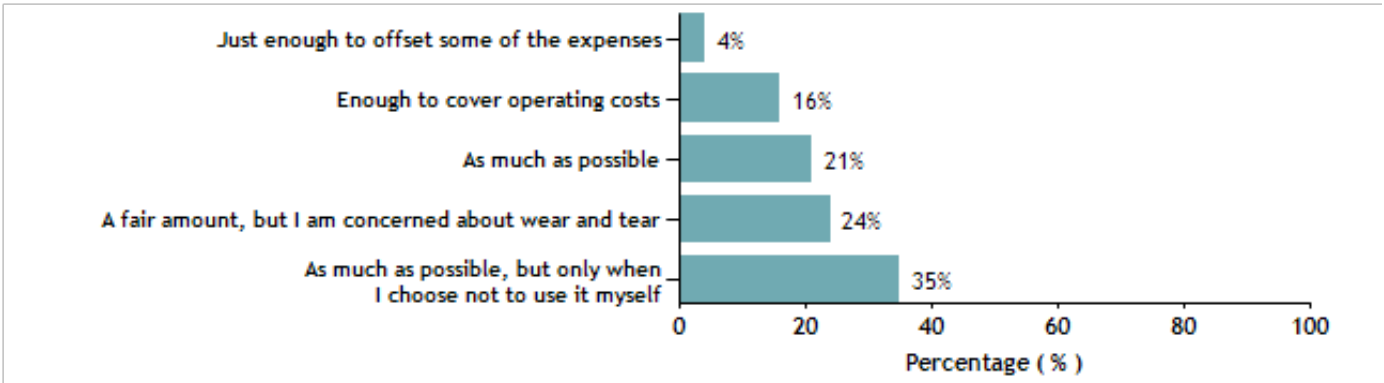


Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Answer	Count	%
1 (strongly disagree)	8	3
2	28	10
3	42	14
4	56	19
5 (strongly agree)	158	54

Question 3B If there were unlimited demand for holiday rental: How much would you rent out your property?

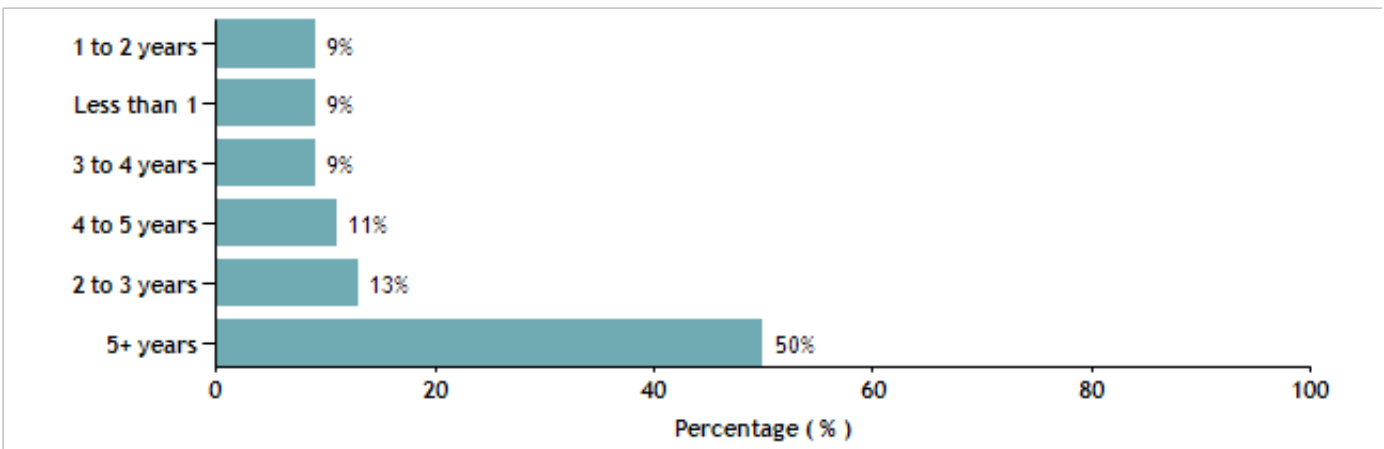


Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Answer	Count	%
As much as possible	61	21
As much as possible, but only when I choose not to use it myself	101	35
A fair amount, but I am concerned about wear and tear	71	24
Enough to cover operating costs	46	16
Just enough to offset some of the expenses	13	4

Question 3C How many years have you been operating this property as a Holiday Rental?



Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Answer	Count	%
Less than 1	26	9
1 to 2 years	25	9
2 to 3 years	38	13
3 to 4 years	27	9
4 to 5 years	31	11
5+ years	145	50

Question Personal use: How many nights did you, your family, your extended family, or friends use the holiday home 3D in the last 12-months? (units: nights)

Minimum	Lower Quartile	Median	Upper Quartile	Maximum	Mean	Standard Deviation	Mode	Count
0	20	30	60	365	49	59	30	292

Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Question 3E Holiday Rental: How many nights did you rent out your holiday home in the last 12-months?
(units:nights)

Minimum	Lower Quartile	Median	Upper Quartile	Maximum	Mean	Standard Deviation	Mode	Count
0	24	40	60	365	50	47	30	292

Number of responses to this question 292 (100%)
Total number of responses for this survey 292

Question 3FAprox. how much income did you derive from holiday rental over the past 12-months (units:\$)

Minimum	Lower Quartile	Median	Upper Quartile	Maximum	Mean	Standard Deviation	Mode	Count
0	3,000	6,950	11,104	60,000	8,745	8,167	10,000	292

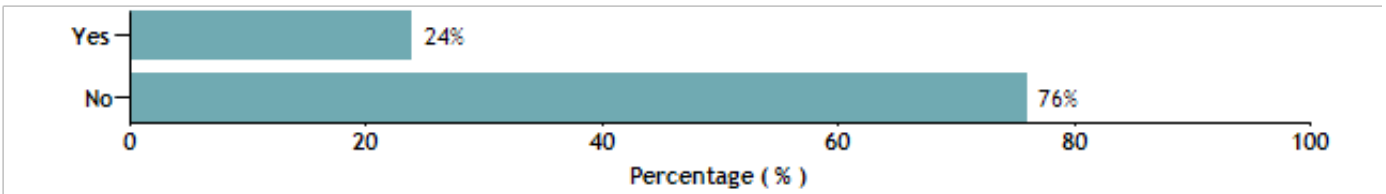
Number of responses to this question 292 (100%)
Total number of responses for this survey 292

Question 3GWhat is the maximum number of people you are willing to accommodate when renting?

Minimum	Lower Quartile	Median	Upper Quartile	Maximum	Mean	Standard Deviation	Mode	Count
2	6	8	9	25	8	3	8	292

Number of responses to this question 292 (100%)
Total number of responses for this survey 292

Question 3HAre you familiar with the work performed by your Regional Tourism Organisation (RTO)?

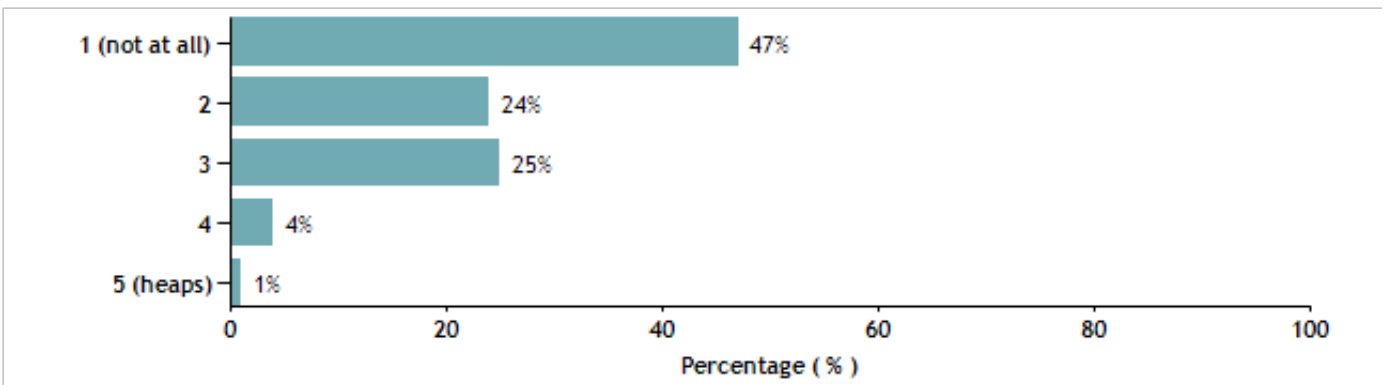


Number of responses to this question 292 (100%)
Total number of responses for this survey 292

Answer Count %

Yes	71	24
No	221	76

Question 3IHow much do you feel you benefit from the work performed by your local RTO?

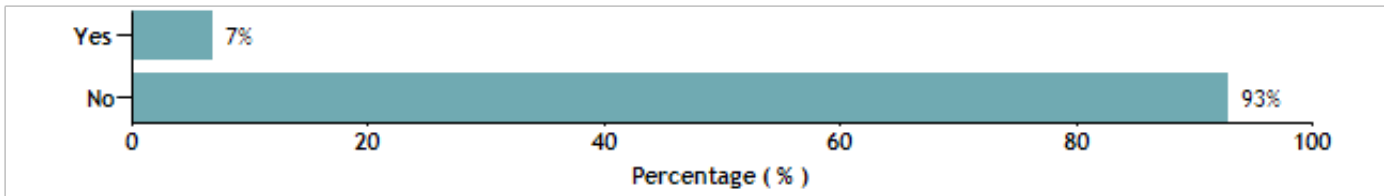


Number of responses to this question 292 (100%)
Total number of responses for this survey 292

Answer Count %

1 (not at all)	136	47
2	69	24
3	73	25
4	12	4
5 (heaps)	2	1

Question 3J Do you think owners of properties rented out as holiday rentals should pay a contribution to fund the local RTO above and beyond owners of properties that are owner-occupied or rented long term?



Number of responses to this question 292 (100%)

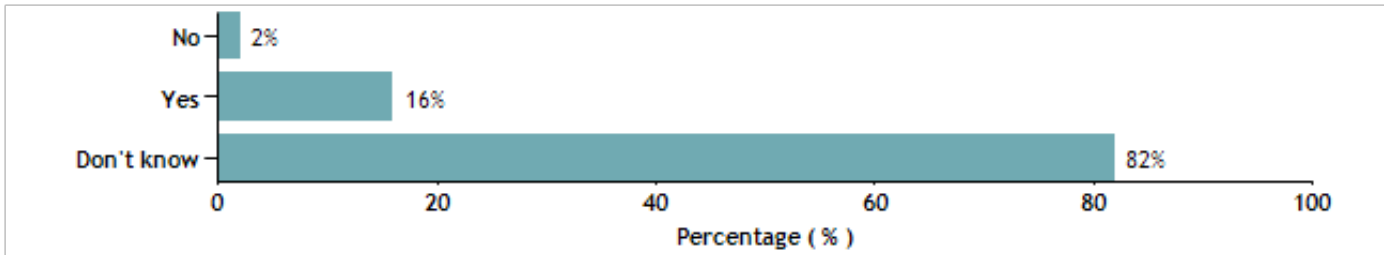
Total number of responses for this survey 292

Answer Count %

Yes 21 7

No 271 93

Question 3K Does your District Council have a Visitor Accommodation Policy?



Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Answer Count %

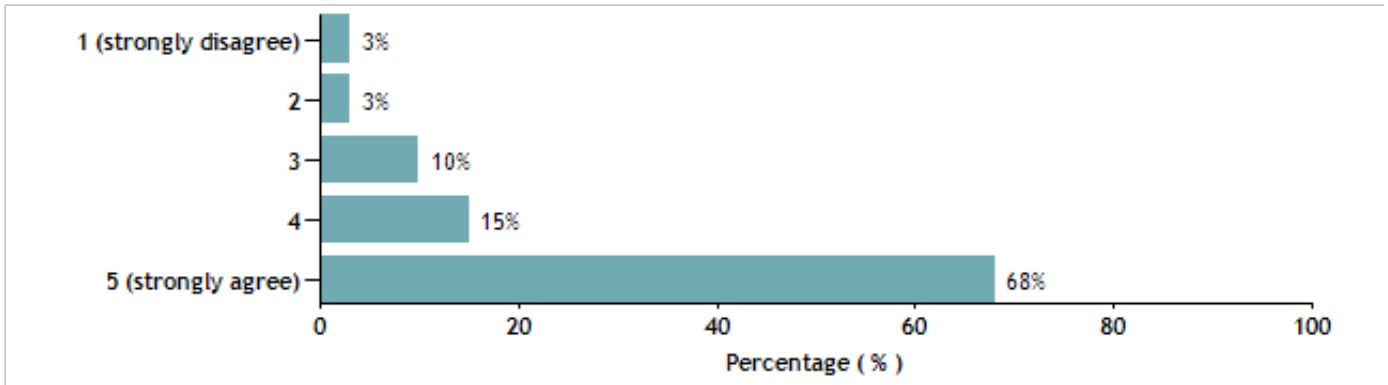
Yes 46 16

No 7 2

Don't know 239 82

Question How strongly do you agree/disagree with the following statement:

3L "If I had to go through a formal resource consent process I would probably re-think renting out my holiday house"



Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Answer Count %

1 (strongly disagree) 10 3

2 8 3

3 30 10

4 44 15

5 (strongly agree) 200 68

Question Over the past five years how many complaints have you received from others related to your holiday rental activities?

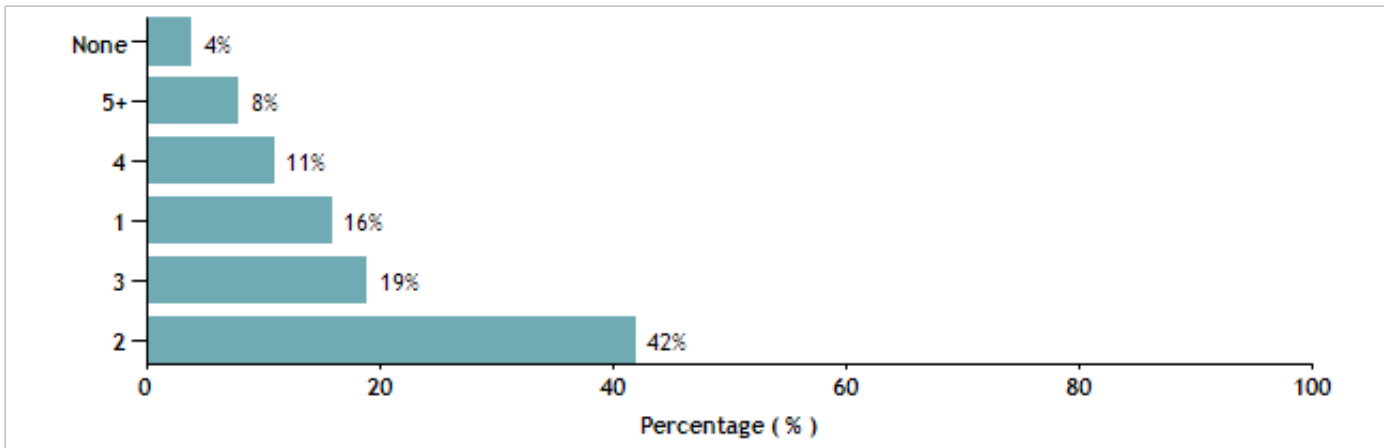
3M

Minimum	Lower Quartile	Median	Upper Quartile	Maximum	Mean	Standard Deviation	Mode	Count
0	0	0	0	3	0	0	0	292

Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Question 4A How many smoke alarms are fitted at this property?



