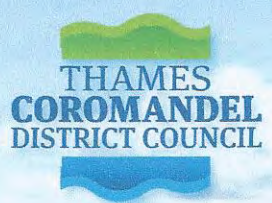


Proposed Thames-Coromandel District Plan



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) <u>DONALD BRYANT MUNRO WILSON</u>	
or Organisation (if relevant) _____	
Email Address <u>don_wilson@xtra.co.nz</u>	
Postal Address <u>59 HASELER CREE, HOWICK, AUCKLAND 2014</u>	
Phone no. include area code <u>09 535 7275</u>	Mobile no. <u>027 480 1868</u>

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

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

PRIVACY ACT 1993

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

Your Submission

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

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

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

I support oppose the above plan provision.

Reasons for my views:

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

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

Retained Deleted Amended as follows:

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

Proposed District Plan Hearing

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

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

Signature of submitter [Signature] Date 10/3/14

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

Trade Competition

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

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

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

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

- 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



10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Don Wilson and I own a holiday home in 94 Captain Cook Rd, Cooks Beach

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

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

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

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

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

As Principal Relief

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

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

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

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

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

I look forward to your response.

Yours faithfully,



Submission on Proposed Thames Coromandel District Plan (Form5)

Clause 6 of Schedule 1, Resource Management Act 1991

PDF copy Emailed 20-3-2014

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



Submitter: K Vernon

1. This is a submission on the proposed Thames Coromandel District Plan.

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

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

Building definition, Section 3.

4. My submission is:

I oppose some aspects of the Building definition affecting Height (H) and Height in Relation to Boundary (HRB) provisions.

I have previously made two submissions regarding exclusions to the definition of building, height and height in relation to boundary (those submissions dated 11 and 14 March 2014 are hereby referenced).

The previous submissions proposed that there should be some limitations on two of the building definition exclusions namely;

- (i) "Structure no greater than 0.3m wide (maximum horizontal dimension), and no higher than an additional one third of the maximum permitted Height or HRB standard in the applicable rule" and;
- (ii) "Electromagnetic dish (e.g. for communications, TV).

My second submission introduced a "per site" limitation but left the "per building" wording of the first submission. On review I think the "per building" wording is redundant.

My second submission also changed the wording "one third" in the exclusion set out in (i) above to "one fifth".

The amendments previously proposed would therefore be better expressed as -

Amend the definition of Building as follows:

Delete the exclusion "Structure no greater than 0.3m wide (maximum horizontal dimension), and no higher than an additional one third of the maximum permitted Height or HRB standard in the applicable rule" and replace with the following "Structure no greater than 0.3m wide (maximum horizontal dimension), and no higher than an additional one fifth of the maximum permitted Height or HRB standard in the applicable rule. Not more than three such structures per site will be excluded."

KV

Submission on Proposed Thames Coromandel District Plan (Form5)

Clause 6 of Schedule 1, Resource Management Act 1991

For the exclusion "Electromagnetic dish (e.g. for communications, TV)." add the following qualifier "Not more than one dish will be excluded per site. The dish major access dimension must be no more than 1m, and the dish including any support structure must not extend more than 1.5m vertical above the Height and HRB standard in the applicable rule."

However, on review the above do not adequately address the serious issues that I see with these provisions.

An alternative approach would be to delete exclusion (i) above and if considered appropriate introduce more specific limited exclusions (in either the definition of building or the definition of Height and HRB or zone rules) for items such as vent pipes incorporated into a building qualifying as a dwelling, leaving other free standing or stayed slender structure, such as masts, poles, lighting standard, antenna or similar to comply with the Height and Height in Relation to Boundary provisions in the applicable rule. Certainly allowing poles of 300mm diameter to extend up to 10.66m in an 8m height zone with no restriction on number is unacceptable. Special circumstances can usually be considered under the Restricted Discretionary provisions of each zone. This approach now seems the most appropriate to me.

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

(a) Amend the definition of Building in Section 3 as follows:

Delete the exclusion "Structure no greater than 0.3m wide (maximum horizontal dimension), and no higher than an additional one third of the maximum permitted Height or HRB standard in the applicable rule"

Consider introducing more specific limited exclusions (in either the definition of building or the definition of Height and HRB or zone rules) for items such as vent pipes incorporated into a building qualifying as a dwelling.

For the exclusion "Electromagnetic dish (e.g. for communications, TV)." amend to read as follows "Electromagnetic dish (e.g. for communications, TV). Not more than one dish will be excluded per site. The dish major access dimension must be no more than 0.9m, and the dish including any support structure must not extend more than 1m vertical above the Height and HRB standard in the applicable rule."

(b) Make such other amendments to the Proposed Thames Coromandel District Plan as are necessary to fully implement, or are appropriate as a consequence of, the primary relief sought.

(c) Failing acceptance of the above requirements reject the Proposed Thames Coromandel District Plan in its entirety.

6. I wish to be heard in support of my submission.


Submission on Proposed Thames Coromandel District Plan (Form5)

Clause 6 of Schedule 1, Resource Management Act 1991

Date: 20 March 2014

Signature:



Address for service of the submitter:

PO Box 99124

Newmarket

Auckland 1149

To:

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

Submitter: K Vernon

1. This is a submission on the proposed Thames Coromandel District Plan.

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

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

Coastal Erosion, Map 18G Overlay Ferry Landing (Natural Hazards Sections 34 and 10)

4. My submission is:

I oppose some aspects of the coastal erosion lines as shown on the overlay maps.