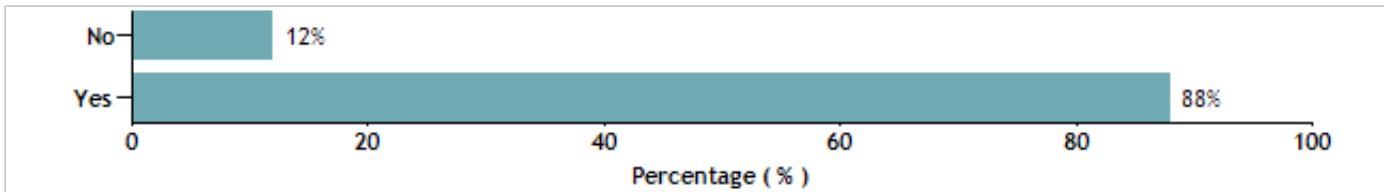
Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Answer Count %

None	13	4
1	48	16
2	122	42
3	56	19
4	31	11
5+	22	8

Question 4B Does your property have a smoke alarm within 3 metres of every doorway to a sleeping space? (can be the same smoke alarm).



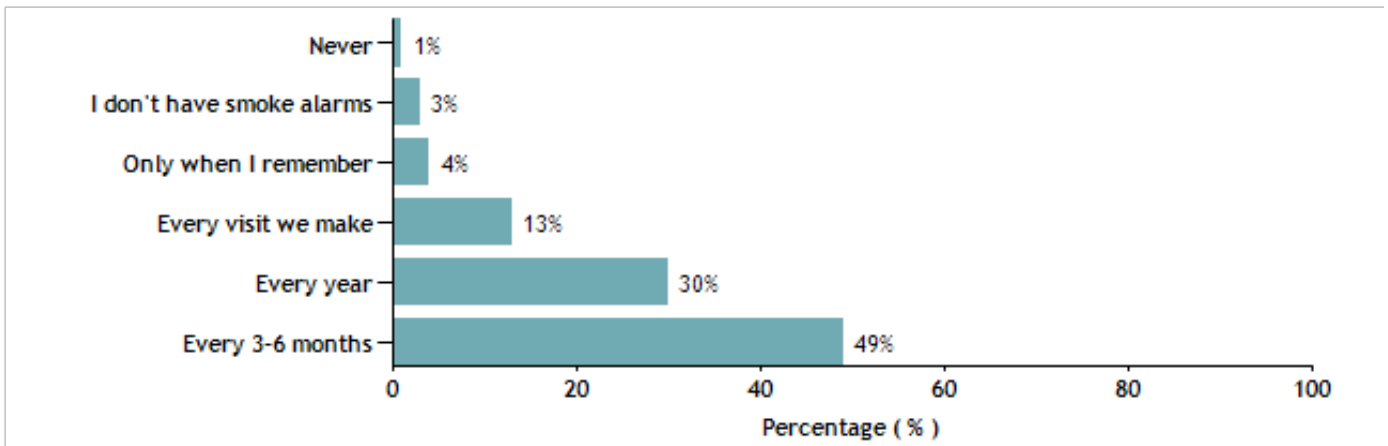
Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Answer Count %

Yes	258	88
No	34	12

Question 4C How often do you check (batteries) and test your smoke alarm(s)?



Number of responses to this question 292 (100%)

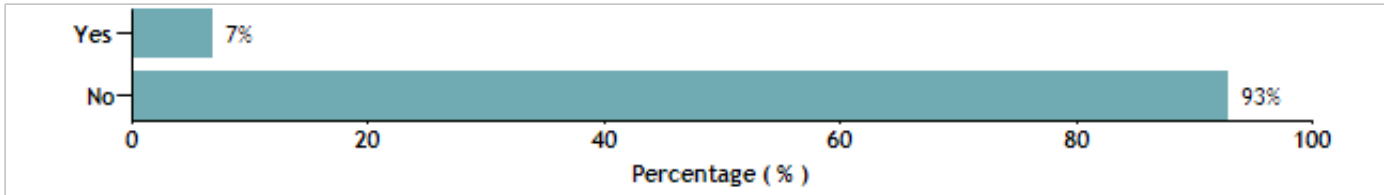
Total number of responses for this survey 292

Answer	Count	%
Never	3	1
Only when I remember	11	4
Every visit we make	38	13
Every 3-6 months	142	49

Every year 88 30

I don't have smoke alarms 10 3

Question 4D Does your property have posted evacuation instructions? (not a current requirement)



Number of responses to this question 292 (100%)

Total number of responses for this survey 292

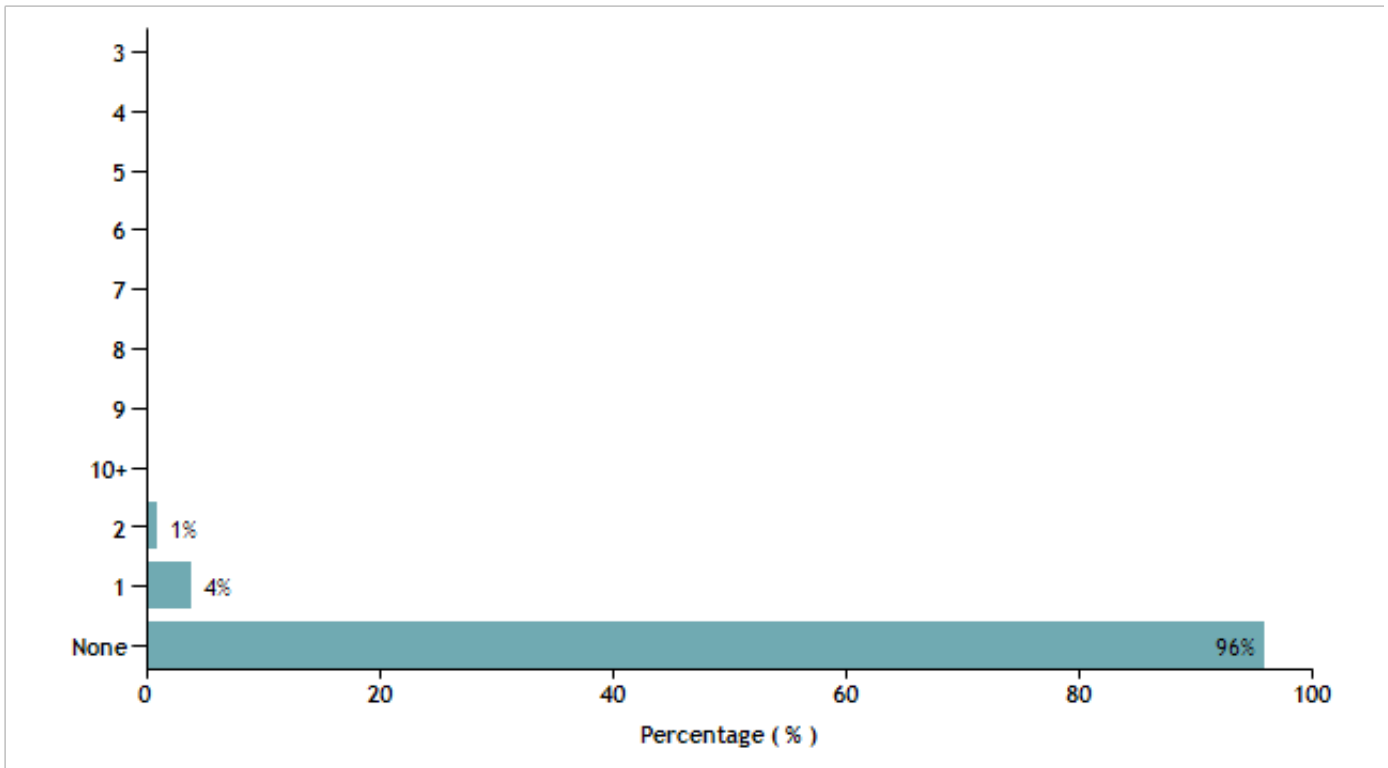
Answer Count %

Yes 21 7

No 271 93

Question Over the past five years how many accidents or incidents have been reported by Holiday Rental guests

4E staying at your property? (units: Number of incidents)



Number of responses to this question 292 (100%)

Total number of responses for this survey 292

Answer Count %

None 279 96

1 11 4

2 2 1

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)

To CTS
.....
Received
- 6 MAR 2014
Thames-Coromandel District Council
Coromandel
File No:

Submitter Details

Full Name(s)	Wendy Pond, Secretary	
or Organisation (if relevant)	Manu Waiata Restoration & Protection Society	
Email Address		
Postal Address	2225 Wyuna Bay Rd, R. D. 1, Coromandel 3581	
Phone no. include area code	07-866 8581	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)

Rule 5 Earthworks on page 307 and all other sections of the plan where earthworks in the bed of a stream are a permitted activity. Rule 5(g).

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. Blue-gilled bullies, a native fish sp, live in the gravels of stream beds.

Reasons for my views: Native fish are evolved to exploit the natural character of streams. It can be foreseen that people removing gravel, generally will not be knowledgeable about native fish habitat and the statutes. The activity needs to be approved/overseen by an ecologist, and the extractor provided with a nature study pamphlet.

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

Retained Deleted Amended as follows:

Amended to comply with; Regional Council rules and policies; and with RMA S6(a) and S6(c). 2. Publish nature study notes in the newspapers and websites.

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 Nancy Pond Date 3 March 2014
Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

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

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

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

I am directly affected by an effect of the subject matter of the submission that -
a) adversely affects the environment; and Manu Waiata is a registered society; our objective is to protect the natural character of streams.
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



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) Trevor & Judith Tapp.

or Organisation (if relevant) _____

Email Address trevor.tapp.2000@xtra.co.nz.

Postal Address 16 A William Street
HUNTLY 3700

Phone no. include area code 0782 87 288

Mobile no. 027 2844823.

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)

WHANGAMATA 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:

We wish to have removed the designated Area (Service Lane) at the back of our section 107 Aickin Road Whangamata. It takes 120 m² for a lane that goes nowhere!!

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

Retained Deleted Amended as follows:

The proposed lane originated from an old plan. When Port road was to be made into a Mall with no drive-thru

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 4-3-14

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

Trade Competition

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

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

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

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

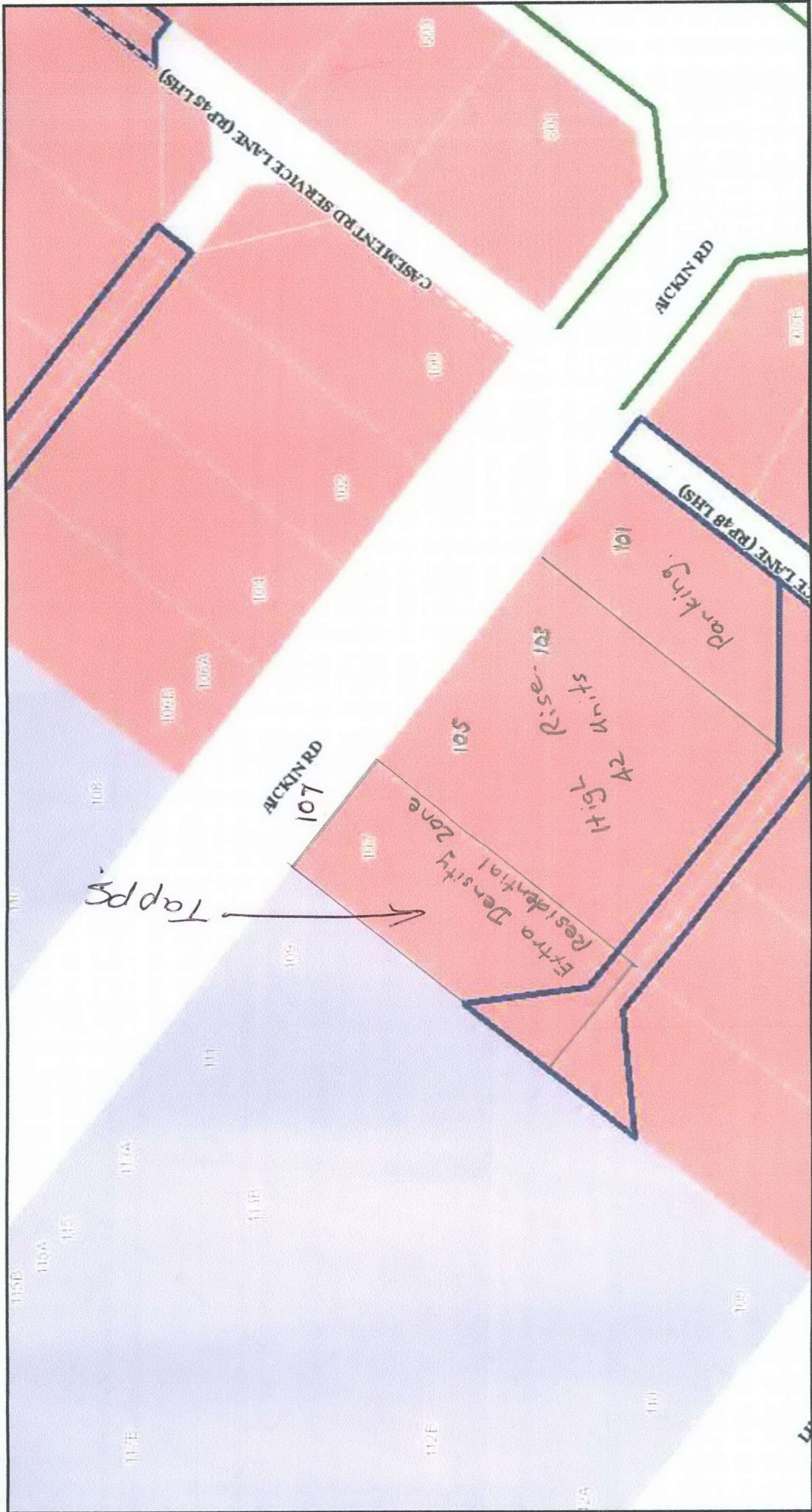
- a) adversely affects the environment; and Y N
- b) does not relate to trade competition or the effects of trade competition. Y N

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



Map Print

Original Sheet Size A4
Print Date: 4/2/2014
Print Time: 03:00:41



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

 **Scale: 1:753**
Projection: NZGD2000 / New Zealand Transverse

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)	Jonathan Firth Peet	
or Organisation (if relevant)		
Email Address	j.f.kapeet@hotmail.co.nz	
Postal Address	114 Dean Rd. RD.1 Pokeno 2471	
Phone no. <small>include area code</small>	09 232 6516	Mobile no. 0274 810 202

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. Cook Drive. Whitianga.
 TC 4013
 TC 4014
 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:

My section at 250a Cook Dr is already very small at 367m². The loss of 2.5 m from the front of my section will make my section worthless and unusable for future development.

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

Retained Deleted Amended as follows:

The land required be taken from the other side of Cook Drive where there are no small sections and a wide strip already exists.

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 J. J. feet Date 28/2/14.

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

Trade Competition

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

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

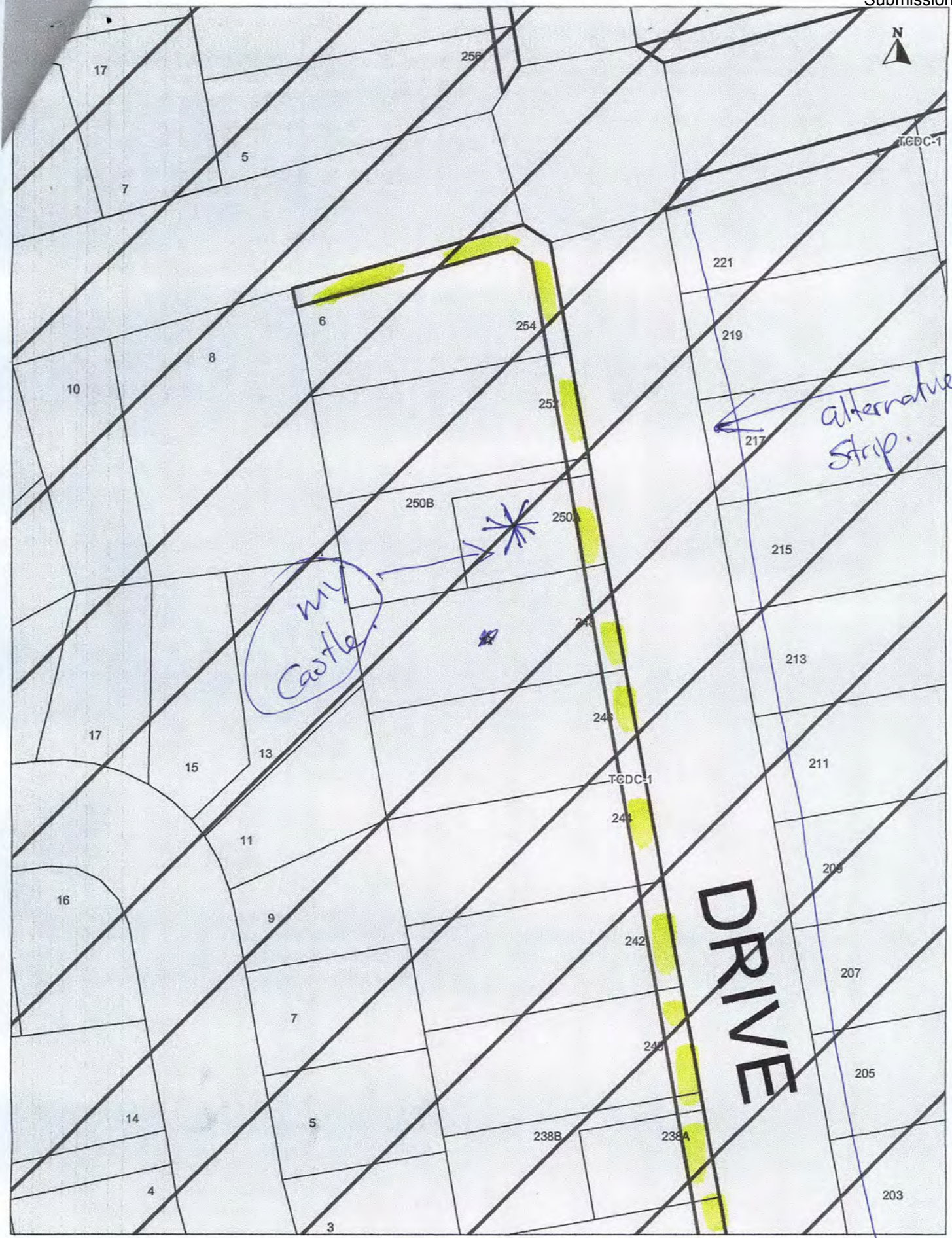
If you could gain an advantage in trade competition through this submission please complete the following:

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 DISTRICT PLAN - DECISIONS VERSION

Indicative plan showing zoning for the subject property. Please refer to the District Plan for the most current zoning information.

NOT TO SCALE

250A ~~248~~ COOK DRIVE

★ ZONING: HOUSING

Airfield Height Restrictions Apply

Road Widening Designation



Map produced at TCDC

Cadastral information derived from Land Information NZ's Digital Cadastral Database (DCDB). Crown Copyright Reserved. Approved for internal reproduction by Thames Coromandel District Council License No. HN/335111/02.

JF+KA Feet. 250a Cook Drive. Lot 1 DP91947, SA72D/89

Proposed Thames-Coromandel District Plan



Submission Form

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

THAMES-COROMANDEL
DISTRICT COUNCIL

7 MAR 2014

RECEIVED BY: TAMI
8:35AM

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) Edmund Nelson VALIANT

or Organisation (if relevant) —

Email Address Nelson V @ xtra.co.nz

Postal Address 524 TARARU ROAD
THAMES 3500

Phone no. 07 - 8687664
include area code

Mobile no. 021 677048

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)

Inclusion of property as an Historic Heritage
Item

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:

Attached letter

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 EM Vallet Date 6 March 2014

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

Trade Competition

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

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

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

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

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

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



Attention District Plan Manager,
 Thames Coromandel District Council,
 515 Mackay Street,
 Thames,
 6th March 2014

E N Valiant,
 524 Tararu Road,
 Thames 3500
 Telephone 07-8687664
 Mobile 021 677048
 Email NelsonV@xtra.co.nz

Objection to the inclusion of my property as an Historic Heritage Item in the Proposed District Plan:

Property;

524 Tararu Road

Listed in Appendix 1 of the Thames Coromandel Proposed District Plan as Item Number 106, and marked on overlay planning map 31A.

Objection;

I object to the inclusion of my property above being included in the District Plan as a Heritage Item or for any other reason.

Principal Reason for Objection;

1. I have previously objected to the properties inclusion in the Draft Plan, 29 January 2013, letter attached.
2. Listing the building is a false credit due to the extent of alteration and replication.
3. When purchased in the 1970's the building was almost completely derelict. Much had been altered by previous owners, the front facade was completely built in and front original wall line had been opened out. Front stairs did not exist and the veranda had a false floor. Exterior cladding was fibrolite sidings.
4. Internal layout was completely modified during reconstruction.
5. It was my choice to build in the original style, constructing new stairs, balustrade, lacework, veranda frieze and finials.
6. The oldest remaining part of the building was part of the last addition made in 1913 to 1920
7. Landscaping of the property has been done by the owner and nothing can be attributed to past owners.
8. Nothing of archaeological significance is likely to exist as landscaping and building over the years has cut below the original ground levels.
9. Designation creates an encumbrance that has a number of effects;
 - 9.1 An historic designation is likely to affect property value
 - 9.2 The ability to sell
 - 9.3 Increases costs and difficulty of making alterations

10 Costs are incurred by the rate payer when items are listed on the historic register.

Requirement for Heritage Items;

Heritage items serve only two purposes.

- I. Their existence preserves elements of the past such as structure, style and may demonstrate a past life style.
- II. They may be considered an artwork and be retained for the pleasure of the population.

In either case they serve a purpose while becoming an encumbrance to owner by restricting freedom of choice.

Effect of and compensation for an encumbrance;

Encumbrances such as a heritage item listing disadvantage the property owner for the benefit of the public.

- a) May affect property value
- b) Influence ability to sell
- c) Reduces ability for creativity for alterations and additions.
- d) Imposes bureaucratic control that counters individual freedom.

Any of the above result in a cost to the owner and if this is the requirement a proper contractual arrangement is required to compensate the owner for the disadvantage of the encumbrance.

Designation by planning decree is only half of a contract. There is no form of consideration to the property owner. If the people desire such a designation then a fair consideration must be given in return.

What is a fair consideration? It could be argued that if the owner wished to make changes, in the way of building additions, alterations or removal of a tree then a reduction in planning application fees would be in order. This cannot be an equitable form of compensation since there are many owners who may never want to make alterations leaving them encumbered, jeopardising their market values should they wish to sell. In any case there is no guarantee that a planning application would be successful which then leaves that type of consideration to be valueless.

Rates reduction of a significant amount would be a good consideration for an owner, funds from the owners rates could be placed in a trust account to accumulate such that after a given period there would be sufficient capital to have a building professionally repaired and painted to assist in maintaining its historical significance. This would be in accord with the RMA part 2 Clause 7(c). In the case of a tree the fund would be used for pruning and maintenance.

Resource Management Act 1991: Section 7 Other Matters;

“In achieving the purpose of this Act, all persons exercising functions and powers under it , in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to- (c) the maintenance and enhancement of amenity values:”

This clause in the Act implies that if the Council exercises powers of control over an amenity then it must have regard to the maintenance and enhancement of that amenity.

Council control of residential buildings through the resource management act is a suppression of an individual's right to build their home as they think fit. Moderation of this type ruins the creativity of society and destroys individuality.

Councils and Government need to limit their control activities to matters that are likely to physically influence the public.

I strongly request that my property be excluded from the Proposed District Plan as a Heritage item.

I wish to attend the hearing.

E N Valiant

NZCE (Mech) BE(Mech Tech)

Attachment Letter; Objection made to inclusion in Draft Plan:

Attention District Plan Manager,
Thames Coromandel District Council,
515 Mackay Street,
Thames,

<p>E N Valiant, 524 Tararu Road, Thames 3500 Telephone 07-8687664 Mobile 021 677048 Email NelsonV@xtra.co.nz</p>
--

29 January 2013.

With Reference to including my property 524 Tararu Road in the Historic Heritage Item Register I make the following objection.

1. There is no original building on my property at 524 Tararu Road. The house was almost completely derelicts when I purchased the property in 1970 and was progressively totally rebuilt by me throughout the 1970's
2. In the 1980's I built the adjacent carport and workshop in the same style as the house.
3. The landscaping was also done by me.

Since the buildings have been subject to renewal as my preference there is absolutely no need for Council interference.

E N Valiant NZCE(Mech) BE(Mech Tech)

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
- 6 MAR 2014
Thames-Coromandel District Council
Coromandel
File No:.....

Submitter Details

Full Name(s) Brenda Kelsey & Karen McMillan - Chair & Vice Chair
or Organisation (if relevant) Coromandel Town Business Association

Email Address Brenda@cgc.co.nz karen@starandgarter.co.nz

Postal Address PO Box 229, Coromandel Town 3506

Phone no. include area code 021781733 Brenda

Mobile no. 027 290 8171 Karen.

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)

15. Settlement Development and Growth
10c 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:

We support in whole Policy 10c which is Commercial, Industrial and Marine Service growth in Coromandel Town should be encouraged and residential growth with wastewater reticulation should be located between Whangapoua + Rings Road.

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

Retained Deleted Amended as follows:

We want to amend 1B Policy, so that it does not limit 1C. 1B is inconsistent with 1C.

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 3.3.14

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



Your Submission

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

Visitor Accommodation ~ Permitted Activity
a) No more than 6 tariff paying visitors - and restricted discretionary activity provided there is a Manager in residence on the site for more than 6 people.

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:

Added expense to the owner of the building and to the Ratepayers for the cost of extra enforcement needed. The economic benefits for the region, having these houses filled, far outway the Proposed Rule on Visitor Accommodation. What is wrong with making

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

Retained Deleted Amended as follows: We have asked the CEO and Town Planner for a buck" Statistics to be supplied on disruption Enforcements

To be amended as a Permitted Activity with no manager on site

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 3.3.14

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



Our 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)

31.6 Historic Heritage Item overlay Rules
Map 11 E Overlays

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 overall cluster of buildings give the 'Heritage Character' of the town. It is wrong to not protect the current streetscape (ie) buildings not protected such as Weta Art, Laundromat, Butcher etc etc.

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

Retained Deleted Amended as follows:

Reinstate the buildings that have been deleted off the Heritage Register, and strengthen the new building rules.

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 3.3.14

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

Trade Competition

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

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

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

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

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

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

THAMES-COROMANDEL DISTRICT COUNCIL
Private Bag, 515 Mackay Street, Thames 3540
phone: 07 868 0200 | fax: 07 868 0234
customer.services@tcdc.govt.nz | www.tcdc.govt.nz



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 11 E Zones - Coromandel
Commercial Zone within 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:

The new commercial area of the town that contains light industrial on Wharf Road gives the opportunity for the town to grow with commercial activities and any new industrial business can go to the future industrial park off Tiki Road.

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

Retained Deleted Amended as follows:

Proposed District Plan Hearing

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

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

Signature of submitter  Date 3.3.14

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



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 11E Zones - Coromandel
Service Road off Pottery Lane Extension TC117
TC114

My submission is:

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

I support oppose the above plan provision.

Reasons for my views:

This is essential for development of Coromandel Town and the service of Kapanga Road shops and the land adjacent to the town CBD. Providing there is landowner consultation and support, we endorse Council

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

Retained Deleted Amended as follows:

Proposed District Plan Hearing

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

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

Signature of submitter  Date 3.3.14

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



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 11E - Coromandel Overlay

My submission is:

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

I support oppose the above plan provision.

Reasons for my views:

Woollams Avenue Parking Lot "exit" onto Tiki Road is one way only. If we can have this changed to an "EXIT and ENTRY" this will help relieve traffic congestion entering Kapanga Rd. Will also help our Fire Rescue and Ambulance services and any future town events requiring street closure.

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

Retained Deleted Amended as follows:

We would like this amended to a Two Way EXIT and ENTRY onto and off Tiki Road into Woollams Avenue and towns' carpark.

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 3.3.14

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



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 IIE Overlays - Coromandel
Map IIF

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:

We support the Coromandel Town Heritage Area as in the Proposed Plan

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

Retained Deleted Amended as follows:

We would like an amendment of the proposed area to be extended and include the Coromandel Wharf to the corner of Tiki & Whangapeia Road.

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 3.3.14
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



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 11E Zones - Coromandel
Pedestrian Core.

My submission is:

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

I support oppose the above plan provision.

Reasons for my views:

This backs-up the Heritage Policies in Coromandel Town in the District Plan with having no traffic over pedestrian walkways and vehicle access to the rear.

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

Retained Deleted Amended as follows:

That the Coromandel CBD Pedestrian Core is extended on the Eastern side, North and Western side, North. Also to include Cilt Building - 145 Tiki Road.

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 3.3.14

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



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 11F Overlays - Coromandel

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:

TC 116 Coromandel Town Bypass. This is essential for Coromandel Town's development and future events.

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

Retained Deleted Amended as follows:

Proposed District Plan Hearing

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

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

Signature of submitter  Date 3.3.14

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



Our 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 15 A Zones and Map 15 A Overlay

My submission is:

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

I support oppose the above plan provision.

Reasons for my views:

The Sugarloaf needs to be included on the map and be zoned appropriate for its current use.

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

Retained Deleted Amended as follows:

The zoning for the Sugar Loaf boat ramp should be zoned Marine Services

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

3.3.14

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



Our 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)

Earthworks under Most zones
Earthworks are a Permitted Activity provided they are for temporary stream and gravel extraction and crushing facilities

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:

Gravel is from a tiny particle to the size of a boulder. When it's a Permitted Activity the public's perception is that they are allowed as of right to remove whatever they want.

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

Retained Deleted Amended as follows:

Amend to make this a discretionary activity to avoid our waterways being destroyed

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 3 March 14

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

Trade Competition

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

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

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

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

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

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

THAMES-COROMANDEL DISTRICT COUNCIL
Private Bag, 515 Mackay Street, Thames 3540
phone: 07 868 0200 | fax: 07 868 0234
customer.services@tcdc.govt.nz | www.tcdc.govt.nz



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)

Rule 53.6
Camp Grounds as a discretionary activity

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:

Long Bay Camp - Coromandel has been leased to 2030 without Community notification or consultation.

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

Retained Deleted Amended as follows:

When a lease is up for renewal on a public reserve this should then be publicly notified.

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 3.3.14

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

Trade Competition

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

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

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

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

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

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

THAMES-COROMANDEL DISTRICT COUNCIL
Private Bag, 515 Mackay Street, Thames 3540
phone: 07 868 0200 | fax: 07 868 0234
customer.services@tcdc.govt.nz | www.tcdc.govt.nz



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)

To CTS
.....
Received
- 6 MAR 2014
Thames-Coromandel District Council
Coromandel
File No:.....

Submitter Details

Full Name(s)	Wendy Pond	
or Organisation (if relevant)		
Email Address		
Postal Address	Wguna Bay Rural Delivery 1. Coromandel 3581	
Phone no. <small>include area code</small>	07 866 8581	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)

Zoning of Coromandel township.

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:

No provision has been made to retain a green belt between lower Coromandel town and Top Town or Driving Creek. On the contrary, farmed properties have

The decision I seek from the Council is that the provision above be: *been rezoned residential.*

Retained Deleted Amended as follows:

Remove residential zoning over an area and rezone it as green belt. Zone to prevent urban sprawl.

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 *PK Pond* Date *3 March 2014*

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

Trade Competition

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

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

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

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

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

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

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)

To CTS
Received
- 6 MAR 2014
Thames-Coromandel District Council
Coromandel
File No:

Submitter Details

Full Name(s) <u>Wendy Pond</u>	
or Organisation (if relevant) _____	
Email Address _____	
Postal Address <u>275 Woodroffe Rd, Waiuna Bay R.D.1, Coromandel 3581</u>	
Phone no. include area code <u>07-8668581</u>	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)

Overlay map 10D (10 Papaaroha) (Wyuna Peninsula)
 Lots 22, 23, 24 at Woodroffe / Wyuna Bay Road.
 — "Natural character" overlay across Lots 22, 23, 24.

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: In 1973 the area of "natural character" overlay across the upper part of Lots 22, 23, 24 was bulldozed and terraced to form a future house site. Currently the "natural character" comprises terraces, shed, old gardens, orchard trees, fowl yard, drive way. NOTE:

The decision I seek from the Council is that the provision above be: Our family are long-standing members of forest and bird Society.

Retained Deleted Amended as follows: For 40 years we have planted native trees at Wyuna Bay. The "natural character" area is not correctly located.

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 W R Pond Date 3 March 2014

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

Trade Competition

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

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

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

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

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

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





7 March 2014

Thames-Coromandel District Council
Proposed Thames-Coromandel District Plan
Private Bag
Thames 3540

Attn: District Plan Manager

By email to: customer.services@tcdc.govt.nz

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR PLAN, CHANGE OR
VARIATION (FORM 5)
Thames-Coromandel Proposed District Plan**

NAME OF SUBMITTER:

KiwiRail Holdings Limited (KiwiRail)

ADDRESS FOR SERVICE:

Level 1
Wellington Railway Station
Bunny Street
PO Box 593
WELLINGTON 6140

Attention: Rebecca Beals

Ph: 04 498 3389

Fax: 04 473 1460

Email: Rebecca.Beals@kiwirail.co.nz

KiwiRail Submissions on Proposed District Plan

KiwiRail Holdings Limited (KiwiRail) is the State Owned Enterprise responsible for the management and operation of the national railway network. This includes managing railway infrastructure and land, as well as rail freight and passenger services within New Zealand. KiwiRail Holdings Limited is also the Requiring Authority for land designated "Railway Purposes" (or similar) in District Plans throughout New Zealand.

The designated corridor from Thames south to the Hauraki District is a part of the KiwiRail network and KiwiRail seeks to protect its ability to re-establish this line and thereafter to operate, maintain and enhance it into the future.

To achieve this, KiwiRail encourages land uses near the railway corridor that does not compromise the short or long term ability to operate a safe and efficient rail network, both

day and night. Where sensitive activities are proposed on land near the railway corridors, appropriate controls should be imposed to ensure their long term amenity. Associated with that is the risk of objections and complaints leading to restraints on the operation, maintenance and enhancement of the rail corridor.

KiwiRail's submissions on the Proposed District Plan are set out in the attached table. Insertions we wish to make are marked in **bold** and **underlined**, while recommended deletions are shown as ~~struck-out~~ text. All requested changes include any consequential changes to the Plan to accommodate the requested change in the stated, or alternate, location. The submissions relate to all aspects of the Proposed District Plan.

KiwiRail could not gain an advantage in trade competition through this submission.

KiwiRail wishes to speak to our submission and will consider presenting a joint case at the hearing with other parties who have a similar submission.

Regards



Rebecca Beals
Senior RMA Advisor
KiwiRail

7 March 2014

Submission Number	Proposed Amendment	Support/Oppose/Seek Amendment	Submission/Comments/Reasons	Relief Sought (as stated or similar to achieve the requested relief)
Part 1: Introduction				
Section 3: Definitions				
1	3. Definitions	Support	KiwiRail support the definition of <i>Designation, Network Utility Operator, and Requiring Authority</i> .	Retain definition
2	3. Definitions	Seek Amendment	<p>The definition of 'Network Utilities' specifically seeks to exclude infrastructure for vehicles, which will include road and rail networks, however the definition of 'Network Utility Operator' notes it has the same meaning as section 166 of the RMA, of which clause (f) identifies a network utility operator as including those who 'constructs, operates, or proposes to construct or operate, a road or railway line'. Therefore KiwiRail submit that if KiwiRail is explicitly a network utility operator, by virtue of constructing and operating a railway line, that railway line must be a network utility. To exclude infrastructure for vehicles from the definition of Network Utility appears to contradict the RMA provided definitions.</p> <p>KiwiRail note that network utilities are identified as including transport networks in 19.1.1 Overview to the Utilities Chapter of the Proposed District Plan, this being in conflict with the definition as proposed.</p> <p>KiwiRail seek that the definition be amended to avoid confusion.</p>	<p>Amend Definition as follows: <i>Network Utilities</i> means infrastructure, excluding infrastructure for vehicles, for supplying the following services to multiple users: transport, electricity, water, sewerage and stormwater reticulation, telecommunications, and hydrocarbons.</p>
3	3. Definitions	Seek Amendment	KiwiRail support the Proposed District Plan having a definition of 'Noise Sensitive Activity' however seeks that the definition be expanded upon to provide more certainty as to what is a noise sensitive activity.	<p>Amend Definition as follows: <i>Noise Sensitive Activity</i> encompasses: <u>any use of land and/or buildings which is likely to be susceptible to the effects of noise emitted from nearby land uses in the course of their legitimate operation and functioning; and for the purposes of this plan, includes the following activities (or similar): dwelling, minor unit, building designed for large gatherings of people, education and childcare facility, including early childhood, primary, intermediate, secondary schools and tertiary education facilities (but not any trade training or other industry-related educational facility), hospital, health clinic, residential care facility, commercial office, visitor accommodation and places of assembly including churches, community facilities, restaurants and recreational facilities.</u></p>
4	3. Definitions	Seek Amendment	KiwiRail support the inclusion of a definition for reverse sensitivity however seek amendment to the definition to reflect that such effects arise from alterations and additions to existing land use activities, not just new land use activities.	<p>Amend Definition as follows: <i>Reverse Sensitivity</i> means the legal vulnerability of an established activity to complaint from a new <u>or altered</u> land use. It arises when an established use is causing adverse environmental impact to nearby land, and a new activity that is sensitive to those impacts is proposed for that land.</p>
5	3. Definitions	Seek Amendment	KiwiRail support clarity around what is a 'Transport Area' however seek to have the definition amended to reflect that the state highway and railway networks are also a transport area.	<p>Amend Definition as follows: <i>Transport Area</i> means the Airfield Zone and Road Zone <u>and any land contained within the KiwiRail and NZTA designations.</u></p>
Part 2: Overlay Issues, Objectives and Policies				
Section 6: Biodiversity				
6	6.3 Objective 2	Support	<p>KiwiRail support this objective and that it seeks to minimise effects on indigenous vegetation and ecology as a result of establishment, maintenance and upgrading of public infrastructure and network utilities.</p> <p>The support for this is based on changes sought above in submission 2 which clarifies that the railway network is a network utility.</p>	Retain Objective
7	6.3 Policy 2a	Seek Amendment	KiwiRail note that no reference to the rail network is included in this provision. If the rail network is included within the definition of a network	<p>Amend Policy 2a as follows: <i>Policy 2a</i></p>

Submission Number	Proposed Amendment	Support/Oppose/ Seek Amendment	Submission/Comments/Reasons	Relief Sought (as stated or similar to achieve the requested relief)
			utility, only minor alteration to this policy is required.	<i>Limited indigenous vegetation clearance shall be enabled where necessary for the safe maintenance and functioning of roads, accessways and network utilities.</i>
8	6.3 Policy 2b	Seek Amendment	As with submission 7 above, should the rail network be clarified as being a network utility, and the policy amended for consistency with the terms in the proposed definitions, then clarity is provided that this policy also applies to works undertaken by KiwiRail on its network, in particular re-establishment of the line if necessary.	Amend Policy 2b as follows: <i>Policy 2b Where there is no alternative option, clearance of indigenous vegetation for the installation of new roads, network utilities, telecommunications, electricity and other services should be enabled, provided: a) Actions are taken to minimise the area of clearance; and b) Actions are taken to restore ecological connections; and c) There is no net loss of biodiversity values (this may be achieved through remediation or mitigation on the site or off the site).</i>
Section 8: Historic Heritage: Archaeological Sites; Māori Cultural Sites; Historic Heritage Items and Historic Heritage Areas				
9	8.3 Policy 1a	Support	KiwiRail support that known archaeological sites and Māori Cultural sites are protected from land disturbance activities.	Retain Policy
10	8.3 Policy 3e	Seek Amendment	KiwiRail acknowledge that historic heritage items and the retention of these is important. KiwiRail acknowledge and support that the Former Thames Railway Station and Goods Shed are identified as historic heritage buildings (item 151, Appendix 1 – Historic Heritage Schedule). Public safety is a paramount concern for KiwiRail should the railway line be re-established, including public use of buildings associated with the re-established line. Consideration should be given to public safety elements when considering whether the removal of a historic heritage item is appropriate or not and KiwiRail seek amendment of the Policy to that effect.	Amend Policy 3e as follows: <i>A historic heritage item shall not be removed from its existing site unless: a) It is necessary to save the building from damage or destruction associated with natural events; and or b) It is a matter of public safety; and bc) It is relocated to a suitable site within the District that allows for the maintenance and/or enhancement of its heritage value.</i>
Section 9: Landscape and Natural Character				
11	9.3 Policy 1c	Support	KiwiRail support the recognition that network utilities cannot always be located outside an Outstanding Landscape and that where there are no alternatives, adverse visual effects are required to be remedied or mitigated as far as practicable.	Retain Policy
Section 10: Natural Hazards				
12	10.3 Objective 4	Seek Amendment	KiwiRail support the use of hard coastal defences in relation to safeguarding key community assets, however feels there is uncertainty as to whether that includes network utilities or not as there is no definition of 'key community assets' KiwiRail seek that the Objective be amended for clarity to include network utilities.	Amend Objective 4 as follows: <i>Objective 4 New 'hard' coastal defences to reduce coastal hazard risk are not established in the coastal environment, except where no other option is available to safeguard life, existing dwellings, and existing key community assets and network utilities.</i>
Part 3: District-Wide Issues, Objectives and Policies				
Section 15: Settlement Development and Growth				
13	15.2 Issue 6	Seek Amendment	KiwiRail acknowledge that at the current time the railway corridor is not operational, however the designation is retained and should the need arise, the network will be re-established. The issue as currently worded identifies a range of strategic infrastructure however excludes rail which could be just as affected as other infrastructure in the event of poorly planned development. KiwiRail therefore seek amendment to the issue statement as worded to provide clarity that rail is strategic infrastructure.	Amend Issue 6 as follows: <i>Poorly planned development can reduce connectivity between existing and new areas and activities and impede the efficient operation of strategic infrastructure (such as roads, rail, wharves, airfields, and energy transmission corridors).</i>
14	15.3 Policy 1h	Seek Amendment	KiwiRail support the policy direction that settlement development and growth should maintain the efficiency and safety of the District's key infrastructure, however would like to see rail recognised in the provision alongside roads. While not operational at the present time, if not protected from inappropriate development if/when the line is re-established issues could arise.	Amend Policy 1h as follows: <i>Policy 1h Settlement development and growth should maintain the efficiency and safety of the District's key infrastructure including the transportation network (roads, rail, wharves, marinas and airfields), water, wastewater and stormwater.</i>

Submission Number	Proposed Amendment	Support/Oppose/Seek Amendment	Submission/Comments/Reasons	Relief Sought (as stated or similar to achieve the requested relief)
15	15.3 Objective 5 and Policy 5b	Support	KiwiRail support that settlement development and growth maintains transport connectivity, and integrates and connects with existing infrastructure. While there are no lines within the corridor, the designation clearly identifies the route for the rail infrastructure.	Retain provisions
Section 18: Transport				
16	18.1.6 Background – Thames Branch Rail Line and Hauraki Rail Trail	Support	KiwiRail support the recognition that the rail corridor remains designated and may at some point in the future be re-instated, however recognises that the corridor is currently used as a cycle trail.	Retain discussion
17	18.2 Issues	Support	KiwiRail support the discussions on transport issues, clearly recognising that while road is the predominant means of transport at the present time, rail could be re-established in the future if the need arose. <i>Issue 4 states Activities close to road and rail corridors that are sensitive to the operational effects of those road and rail corridors (such as noise, vibration and air pollution) can adversely affect the transport network's efficiency and functionality by requiring mitigation measures to reduce those effects which is of particular interest to KiwiRail. There appear to be no rules in the specific zones or district wide provisions that seek to implement mitigation measures, either as a setback or a building design standard, to ensure the road and rail corridors can continue to function as this issue identifies. The insertion of rules to reflect this Issue is sought by KiwiRail as per submission 24 below.</i>	Retain Issues
18	18.3 Objectives and Policies	Support	KiwiRail support the Objectives and Policies proposed, including specifically that these reference land transport rather than only roads, and that these require reverse sensitivity issues to be accommodated.	Retain Objectives and Policies
Part 6: Overlay Rules				
Section 31: Historic Heritage: Archaeological Sites; Māori Cultural Sites; Historic Heritage Items and Historic Heritage Areas Overlay				
19	31.6 Rule 4	Support	KiwiRail support that the undertaking of maintenance and/or repair to heritage items is a permitted activity.	Retain Rule
Part 7: District-Wide Rules				
Section 39: Transport				
20	Rule 5.1	Seek Amendment	The rule relates to the location of a vehicle crossing, and provides the criteria which are required to be complied with for that vehicle crossing to be a permitted activity. These criteria all relate to ensuring that the users of the vehicle crossing and of the roading network it connects to, are safe as a result of the placement and design of the vehicle crossing. What is missing from the rule is recognition that the setback of a vehicle crossing from a railway level crossing is also a matter that can compromise safety should standards not be met. KiwiRail seeks an amendment to the rule which will set out expectations surrounding setback distances which must be applied to railway level crossings. Level crossing accidents, whilst rare, are severe and as such require strict safety design criteria. To facilitate good integrated planning KiwiRail seeks a rule which requires developers to provide a minimum of 30 metres separation between new vehicle crossings and railway level crossings.	Amend Rule 5 as follows: <i>RULE 5 Vehicle crossing</i> <i>1. A vehicle crossing is a permitted activity provided:</i> <i>a) It meets the sight and separation standards in Table 3 or 4; and</i> <i>b) The vehicle crossing is provided from the formed carriageway of a road or service lane; and</i> <i>c) Where a site has two road frontages, the vehicle crossing is from the road with the same or a lesser classification in the Road Hierarchy (see Section 18 Transport Table 1); and</i> <i>d) In the Pedestrian Core Zone Section 51 the vehicle crossing is not onto a street listed in Table 3-; and</i> <u>e) It is not within 30m of a notional railway level crossing. Existing Vehicle crossings that are within 30m of an operational railway level crossing must be maintained so that the sightline standards detailed in Appendix 6 are complied with</u> <i>2. A vehicle crossing that is not permitted under Rule 5.1 is a restricted</i>

Submission Number	Proposed Amendment	Support/Oppose/ Seek Amendment	Submission/Comments/Reasons	Relief Sought (as stated or similar to achieve the requested relief)
			<p>This separation distance is designed to:</p> <ul style="list-style-type: none"> i) reduce the potential for vehicles to queue over the level crossing; ii) to ensure visibility of the crossing isn't blocked by turning vehicles; and iii) to avoid congestion and confusion in the vicinity of the level crossing. <p>One of the primary reasons for seeking this 30 metre control is to allow space for vehicles to wait/stop at level crossings (including longer milk trucks and rural heavy goods vehicles), without frustrating someone trying to get in or out of an adjacent property. Frustration, leading to risk-taking behaviour by drivers at intersections, can be reduced by providing adequate waiting distances. The requested control is designed to avoid these conflicts and thus promote better road safety. It is acknowledged that there are existing vehicle accesses which are within 30m of a railway level crossing. These accesses must be maintained so that they do not encroach on the sightline standards detailed in Submission 22 below.</p> <p>While KiwiRail acknowledge at present that there are no rail lines within the designated corridor, the location of notional railway level crossings is identified by virtue of where roads connect with and cross over the railway corridor. Should the railway line be re-established, safety could be compromised for users of vehicle crossings in proximity to railway level crossings.</p> <p>KiwiRail support clause b of this rule requiring that vehicle crossings are from legal road.</p>	<p><i>discretionary activity.</i></p> <p>3. <i>The Council restricts its discretion to matters 1, 2, 7 and 8 in Table 7 at the end of Section 39.</i></p>
21	Rule 11	Seek Amendment / Oppose	<p>Rule 11 identifies that a railway line is a discretionary activity. KiwiRail hold an existing designation within the District, therefore to re-establish the railway within that corridor would require an Outline Plan be supplied to Council, no resource consent under Rule 11 would however be required. KiwiRail therefore interpret this rule as applying to anyone other than a requiring authority who holds a designation for railway purposes, who wants to establish a railway line as needing a discretionary activity consent. This should be clarified in the provision if that is the intended purpose of the rule.</p> <p>If that is not the case and Council intended the rule to apply to KiwiRail should it wish to re-establish the line, KiwiRail oppose that rule and seek that Council remove it, particularly as the RMA process determines what is required from KiwiRail in the event of the line being re-established.</p>	Clarify the intended purpose of the provision, alternatively delete Rule 11.
22	39.2 Permitted Activities	New Rule	<p>KiwiRail seeks a new rule which determines the safe sightline distances for intersections. Again sightline distances are equally applicable to railway level crossings. KiwiRail is concerned with safety, including sight lines at level crossings. Although level crossing accidents make up a low proportion of accidents, they have a greater probability of a death or serious injury than other road accidents. This is largely to do with the mass and speed of a train and an inability of the train to brake or take evasive action.</p> <p>One of the key factors in maintaining safety is to ensure vehicle drivers are presented with sufficient visibility along the rail tracks, and that traffic needing to gain access to adjacent properties and through-traffic do not conflict with one another. It is also important to ensure that obstructions do not block the visibility of level crossing signs or alarms to approaching drivers.</p> <p>KiwiRail has developed an access way restriction and 'sight triangles'</p>	<p>Insert a new Rule into 39.2 Permitted Activities as follows: <u>X All existing and new accesses and roads that cross an operational rail network via a level crossing must be maintained in accordance with the sight triangles provided in Appendix 6 Railway Level Crossing Sight Triangles and Explanations.</u> [A new Appendix 6 to be inserted entitled 'Railway Level Crossing Sight Triangles and Explanations'. This new appendix shall replicate Appendix 1 of this submission]</p>

Submission Number	Proposed Amendment	Support/Oppose/ Seek Amendment	Submission/Comments/Reasons	Relief Sought (as stated or similar to achieve the requested relief)
			<p>guideline which creates areas free of physical obstructions (erected, placed or grown). Diagrams detailing these sight triangles are attached as Appendix 1 of this submission. These diagrams are sought to be included in the District Plan to address the need to avoid the poor location of land uses including structures, vegetation and signage, which can obstruct the required safety sightlines for railway level crossings. KiwiRail seek that this appendix be inserted as Appendix 6.</p> <p>KiwiRail have anticipated that this rule will be applicable only once the rail line is re-established, and for that reason the rule requested to be inserted references an operational rail network. Until such time as the rail network is re-established, compliance with the rule is not considered necessary.</p>	
23	39.4.2.g Assessment Criteria	Support	<p>KiwiRail support that the assessment criteria for restricted discretionary activities includes consideration of the safety and efficiency effects from the location of a vehicle crossing near a rail level crossing.</p> <p>This provision supports submission 20 above whereby a clear link between this aspect as a restricted discretionary assessment matter and the permitted activity standards is sought to be inserted.</p>	Retain provision.

Part 8: Zone Rules

Multiple Zones

24	<p>Assessment Standards, Matters and Criteria Tables of the following zone chapters:</p> <ul style="list-style-type: none"> Section 40 – Airfield Zone Section 44 – Extra Density Residential Zone Section 46 – Industrial Zone Section 47 – Light Industrial Zone Section 49 – Marine Services Zone Section 50 – Open Space Zone Section 52 – Recreation Active Zone Section 54 – Residential Zone Section 56 – Rural Zone Section 58 – Village Zone 		<p>The rail network traverses the Residential, Extra Density Residential, Industrial, Light Industrial, Village, Rural, Marine Service, Open Space, Recreation Active, Road and Airfield zones. As such, KiwiRail seek noise and vibration reverse sensitivity provisions to be inserted in the relevant Zone chapters (excluding the Road Zone), requiring acoustic treatment for any noise sensitive activity located within the relevant distance of an operational railway network. The provision is submitted as being consistent with the objectives and policies and anticipated outcome regime as identified in Section 18 of the District Plan as proposed.</p> <p>KiwiRail consider the most appropriate place for the noise sensitive activities standards is within the assessment standards matters and criteria tables in each applicable Zone, unless a district wide approach is adopted. The applicable Zones all contain tables outlining the standards for permitted activities, and the restricted discretionary assessment matters. The rules in the Zone chapters already set out that the permitted activities are required to comply with the standards table and where there is non-compliance, a restricted discretionary consent is required.</p> <p>The provision sought places the onus on the noise sensitive activity developer/owner to mitigate against these effects. The rule should apply to all new, altered or relocated buildings used for noise sensitive activities, not just habitable rooms. This means that should a school or a hospital renovate the internal layout of their buildings, rooms that previously did not fall within the definition of “habitable rooms” but due to a change of use would be defined as habitable, do not require extra work to make them acoustically insulated. The change will also create an enduring level of compliance during the new/altered or relocated building’s ‘whole-life’.</p> <p>While KiwiRail acknowledge the railway line is not operational at the present time, the provisions sought to be inserted seek to ensure that future development in these Zones is protected in the event the railway line is re-established. The intention is that these provisions do not apply</p>	<p>Add a new subsection to the relevant tables in Sections 40, 44, 46, 47, 49, 50, 52, 54, 56, 58:</p> <p>Standards Table: <u>X Noise Sensitive Activities within 100m of an Operational Rail Network - Airborne Noise:</u> <u>New, relocated and altered noise sensitive activities shall be designed, constructed and maintained to ensure the following internal design noise limits shall not be exceeded, and shall take into account future use of the rail corridor, by the addition of 3dB to existing measured or calculated sound levels.</u></p> <table border="1"> <thead> <tr> <th><u>Receiving Environment (New, relocated or altered)</u></th> <th><u>LAeq, 1 hour</u></th> <th><u>Compliance Distance (no less than)</u></th> </tr> </thead> <tbody> <tr> <td><u>Residential – Bedrooms</u></td> <td><u>35 dB</u></td> <td><u>100m</u></td> </tr> <tr> <td><u>Residential – Habitable Spaces</u></td> <td><u>40 dB</u></td> <td><u>100m</u></td> </tr> <tr> <td><u>Primary Outdoor Amenity Areas</u></td> <td><u>60 dB</u></td> <td><u>60m</u></td> </tr> <tr> <td><u>Teaching spaces</u></td> <td><u>40 dB</u></td> <td><u>100m</u></td> </tr> <tr> <td><u>All other sensitive activity building spaces e.g.:</u></td> <td><u>To comply with satisfactory sound levels</u></td> <td></td> </tr> <tr> <td> <ul style="list-style-type: none"> <u>Hospital and Dementia Care Spaces</u> <u>Commercial Spaces</u> </td> <td><u>AS/NZS 2107:2000 (nearest specified equivalent)</u></td> <td></td> </tr> </tbody> </table> <p><u>Where part of a habitable space straddles the noise and vibration boundary it shall meet the relevant criteria above.</u></p> <p><u>Where it is necessary to have windows closed to achieve the acoustic design requirements, an alternative ventilation system shall be provided. A ventilation system installed shall comply with the following:</u></p> <p><u>i) Consist of an air conditioning unit(s) provided that the noise level</u></p>	<u>Receiving Environment (New, relocated or altered)</u>	<u>LAeq, 1 hour</u>	<u>Compliance Distance (no less than)</u>	<u>Residential – Bedrooms</u>	<u>35 dB</u>	<u>100m</u>	<u>Residential – Habitable Spaces</u>	<u>40 dB</u>	<u>100m</u>	<u>Primary Outdoor Amenity Areas</u>	<u>60 dB</u>	<u>60m</u>	<u>Teaching spaces</u>	<u>40 dB</u>	<u>100m</u>	<u>All other sensitive activity building spaces e.g.:</u>	<u>To comply with satisfactory sound levels</u>		<ul style="list-style-type: none"> <u>Hospital and Dementia Care Spaces</u> <u>Commercial Spaces</u> 	<u>AS/NZS 2107:2000 (nearest specified equivalent)</u>	
<u>Receiving Environment (New, relocated or altered)</u>	<u>LAeq, 1 hour</u>	<u>Compliance Distance (no less than)</u>																							
<u>Residential – Bedrooms</u>	<u>35 dB</u>	<u>100m</u>																							
<u>Residential – Habitable Spaces</u>	<u>40 dB</u>	<u>100m</u>																							
<u>Primary Outdoor Amenity Areas</u>	<u>60 dB</u>	<u>60m</u>																							
<u>Teaching spaces</u>	<u>40 dB</u>	<u>100m</u>																							
<u>All other sensitive activity building spaces e.g.:</u>	<u>To comply with satisfactory sound levels</u>																								
<ul style="list-style-type: none"> <u>Hospital and Dementia Care Spaces</u> <u>Commercial Spaces</u> 	<u>AS/NZS 2107:2000 (nearest specified equivalent)</u>																								

Submission Number	Proposed Amendment	Support/Oppose/ Seek Amendment	Submission/Comments/Reasons	Relief Sought (as stated or similar to achieve the requested relief)				
			<p>retrospectively, so only new, relocated or altered noise sensitive activities would be required to comply with these provisions and only where they are within 100m of an operational rail network – therefore only applying after the railway line is re-established. KiwiRail acknowledge there is uncertainty around the timing of the line being re-established, if at all, and therefore do not believe it appropriate for all new noise sensitive activities from the time the Proposed Plan takes effect to be required to comply with these provisions, however KiwiRail wish to ensure that when the line is re-established, the protections will be able to be relied on.</p> <p>Given the nature of the use of land in the Road Zone, no changes are sought to be required for that zone, particularly as noise sensitive activities that occur there are short term, often transient, activities rather than long term or permanent activities such that mitigation from reverse sensitivity effects is considered necessary.</p>	<p><u>generated by the unit(s) must not exceed 40dB LAeq(30s) in the largest habitable room (excluding bedrooms) and 35dB LAeq(30s) in all other habitable rooms, when measured 1 metre away from any grille or diffuser; or</u></p> <p>ii) <u>A system capable of providing at least 15 air changes per hour (ACH) in the largest habitable room (excluding bedrooms) and at least 5 air changes per hour (ACH) in all other habitable rooms; and</u></p> <p>iii) <u>The noise level generated by the system must not exceed 40dB LAeq(30s) in the largest habitable room (excluding bedrooms) and 35dB LAeq(30s) in all other habitable rooms, when measured 1 metre away from any grille or diffuser; and</u></p> <p>iv) <u>The internal air pressure must be no more than 10 Pa above ambient air pressure due to the mechanical ventilation; and</u></p> <p>v) <u>Where a high air flow rate setting is provided, the system shall be controllable by the occupants to be able to alter the ventilation rate with at least three equal progressive stages up to the high setting.</u></p> <p><u>Compliance for noise shall be demonstrated by providing the Council and KiwiRail Holdings Limited with a design report and a design certificate prepared by an experienced and qualified acoustic specialist, and an experienced and qualified mechanical engineer with respect to the ventilation system.</u></p> <p><u>Y Noise Sensitive Activities within 100m of an Operational Rail Network - Ground-borne Noise: Annoyance</u> <u>New, relocated, or altered noise sensitive activities/buildings within 60 metres of the rail corridor shall be designed and constructed to ensure the following levels of vibration from trains shall not be exceeded based on the procedures specified in the Norwegian Standard NS 8176E: 2nd edition September 2005 Vibration and Shock Measurement of Vibration in Buildings from Land Based Transport and Guidance to Evaluation of its Effects on Human Beings.</u></p> <table border="1" data-bbox="1905 1247 2828 1377"> <tr> <td><u>Receiving Environment (New, relocated or altered)</u></td> <td><u>Class C criterion: Maximum Weighted Velocity, Vw,95</u></td> </tr> <tr> <td><u>Sensitive activities/ buildings</u></td> <td><u>0.3 mm/s</u></td> </tr> </table> <p><u>Z Noise Sensitive Activities within 100m of an Operational Rail Network - Ground borne Vibration: Building effects</u> <u>All buildings within 20 metres of the rail corridor shall be designed and constructed to ensure the level of vibration from trains shall not exceed the criteria set out in the British Standard BS 7385-2:.</u></p> <p><u>Compliance for both vibration annoyance and building damage shall be demonstrated by providing the Council and KiwiRail Holdings Limited with a design report and a design certificate prepared by an experienced and qualified acoustic/vibration specialist;</u></p> <p>Restricted Discretionary Matters Table <u>X Noise Sensitive Activities within 100m of an Operational Rail Network - Airborne Noise:</u> a) <u>The degree of noise attenuation achieved at the noise sensitive activity</u></p>	<u>Receiving Environment (New, relocated or altered)</u>	<u>Class C criterion: Maximum Weighted Velocity, Vw,95</u>	<u>Sensitive activities/ buildings</u>	<u>0.3 mm/s</u>
<u>Receiving Environment (New, relocated or altered)</u>	<u>Class C criterion: Maximum Weighted Velocity, Vw,95</u>							
<u>Sensitive activities/ buildings</u>	<u>0.3 mm/s</u>							

Submission Number	Proposed Amendment	Support/Oppose/Seek Amendment	Submission/Comments/Reasons	Relief Sought (as stated or similar to achieve the requested relief)
				<p><u>b) The effects of reverse sensitivity on the operation of the rail network and depot and the ability and suitability of mitigation measures to enable the continued and uninterrupted operation of the rail network.</u></p> <p><u>c) The written approval of KiwiRail Holdings Limited.</u></p> <p><u>d) A reverse sensitivity covenant provided by KiwiRail Holdings Limited.</u></p> <p><u>Y Noise Sensitive Activities within 100m of an Operational Rail Network - Ground-borne Noise: Annoyance, and Ground borne Vibration: Building effects:</u></p> <p><u>a) The size, nature and location of the building on the site</u></p> <p><u>b) Special topographical, building features or ground conditions which will mitigate vibration impacts</u></p> <p><u>c) Any characteristics of the proposed use which make compliance with the standard unnecessary</u></p> <p><u>d) The written approval of KiwiRail Holdings Limited.</u></p> <p><u>e) A reverse sensitivity covenant provided by KiwiRail Holdings Limited.</u></p>

Appendix A:

Insert the following as new Appendix 6 – Railway Level Crossing Sight Triangles and Explanations:

Level Crossing Sight Triangles and Explanations

Developments near Existing Level Crossings

It is important to maintain clear visibility around level crossings to reduce the risk of collisions. All the conditions set out in this standard apply during both the construction and operation stages of any development.

Approach sight triangles at level crossings with Stop or Give Way signs

On sites adjacent to rail level crossings controlled by Stop or Give Way Signs, no building, structure or planting shall be located within the shaded areas shown in Figure 1. These are defined by a sight triangle taken 30 metres from the outside rail and 320 metres along the railway track.

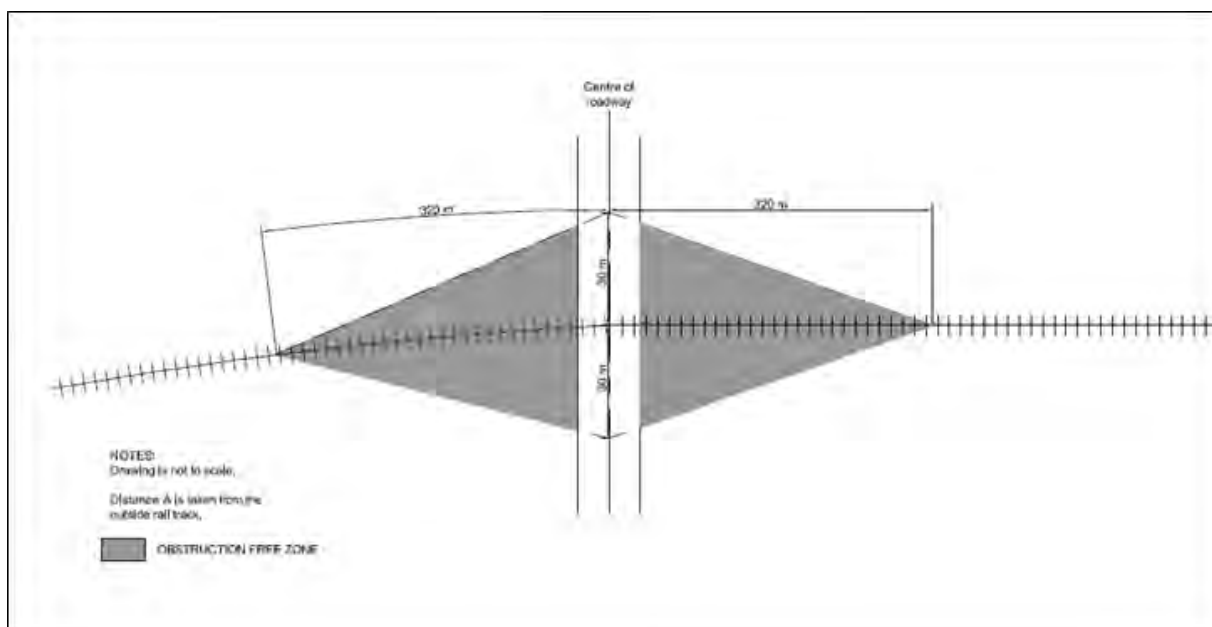


Figure 1: Approach Sight Triangles for Level Crossings with “Stop” or “Give Way” Signs

Advice Note:

The approach sight triangles ensure that clear visibility is achieved around rail level crossings with Stop or Give Way signs so that a driver approaching a rail level can either:

- See a train and stop before the crossing; or
- Continue at the approach speed and cross the level crossing safely.

Of particular concern are developments that include shelter belts, tree planting, or a series of building extensions. These conditions apply irrespective of whether any visual obstructions already exist.

No approach sight triangles apply for level crossings fitted with alarms and/or barrier arms. However, care should be taken to avoid developments that have the potential to obscure visibility of these alarm masts. This is particularly important where there is a curve in the road on the approach to the level crossing, or where the property boundary is close to the edge of the road surface and there is the potential for vegetation growth.

Restart sight triangles at level crossings

On sites adjacent to all rail level crossings, no building, structure or planting shall be located within the shaded areas shown in Figure 2. These are defined by a sight triangle taken 5 metres from the

outside rail and distance A along the railway track. Distance A depends on the type of control (Table 1).

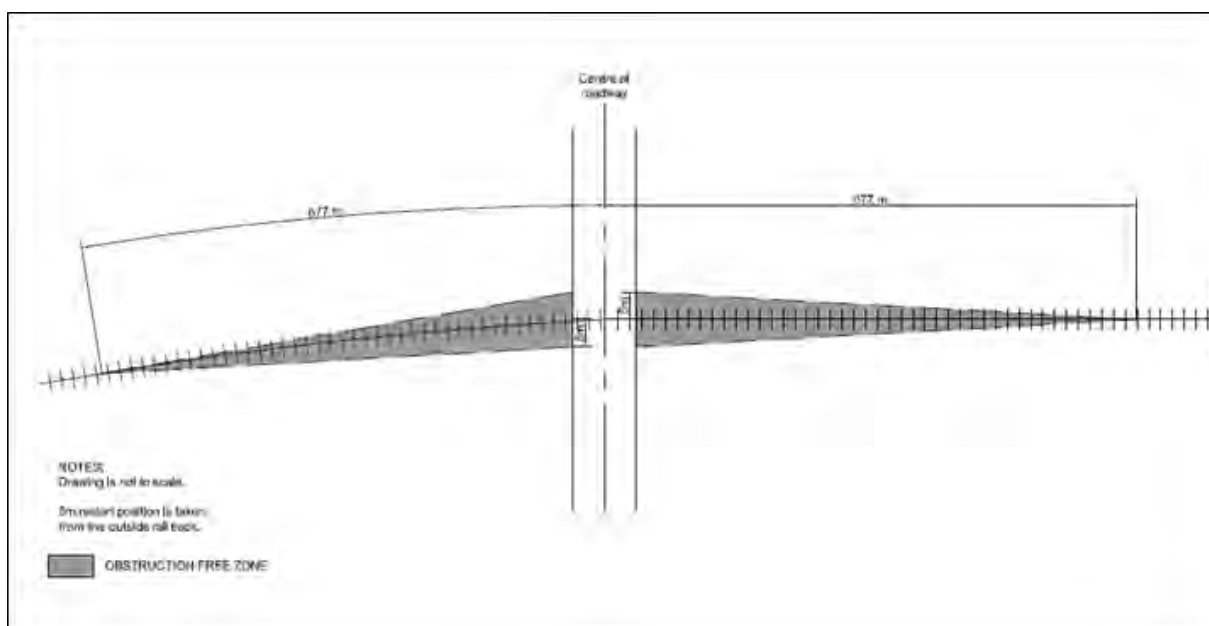


Figure 2: Restart Sight Triangles for all Level Crossings

Table 1: Required Restart Sight Distances For Figure 2

Required approach visibility along tracks A (m)		
Signs only	Alarms only	Alarms and barriers
677 m	677 m	60 m

Advice Note:

The restart sight line triangles ensure that a road vehicle driver stopped at a level crossing can see far enough along the railway to be able to start off, cross and clear the level crossing safely before the arrival of any previously unseen train.

Of particular concern are developments that include shelter belts, tree planting, or a series of building extensions. These conditions apply irrespective of whether any visual obstructions already exist.

Notes:

- Figures 1 and 2 show a single set of rail tracks only. For each additional set of tracks add 25 m to the along-track distance in Figure 1, and 50 m to the along-track distance in Figure 2.
- All figures are based on the sighting distance formula used in NZTA Traffic Control Devices Manual 2008, Part 9 Level Crossings. The formulae in this document are performance based; however the rule contains fixed parameters to enable easy application of the standard. Approach and restart distances are derived from a:
 - train speed of 110 km/h
 - vehicle approach speed of 20 km/h
 - fall of 8 % on the approach to the level crossing and a rise of 8 % at the level crossing
 - 25 m design truck length
 - 90° angle between road and rail

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)	Paul Kelly (Chairman)	
or Organisation (if relevant)	Mercury Bay Community Board	
Email Address	mpkelly1@xtra.co.nz	
Postal Address	C/- 10 Monk St, Whitianga, 3510	
Phone no. <small>include area code</small>	(07) 8664430	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)

Please see 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:

Please see attached

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

Retained Deleted Amended as follows:

AS above

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 Neely Date 7 March 2014.

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

Trade Competition

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

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

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

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

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

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

POINT	PLAN REFERENCE	SUPPORT/OPOSE	REASONS	DECISION SOUGHT
<i>Each matter raised will be addressed separately and referred to as a submission point</i>	<i>Identify the specific part of the Plan your submission point</i>	<i>Specify whether you support or oppose the part of the Plan</i>	<i>Reasons for your views</i>	<i>Whether you want the part of the Plan retained, amended, or deleted and any changes that you seek.</i>
Visitor Accommodation	<p>Part VIII - Zone Rules Permitted Activities: Visitor Accommodation (various zones) Visitor accommodation is a permitted activity provided:</p> <ul style="list-style-type: none"> - There are no more than 6 tariff-paid visitors staying on the site at any one time 	Support	<p>The Board supports the visitor accommodation rules and notes the following:</p> <ul style="list-style-type: none"> - The key component lies in the equality issue between visitor accommodations being rated fairly - for example, the rating scale of residential property versus commercial operations such as motels. - The Board also notes that extra staff support will be needed to monitor onsite management 	<ol style="list-style-type: none"> 1) Retain the proposed permitted activity standard of 6 tariff paid visitors in the District Plan. 2) That Council also address the rating inequality between commercial and domestic accommodation providers through its other financial policies.
Festivals and Events	<p>Part VIII - Zone Rules Section 56 - Rural Zone 56.4 Permitted Activities - Rule 5 A Festival, event is a permitted activity provided: It lasts no longer than 24 hours</p>	Oppose	The Board notes that festivals and events are an important part of economic development of the area.	Amend the permitted activity standard of 24 hours in the rural zone to 72 hours
Significant Natural Areas	<p>Part VI - Overlay Rules Section 29 - Biodiversity 29.3 Permitted Activities - Rule 3 and Rule 4</p>	Oppose	The Board notes that landowners should have the right to harvest firewood on their own property as needed.	<ol style="list-style-type: none"> 1) That the District Plan be amended to clarify exactly what impact or effect Significant Natural Areas will have on any development proposals in all zones. 2) That the District Plan rules be amended to allow for reasonable harvesting of firewood within the District.
Noise	<p>Part V - Special Purpose Provision Section 26 - Site Specific Activities 26.4 Permitted Activities - Table 1</p>	Supports in part	The Board supports the general relaxation around noise standards across the district. However the	<ol style="list-style-type: none"> 1) Amend Table 3 - Community Hall to include : <ul style="list-style-type: none"> - Coroglen Hall

	Site Specific Activities - Community Halls		Board opposes the specific rule relating to the level for noise standards for community facilities. Council owned community facilities (Halls) need to have noise standards that provide for public use.	<ul style="list-style-type: none"> - Hahei Community Centre - Cooks Beach Community Centre - Kuaotunu Hall <p>2) The permitted maximum noise level is increased from 40dBL¹⁰⁷ to 55dBL¹⁰⁷ (day and night) and allow a finish time of 11 pm rather than 10pm to provide for reasonable community use of these facilities.</p> <p>3) That the permitted noise levels for all Council owned community facilities/halls be increased, but as a minimum increase the permitted noise levels for all Council owned hall facilities in the Mercury Bay area.</p>
POINT	PLAN REFERENCE	SUPPORT/OPOSE	REASONS	DECISION SOUGHT
Subdivision	Part VII - District-wide Rules Section 38 - Subdivision - Table 2.2 a) and b) minimum net lot area in the Coastal Living Zone.	Oppose	The Board has concerns about the increase in impervious surfaces and larger dwellings being constructed on site and the ability of Council infrastructure in the Coastal Living Zone to cope with intensive development.	Amend the minimum lot size in the Coastal Living Zones of Cooks Beach, Hahei and Hot Water Beach for reticulated sites from 600 m ² to 800 m ² and from 800 m ² to 1200 m ² for non-reticulated sites.
Road designation on Cook Drive, Whitianga (TC220)	Appendix 2 Designations Schedule TC220 (Map 18E) Designation TC220 - Proposed Road	Oppose	The Board notes that Cook Drive is now a culde sac and no longer links through to Racecourse Road. The Board notes that the designation (TC220) may be historical predating SH25 bypassing Whitianga.	Delete designation TC220 and notify the landowners accordingly.

Lux/light levels in industrial zone	Part VI - Overlay Rules Section 28 - Airfield Height and Noise 28.3 Airfield height - Table 1 Whitianga Main	Oppose	<p>The Board notes the extension of the height restriction relating to Mercury Bay Airfield and that they impact on the Mercury Bay Multisport centre in relation to floodlights and goal posts.</p> <p>The Board requests a temporary exemption for the goal posts and floodlights at the Mercury Bay Multisport centre until such time as the Airfield moves to increased levels of passenger operations and or night flying.</p> <p>The Board supports redesigning the floodlights and goal posts so as not to not restrict the future development of the airfield at the point where increased passenger operations or night flying is required.</p>	1) Amend the Part VI - Overlay Rules Section 28 applying to the Mercury Bay Airfield rules to ensure that the establishment of floodlights and goal posts on the Mercury Bay Multisport centre are not restricted by the obstacle limitation surface(s) until such time that the airfield requires the ability to accommodate 5700 MCTOW passenger planes and/or night flying operations.
POINT	PLAN REFERENCE	SUPPORT/OPPOSE	REASONS	DECISION SOUGHT
Building height restrictions	Part VIII - Zone Rules Section 45 - Gateway Zone 45.7 - Assessment Standards - Table 3.3 Maximum building height.	Support	Height restrictions on building in the Gateway Zone will provide for an attractive entry/approach to Whitianga township.	Retain the maximum building height of 12 meters.
Zoning	Maps: 17, 17A and 17B	Support	<p>The Board notes the provision for residential, industrial and commercially zoned land is important to provide for the future growth of Whitianga and this is consistent with town planning for Whitianga.</p> <p>Whitianga has been identified as one of three major growth hubs in the district via the Blueprint and has infrastructure to accommodate additional future growth.</p>	1) Retain the zonings on Maps 17, 17A and 17B (including the Wells Farm and Sherriff block).

			The Board also notes that the development of a structure plan will need to be developed prior to development of the Wells farm and this should address potential issues such as flooding and access network.	
Zoning (of Council owned property in the Mercury Bay area)	Maps: 18I, 17C and 18F	Amend	The Board requests the rezoning of Council owned property to reflect the potential future use of the sites.	Amend planning maps 18I, 17C and 18 F: <ul style="list-style-type: none"> - Rezone 35 and 35A Captain Cook Drive Recreation Active from Recreation Passive - Rezone 50 Robinson Road Open Space Zone from recreation passive zone - Rezone 137C Albert Street Residential from Recreation Active.
POINT	PLAN REFERENCE	SUPPORT/OPOSE	REASONS	DECISION SOUGHT
Cooks Beach Expansion Site development proposal	Part V - Special Purpose Provisions Section 25.5 - Cooks Beach Expansion Site Development Plan	Oppose	The Board opposes the site development plan unless a comprehensive storm water management plan that ensures no additional effects on the storm water network and Cooks Beach stream is developed. The Board notes work carried out by TCDC and WRC to try and address the flooding issues with Cooks Beach area and Cooks Beach stream. The Board recommends the development is directed towards the Purangi estuary rather than the other existing storm water network.	Add rules relating to Part V - Special Purpose Provisions Section 25.5 - Cooks Beach Expansion Site Development Plan to: <ol style="list-style-type: none"> 1) require a comprehensive storm water management plan for the site (or zone) that ensures no additional storm water effects on the Cooks Beach Stream. 2) require the direction of any storm water (not contained on site) into the Purangi Estuary (with suitable pre-treatment) not the Cooks Beach stream.
Roading and Access	Map: 18H	Oppose in part	The Board notes the on-going subdivision of land on the Southern	Amend planning map 18H to include a designation to protect

			side of Purangi Road and the need to plan for this. The Board requests that Council include a designation to protect a future road link potentially	a future roading link that will protect the Council's ability to link Resolution Rise to Purangi Road in the vicinity of some practical intersection with Purangi Road in the vicinity of 930 Purangi Road or thereabouts.
Zoning (94 and 111 Hahei Beach Road)	Map: 19A	Oppose	The Board requests that the land at 94 and 111 Hahei Beach Road remain zoned as Rural. The Board notes that this is in line with the Local Area Blueprint which focuses growth away from the smaller coastal sites of Mercury Bay and into commercial larger settlements such as Whitianga. The Board also asks that further comprehensive planning is completed for Hahei before any zone changes are made. The Board also notes issues with existing Council infrastructure related to water supply, storm water and wastewater.	Amend Map 19A Zones to change the zoning of 94 and 111 Hahei Beach Road from Rural Lifestyle Zone back to Rural Zone.
Subdivision and the creation of reserves	Part III - Section 16 - Subdivision - Policy 3a and 3b.	Oppose	The rule reduces Council's ability to acquire public reserve at the time of subdivision.	Policy 3a should be clarified to ensure that it does not reduce Council's ability to have an esplanade reserve vested at the time of subdivision or contradict Policy 3b.
Subdivision and the creation of reserves	Part III - Section 16 - Subdivision - Policy 3a and Part VII - Section 38- Subdivision	Oppose	These sections do not provide Council with enough powers to require the vesting of esplanade reserves at the time of subdivision as per the RMA matters of national importance Section 6(d) to provide	That the objectives and policies in Part III - Section 16 - Subdivision and Part VII - Section 38- Subdivision be amended to provide Council a greater ability to require the

			<p>for the maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers.</p>	<p>vesting of esplanade reserves at the time of any subdivision adjacent to the coastal marine area, lakes and rivers. This should include provision for Council to require the vesting of esplanade reserves for lot sizes under 4 hectares as provided for in section 230(3) of the Resource Management Act.</p>
--	--	--	---	--

SUBMISSION TO THAMES-COROMANDEL DISTRICT COUNCIL'S
PROPOSED DISTRICT PLAN

Clause 5 of First Schedule, Resource Management Act 1991

To: Thames-Coromandel District Council

Private Bag

THAMES 3540

Attention: District Plan Manager

Submission on: Proposed District Plan

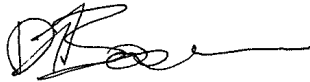
1. Pauanui Surf Life Saving Club Incorporated (PSLSC) at the address for service set out below, makes this submission as follows.
2. Without limiting the generality of this submission, the following particular provisions are supported/opposed as set out below.
3. PSLSC leases a site within the Pauanui Surf Club reserve from the Thames Coromandel District Council, which is occupied by the Surf Life Saving Tower. This provides a base for lifesaving, and associated first aid, rescue equipment storage and ancillary activities. Furthermore the facilities are used for ongoing training, associated operational activities and other such activities required to support the continued operation of the surf life saving club.
4. PSLSC also owns land at 2 Just-in-time Place, Pauanui. The site is occupied by accommodation facilities used by members and invited guests for the purposes of lifesaving, training and associated operational activities and other such activities required to support the continued operation of the surf life saving club.
5. PSLSC supports the proposed to be zoning of "Recreation Active", where the surf tower is located.
6. PSLSC supports the definition of "Community Facilities", on the basis that PSLSC is an activity within the scope of the activity, and that the activities of the PSLSC would fall into, and are provided for as permitted activities, provided they don't exceed 500m² GFA and the relevant development controls, including max height of 10m and max reserve coverage of 60%, are met.
7. PSLSC seeks clarification that where two or more communities facilities are located adjacent too or within the same site, the control or no more than 500m² GFA would apply separately to each activity, provided that max reserve coverage of 60% is not exceeded.
8. PSLSC, supports the restricted discretionary activity status would be required for any proposed addition since the building falls within the "Current Coastal Erosion Line" and the "Future Coastal Protection Line". The relevant criteria for such a consent matter relate to roof colour, exterior wall colour/finish and the amount of reflectivity. PSLSC seeks

clarification that any assessment of the reflectivity of the building surfaces will take account of the essential operational needs to provide windows for visual surveillance of the beach by lifeguards, and to provide natural light into the building. PSLSC notes that as matter of security, realistically large extents of glazing at ground level are unlikely to occur.

9. PSLSC supports the requirement for a restricted discretionary activity consent be required for the size of the building if it already exceeds (or will exceed) 500m².
10. PSLSC support the remainder of the development controls applicable to the site as currently drafted.
11. PSLSC supports the zoning applied to the "Extra Density Residential" which it believe is in keeping with its current use.
12. PSLSC support the remainder of the development controls applicable to the site as currently drafted.
13. PSLSC seeks all consequential or alternative relief to give effect to the specific amendments noted above is also sought.
14. PSLSC wishes to be heard in support of this submission.
15. PSLSC would consider presenting a joint case with any other party seeking similar relief.

DATED at Auckland this 14th day of March 2014.

Pauanui Surf Life Saving Club Incorporated.



David Boersen

Vice President

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) Richard Allen and Jan Uavi Yarndley

or Organisation (if relevant) _____

Email Address yarndley@xtra.co.nz

Postal Address 45 Ngaroto Road. R. D. 3. Ohauupo 3883

Phone no. (include area code) (07) 8717521

Mobile no. 0275 744354

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)

Widening State Highway 25 at Thornton Bay. We have a house at 326 Thames Coast 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:

It is a very popular swimming beach particularly for young children. Cars travel through this Bay faster than the 50k speed zone now. Widening it will make it more dangerous.

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 Ryanley G. Jordan Date 06/03/2014

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



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

Submitter Details:

Organisation: Moehau Environment Group
A community conservation group based in the Northern Coromandel
Email: info@meg.org.nz
Postal Address: Moehau Environment Group, RD4, Coromandel
Phone: (07) 8665337
Mobile: 0273585281

Our Submission

The specific provisions of the Proposed District Plan that my submission relates to are summarized in the table below:

		Section 6 Biodiversity Issues, Objectives and Policies	
Section	Support/Oppose	Submission	Decision Sought
6.1 Background	Support in part	<p>This section hasn't included the RMA legislation that underpins the Councils responsibilities to protection biodiversity.</p> <p>The section would be improved if there was more information stressing the value, uniqueness and richness of the Coromandel's biodiversity.</p> <p>It is important that the plan highlights the link between threatened species and the Threatened Environments that have <20% indigenous vegetation left. Detail of the Threatened Environments are found in section 3.1 of the MfE/DOC 2007 publication "Protecting our Places - National Priorities for Protecting</p>	<p>Include the relevant sections of the RMA S5 (2) (b), s6(a), Section 7d) and section 31 detailing the function of Councils to control the effects of the use of land for the maintenance of indigenous biodiversity.</p> <p>Include information stressing the unique value of the Coromandel's biodiversity.</p> <p>Ensure that the plans objectives, policies and rules provide protection and enhancement of Threatened Environments e.g. those that have less than 20% indigenous vegetation –coastal forest. AND wetlands and floodplains.</p>

		<p>Rare and Threatened Biodiversity on Private Land".</p> <p>The plan needs to have policies and objectives which protect and restore the habitat of threatened species. This habitat includes not just native bush but other habitat such as wetlands and scrublands.</p>	<p>Include policies and objectives that manage impacts on the habitat of threatened species.</p>
<p>6.2 Issues</p>	<p>Support in part</p>	<p>There are a high number of threatened species found in the Coromandel and their protection is not highlighted adequately.</p> <p>The importance of forestry blocks and scrubland is not included as habitat that supports threatened species.</p> <p>There isn't a requirement to identify ecological corridors, buffers and connections which are important aspects of protecting and enhancing biodiversity and significant natural areas.</p>	<p>Include species in 6.2b or provide for their loss with a separate issue</p> <p>Include an issue which addresses the fragmentation of natural areas and the importance of ecological corridors.</p> <p>Include an issue that reflects the importance of scrubland and forestry blocks as a habitat for threatened species.</p> <p>Expand Issue 3 to include requiring identification and protection of corridors, buffers and connections to improve biodiversity and significant natural area</p>
<p>6.3 Objective</p>	<p>Support in part</p>	<p>The objective reads as if the protection of biodiversity will be only be carried out in relation to subdivision use and development.</p>	<p>Remove "at the time of subdivision, use and development"</p>
<p>6.3 Policy 1a</p>	<p>Oppose</p>	<p>This policy emphasizes subdivision use and development over the protection of biodiversity.</p>	<p>Change this policy to emphasize the maintenance and enhancement of biodiversity first in relation to subdivision, use and development. Suggestions include</p> <ul style="list-style-type: none"> a) Retain habitat for threatened species when subdividing or developing b) Provide buffers for significant natural areas when subdividing or developing
<p>6.3 Policy 1b</p>	<p>Oppose</p>	<p>This policy emphasizes subdivision use and development over the protection of biodiversity.</p>	<p>Change this policy to emphasize the maintenance and enhancement of biodiversity first in relation to subdivision use and development. Suggestions include</p> <ul style="list-style-type: none"> a) Avoids effecting ecological corridors buffers and connections.

		<p>It is noted that there isn't mention of mitigating to effects of subdivision and development on biodiversity. "No net loss" should be a minimum goal for protection of biodiversity during subdivision and development although it is questionable whether this is likely to maintain and enhance biodiversity alongside the pressures of development.</p> <p>As the policy is worded biodiversity could be adversely affected. There isn't enough information on what "sustainable use" means.</p> <p>This policy emphasizes establishment, maintenance and upgrading of public infrastructure and network utilities instead of protection and maintenance of biodiversity.</p> <p>There is not provision in the plan for the protection and maintenance of SNAs. The plan won't therefore give effect to the Waikato Regional Council PRPS Policy 11.2</p> <p>The provision of biodiversity advice and information to landowners is an important way of gaining landowner support for its protection.</p> <p>The review of the Biodiversity Strategy is supported and an important aspect of providing for biodiversity protection as a non-regulatory method.</p>	<p>Include a policy that provides for enhancing biodiversity values on the property under subdivision or development. This could include requirements such as restoration, predator and/or weed control.</p> <p>The policy needs to include detail of what "sustainable uses" can take place which still maintain and protect biodiversity.</p> <p>This objective and policies seems to fit in the section related to Infrastructure.</p> <p>Include objectives that state how the plan will protect and maintain SNAs.</p> <p>It is suggested that this review be carried in collaboration with other agencies, community groups, iwi and stakeholders such as the Waikato Biodiversity Forum.</p>
6.3 Policy 1d	Support in part		
Objective 2 and policies	Oppose		
Another Objective and policies			
6.4 Non-regulatory Methods 1	Support		
6.4 Non-regulatory Methods 2	Support		

Section 29 Biodiversity Rules			Decision Sought
Section	Support/Oppose	Submission	
29	Support in part	The protection of biodiversity would be strengthened by the inclusion of biodiversity sites and SNAs on the planning maps so there is a clear indication of where they are located.	Place biodiversity sites and SNAs on the planning maps to provide a clear indication of where biodiversity is located for planning purposes.
29	Support in part	Clarification of activities within an SNA and outside of an SNA need to be clarified.	Clearance of vegetation inside an SNAs should be a discretionary or non-complying activity and any clearance outside of an SNA a restricted discretionary activity to have an option of assessing the effects of the vegetation clearance on biodiversity.
29.3	Support in part	Clearance of vegetation does affect indigenous vegetation but there are other effects such as drainage, animal and plant pests, earthworks and run-off that also adversely affect biodiversity.	The rule needs to include other causes of biodiversity loss such as drainage.
29.3. Rule 2	Oppose	Clearance of vegetation as a permitted activity excluding the Conservation zone outside of the Rural Area as a permitted activity will not protect biodiversity in urban and coastal areas. Small areas of biodiversity in these areas are of value. There is no provision in the plan to assess the effects on biodiversity of lots under 4000m ² .	Delete Rule 2
29.3. Rule 3	Oppose	Indigenous biodiversity will not be maintained if the permitted activity rules remains. Neither will it give effect to the Proposed Regional Policy Statement. Any activities listed in rules need to have minor effects on biodiversity.	Delete 3.1. Include activities that don't impact on indigenous biodiversity or at most have a minor effect. Change Rules 3.2 and 3.4 to read that clearing vegetation is a non-complying activity.
29.4	Oppose	Controlled activity will not provide for biodiversity protection.	Delete this rule as it can be covered in amendments made to Rule 3 above

Proposed District Plan Hearing

I wish to be heard in support of my submission. No

If others make a similar submission, I will consider presenting a joint case with them at a hearing. No

Signature of submitter: Natalie Collicott

Date: 6 March 2014

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

Trade Competition

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

I could gain an advantage in trade competition through this submission. No

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

Sent: Friday, 7 March 2014 8:45:55 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Deb Brock

Address

77 Packtrack Rd
Thames 3577
New Zealand

[Map It](#)

Phone

6478689825

Email

dkbdesign@ihug.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 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.

- 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,

Deborah Katya Brock

Date

07/03/2014

Sent: Friday, 7 March 2014 8:49:14 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Alex Pearce

Address

122 Old Farm Road
Hamilton 3216
New Zealand

[Map It](#)

Email

lxnz@hotmail.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 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.

- 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,

Alex Pearce

Date

07/03/2014

Sent: Friday, 7 March 2014 9:46:47 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Lotte Kristoffersen

Address

Kvaedevej 12
Vordingborg 4760
Denmark

[Map It](#)

Email

lottefundal@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 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.

- 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,

Lotte Fundal Kristoffersen

Date

07/03/2014

Sent: Friday, 7 March 2014 9:53:00 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Jolanda van der Putten

Address

137a Cook Drive
Whitianga 3510
New Zealand

[Map It](#)

Phone

078662319

Email

yolandavdp@xtra.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 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.

- 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,

Jolanda van der Putten

Date

07/03/2014

Sent: Friday, 7 March 2014 10:50:55 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Sylvie Chasteau

Address

8 Riego Street
Dunedin 9016
New Zealand

[Map It](#)

Phone

0224795843

Email

sylvie.chasteau@hotmail.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 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.

- 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,

Sylvie Boutelje-Chasteau

Date

07/03/2014

Sent: Saturday, 8 March 2014 11:10:37 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Dean Atchinson

Address

62 Hikuai Settlement Rd
Hikuai 3579
New Zealand
[Map It](#)

Email

deanolino@hotmail.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 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.

- 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,

Dean Ronald Atchinson

Date

08/03/2014

Sent: Monday, 10 March 2014 12:16:17 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Brian Dixon

Address

21 Jeffery Street, Andersons Bay
Dunedin 9013
New Zealand

[Map It](#)

Email

briangdixon@gmail.com

My submission is:

Given the outstanding landscapes and ecology of the Coromandel Peninsula and to provide 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) that allows "Mining Activities", including underground mining, in the District, especially in Conservation, Coastal, Rural and Residential Zones and areas identified as having significant natural and landscape values.

- 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 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 its 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 the 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:

My family has owned a property and residence in the hills of Kuaotunu since the mid 1970's and my wife and I now own it. This is a property 90% covered in regenerated native bush adjacent to the Coromandel forest park and, with bush cover on other private land, provides travellers on SH25 with the experience of driving through native forest with kauri close to the highway and panoramic views across magnificent forest to the ocean. We visit the property regularly for extended periods (and may retire there) and have a number of friends and family from NZ and overseas who have stayed there, enjoying the unique natural values that have been acknowledged in the TCDC classifications.

On a number of occasions in the past, that property has been subject to prospecting and exploration licence applications and granted licences. We have had ongoing problems with companies that have breached licence conditions and on two occasions, a company placed drilling rigs on our land and was engaged in core sampling (prospecting) when that was expressly prohibited under an agreement arrived at in the Court when the company asked for the land to be excluded from the licence area.

Our efforts to protect the property have involved our family in significant financial expense and personal expense in terms of time and worry, both in defending the land and its values in Court hearings and legal processes and having to personally monitor the mining activities conducted on the land within and outside licence provisions. It is our considered view, based on experience that mining companies have little regard for the law and no respect for the people, the land and the natural values in the Coromandel.

My family has a history of involvement in the community-based opposition to mining in the Coromandel as that has been a rational and just cause aiming to protect the natural and social values we feel are what makes the Coromandel so special for us and the many thousands who visit each year. We were active in the campaigns to change planning laws that favoured mining and in gaining a moratorium on mining; with others, we lobbied and submitted to government, select committee and TCDC hearings and planning fora. We have a sense of the recent history (since the 70's) of community rejection of the massive mining plans that would by now have left the Council with a legacy of environmental degradation, toxic waste in streams and permanent tailings dams, all amounting to inestimable costs, decades of law suits seeking compensation from now non-existent companies, and irreversible damage to the industries that are now the basis for the region's economy (eg fishing, tourism, food production). The TCDC would be in a very different position had those plans proceeded and the Peninsula would be a very different place, with few of the features we now consider quintessential and that we take for granted as part of its natural beauty.

We urge the TCDC to recognise that the environmental and natural features you have inherited from previous administrations (that were either persuaded or decided to protect and preserve them) are the foundation for sustainable activities now and in the future. Accordingly, you have a responsibility to take the role of guardians (kaitiaki) seriously and ensure that the TCDC's plans and processes maintain and strengthen the protection of the natural values of the Coromandel Peninsula.

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,

Brian Dixon

Date

09/03/2014

Sent: Sunday, 9 March 2014 7:57:09 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Eric Zwaan

Address

65 Packtrack Rd RD2
Thames 3577
New Zealand

[Map It](#)

Email

zwaninn@paradise.net.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 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.

- 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,

Eric Zwaanll name

Date

09/03/2014

Sent: Sunday, 9 March 2014 5:39:53 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Nancy Zwaan

Address

65 Packtrack Roac
Thames 3577
New Zealand

[Map It](#)

Phone

078689664

Email

nanceenz@yahoo.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 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.

- 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,

Nancy Zwaan

Date

09/03/2014

Sent: Sunday, 9 March 2014 3:59:51 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Colleen Sorensen

Address

125 Martha Street
Thames 3500
New Zealand

[Map It](#)

Phone

07 8688008

Email

decodant@xtra.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 sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.

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

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

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

My further comments:

I'm 80 years old and I would like to think that New Zealanders will one day stop being hood-winked into believing that Mining is good for our economy. I hope that somewhere there is an honest Politician who will enlighten us all on the actual percentage of wealth that stays in this country and how much goes offshore. We are not like Australia who have their own Mining Companies but the Government loves to tell us that we could be rich like Australia. More important to me than any money is the hope that our environment does not get destroyed but remains intact for all future generations.

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,

Full name

Date

09/03/2014

Sent: Sunday, 9 March 2014 9:38:56 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Joanne Richards

Address

418 Tapu Coroglen Road
Tapu 3575
New Zealand
[Map It](#)

Email

joannenaturopath@xtra.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 sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.

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

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

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

My further comments:

Further to the above Coromandel is our home, a precious and unique peninsula. If mining is about economic richness then we need to move forward our economic growth in a sustainable and constructive way, not an invasive, destructive way with a finite resource (we are but after all just a peninsula). Our tourism and fisheries support our community across the board, they bring community richness and benefits, not a wealth where a good portion of that wealth leaves our area and our country. I am a founding member of a community group TCKC that has working hard to bring back our Coromandel Brown Kiwi from the brink of extinction on the Thames coast, and there are many community projects like that, as we the people of the Coromandel care fiercely about our environment and what that means to us. We do not want any industry that threatens or undermines the unique biodiversity, flora and fauna of this region, it is that which successfully sustains us now economically, environmentally and spiritually.

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,

Joanne Richards

Date

09/03/2014

Re the Thames-Coromandel District Plan
7th March 2014

From; Abby Noire Gubay
abby.abracadabra@gmail.com
126 Te Tiki St
Coromandel Town 3506

The specific parts of the PDP that I am objecting to are;
Sections 9 and 32, landscape and natural character
and sections 14 and 37; Mining activities

MY CONCERNS

I have a real concern for mining in the area because my business is providing accommodation for tourists from all around NZ and the rest of the world.

Every day I see many people from around the world who have travelled a very long way most of the time to see our pristine environment.

It's bad enough that they have to travel that far in the first place just to see something as unspoiled as the Coromandel, but if the mining companies start desecrating and toxifying our environment I'm afraid NO-ONE will want to come here.

I object that a faceless large corporation can kill so many small hard working businesses.

I object to the Toxic legacy from mining activities that will be left behind for multiple generations, it is for the opposite qualities of outstanding natural landscapes and pristine environment that the tourists come!

I object to the real potential for contamination to our waterways, therefore by extension potential contamination of our people, our wildlife, our food and horticulture and our aqua culture.

I want the council to PROTECT our environment because that IS our economy, our sustainable economy.

Mining is equivalent to rape and pillage of the land. It will threaten our economy not enhance it.

In Waihi the residents there are in fear of subsidence and a damaged property market, meanwhile living with dust and noise and on going vibration, increased trucks and the constant threat of contamination coming too close to home. The fact that these real threats are played down and the mining companies wooed instead makes the population feel undervalued and unrepresented. The community here throughout the coromandel peninsula is overwhelmingly against mining and I believe we need representation. The views of the Tangata Whenua need to be recognized and heard on mining.

In regard to SECTION 9 and 32- Landscape and Natural character

The Coromandel has a unique natural character which, as i said , is why people come here in the first place.

The landscapes that draw people also support the locals in the coromandel lifestyle, we are free from large industrial influences and we like it and the tourists like it like that.

Allowing Mining would be disastrous for our communities.

> I want the council to preserve the natural character of this place for future generations and for the future sustainable economy of the region and the nation.

If the current generation is prepared to travel half way across the world for a look at this place then the preservation of this natural resource for the future generations to visit is where our sustainable economy is going to come from.

Personally i take affront to this kind of selling out of our land and our people.

If you were a terrorist how best to stuff up NZ's economy? Stuff up the environment. !

The fact that the govt courts this kind of attention makes the hairs on my neck stand on end.

I value Coromandel exactly as it is with it's full potential to be more established environmentally, not less...

Coromandel is worth so much more to us who live here now as well as our future generations and descendants. This is VERY important.

There is NO mine that is without **toxic** waste

No thanks!!!!

> PROHIBIT mining in the Outstanding Natural Landscape, Natural Character and Amenity overlays, please.

There is already enough land on the Coromandel polluted by mining , we don't want ANY more.

Two fairly recent mining projects in the region have had major environmental and stability issues with the TUI and Golden Cross tailing dams .

Then Martha Hill was implicated in serious subsidence. Great for Waihi residents who had to be evacuated! from their own homes!

SECTION 12- CONTAMINATED LAND AND HAZARDOUS SUBSTANCES

Recently NZ taxpayers spent \$17 million cleaning up a tailings dam in Te Aroha! What? Why? Imagine if we spent \$17 million going forward for Te Aroha instead of trying to clean up the mess these companies leave behind?

As far fetched as that sounds, without the mining companies exploiting our region it becomes an actual possibility.

Here in Coromandel Town as well as other parts of the region Aqua culture is hugely important. Heavy metal pollution is a real threat to the firth of Thames and the Hauraki gulf in general. Therefore;

> I demand that you uphold the Hauraki Gulf Marine Park Act to protect the Gulf from potential pollution.

At this point in the planets history we can not be seen to be eroding the laws already in place please. Uphold them and strengthen them if you want an economy at all!

> I would like it to be prohibited to transport the toxic waste in the whole of the Coromandel. The roads are famously picturesque and winding and dangerous. The mining industry has a detrimental effect upon our natural amenities and our communities.

The historic nature of mining on a small scale for the 70 years between 1860 and 1930 contributes to the historic value of coromandel town and buildings, It's a less romantic picture when you see a mining rig of today. There hasn't been a mining boom here for 84 years and our current global climate has more in common with 1930 than 1860 , I think you would all agree. it is inappropriate to include the sentence "The district has a long history of mining for gold and other minerals" (p73)

>I would like this sentence removed

For the last 84 years we have prospered without them.

The district without a shadow of a doubt has a longer history of tourism already and certainly looking forward to a future of environmental tourism.

>Instead I would like that the council adds a rule to the historic heritage overlay . To prohibit mining above and under it.

I note the historic heritage overlay in coromandel town is being severely cut back and I also object strongly to that!!, for all the above reasons re tourism.

The fact that these revisions always seem to be a fight to hold on to what we have already fought for environmentally and historically is a real shame. We need more integrity in our representation.

The mining industry has nothing but long term harmful economic , environmental and social effects to offer us. Mining contributes little to the GDP and is only a small percentage of the employment force.

I want the council to be sustainable and progressive enough to build on the tourism opportunities already present in this region, it is such a shame to waste such a precious resource not just for tourists from overseas but also for Kiwi's.

My family have been coming to the Coromandel for family holidays for generations

and i know we're not the only ones. It is a number one destination for Aucklanders. Why take all that away for an industry that is synonymous with toxic legacy.

SECTION 29 - BIODIVERSITY

When will New Zealand bear some shame for the appalling record of extinction of native species? The Coromandel ranges are one of only 2 habitats left where Archey's frog still live in the wild. ECOLOGY IS THE FUTURE.

> Prohibit mining activities in the biodiversity overlay.
Stop mining the Coromandel. Open cast or underground it's still a giant toxic mess.

For all the reasons already stated

> I ask the council to delete 37.3 permitted activities
>also to amend table 1 in 37.4 to state that all mining activities are prohibited.
>Remove quarrying from section 37 as its a completely different thing to mining.

We have a chance to review and renew our future legacy. Let's aim for the highest, because we can and keep Coromandel Free from Mining activities

IN SUMMARY

> PROHIBIT mining in the Outstanding Natural Landscape, Natural Character and Amenity overlays, please.

> I demand that you uphold the Hauraki Gulf Marine Park Act to protect the Gulf from potential pollution.

> I would like it to be prohibited to transport the toxic waste in the whole of the Coromandel

>I would like this sentence removed ; The district has a long history of mining for gold and other minerals" (p73)

> I would like the council to add to the historic heritage overlay to prohibit mining activities in the overlay and under it.

> i ask that the previously acknowledged historic places of Coromandel town be preserved and not removed from the register .

> Prohibit mining activities in the biodiversity overlay.

> I ask the council to delete 37.3 permitted activities

>also to amend table 1 in 37.4 to state that all mining activities are prohibited.

>Remove quarrying from section 37 as its a completely different thing to mining.

Yours Faithfully
Abby Noire Gubay

Sent: Saturday, 8 March 2014 11:13:25 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Christin Atchinson

Address

62 Hikuai Settlement Rd
Hikuai 3579
New Zealand
[Map It](#)

Email

niet73@hotmail.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 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. Submission 147

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,

Christin Atchinson

Date

08/03/2014

Sent: Saturday, 8 March 2014 11:28:57 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Marc Van Der putten

Address

19 Derwent crescent titarangi
Auckland 0604
New Zealand

[Map It](#)

Email

Marcv@xtra.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 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.

- 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,

Marc van der putten

Date

08/03/2014

Sent: Saturday, 8 March 2014 11:29:56 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Dylan Lajunen

Address

6 pohue creek rd
Waiomu 3575
New Zealand

[Map It](#)

Email

dylanandmichal@yahoo.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 sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.

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

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

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

My further comments:

In this day and age to go ahead with an activity that is only for financial gain, (such as mining for gold) is a crime against humanity and it's many brilliant advances in all areas of our quality of life. We as a people are far more intelligent than we realise and 'can and do ' survive and thrive completely well without the need to continue such far outdated and destructive practices such as mining. There is no need to do it! If it is not broken we do not need to fix it! Only fools are fooled by the lure of \$\$ by greedy corporations who have excessive budgets for all manner of pressuring people and governments to do what they want them too.

The orchestrated global "recession" is just one of the many tools used to "scaremonger" people and councils and governments into "giving in" to what the so called "powers that be" behind such corporations that are financing mining and it's associated environmental destructive activities.

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,

Dylan Lajunen

Date

08/03/2014

Sent: Monday, 10 March 2014 9:27:00 a.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Anne van Leeuwen

Address

88 Work Rd RD 4
Katikati 3181
New Zealand

[Map It](#)

Phone

0272886427

Email

anne@littleweed.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 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.

My further comments:

All of the above needs your very careful consideration to protect the Coromandel Penninsular to maintain its spectacular 'clean' beauty and biodiversity - a pristine holiday destination with a sustainable and long term economic value when protected.

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,

Anne van Leeuwen

Date

10/03/2014