Map 18 G overlay Ferry Landing shows both the current coastal erosion line and the future coastal protection line at Flaxmill Bay inland of the main road to Ferry Landing (Purangi Rd), and extending into private land that has been subdivided and developed in recent times (presumably with Council approval).

On the assumption that Council intends to protect the road against erosion to keep the connection to Ferry Landing open the lines should be drawn on the seaward side of Purangi Rd. If Council does not intend to protect the road then Council must explain its position on this issue.

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


(a) On Planning Map 18G Overlay Ferry Landing both the current coastal erosion line and the future coastal protection line at Flaxmill Bay should be drawn on the seaward side of Purangi Rd on the assumption that Council will protect the road against erosion to keep the connection to Ferry Landing open.

(b) Make such other amendments to the Proposed Thames Coromandel District Plan as are necessary to fully implement, or are appropriate as a consequence of, the primary relief sought.

(c) Failing acceptance of the above requirements reject the Proposed Thames Coromandel District Plan in its entirety.

6. I wish to be heard in support of my submission.

Date: 12 March 2014

Signature: 

Address for service of the submitter:

PO Box 99124

Newmarket

Auckland 1149



To:

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

Submitter: K Vernon

- 1. This is a submission on the proposed Thames Coromandel District Plan.**
- 2. I could not gain an advantage in trade competition through this submission.**
- 3. The specific provisions of the proposal that my submission relates to are:**
Biodiversity, Sections 6 and 29.

4. My submission is:

I oppose the Biodiversity Rules in section 29 of the Proposed Plan, and the associated Objectives and Policies in section 6, as currently written.

The background discussion in sections 6 and 29 (biodiversity) and the referencing of the Waikato Regional Policy Statement and WRC technical report 2010/36 (SNA's) indicates that the Rules, Objectives, and Policies are intended to target protection of "areas of significant indigenous vegetation" and "significant natural areas" (SNA's). This is reinforced by Council indicating that it considers the rules to be operative from the time of notification which would only be correct if the rules were covered by section 86B (3) (b) of the Resource Management Act (RMA). That is, "protects areas of significant indigenous vegetation".

The Section 32 Report, Part 4A 2 Biodiversity analysis is constructed entirely round identifying and protecting "areas of significant indigenous vegetation" and "significant habitats of indigenous fauna" and SNA's. The eleven criteria in the RPS for identifying areas of significant indigenous vegetation and the WRC report on Significant Natural Areas (SNA) are heavily referenced. Indeed these documents are at the centre of the method analysis.

To ensure, therefore, that there is no misunderstanding on the purpose and application of these biodiversity provisions, and to bring the objectives, policies and rules into align with the proposed approach in the Section 32 Report, the words "indigenous vegetation" should be replaced with the wording "areas of significant indigenous vegetation" throughout sections 29 and 6 of the Proposed Plan (some other minor amendments may then be required to give the correct meaning and flow in the context).

This amendment will clarify that the purpose of Section 6 and 29 is biodiversity based on areas of significant indigenous vegetation (and SNA's) within the District.



Further, in section 29 Rule 2, 1(b) the wording “connected to a reticulated water supply and reticulated wastewater system” has been used as a threshold indicator of urban development along with a lot size of 4000sqm. There are, however, many people in the District who choose not to connect to a reticulated water supply even when available, and other communities that for all intents and purposes are urban in nature but only have wastewater reticulation. Given the potential shortage of water as a resource and the environmental issues round “taking water”, and issues of treatment and additives to public water, not to mention the cost of providing a reticulated water supply system, Council should not discourage or disadvantage individuals and communities that elect to provide for their own water requirements. Why for instance, should the Cooks Beach settlement be treated differently to say Matarangi or Pauanui or Whitianga.

The Section 32 report analysis is actually based on a lot size threshold indicator only. The Section 32 report also says that the rule caters for maintenance work in private gardens but I can see no evidence of that for property outside the rural area. It looks as if some changes have been made to the Proposed Plan after the Section 32 report was prepared. If so that is not acceptable.

To ensure a fair, consistent, and efficient treatment of people across the Resident Area of the District the “reticulated water supply” qualifier should be deleted. This will leave the threshold indicator as a lot size of 4000sqm connected to a reticulated wastewater system, which is adequate to achieve the intended purpose of this provision, that is, to distinguish between established medium density urban development and low density rural / fringe areas. The point here is that the Proposed Plan provision is for biodiversity not residential tree amenity.

This amendment will correct a serious anomaly, reduce consent requirements, and improve the financial efficiency of the provisions without material change to the core biodiversity outcomes.

Council planners may say they are just following the definition of allotment in section 76 4C of the RMA. But this is not correct. Clause (c) of that definition which reads “on which there is a building used for industrial or commercial purposes or as a dwelling house”, and point (d) related to reserves have not been included. So the precedent to modify the definition to suit the circumstance has already been established by Council. Provided that the modification leads to a less restrictive result there is no conflict with section 76 of the RMA.

The Objectives and Policies set out in Section 6, and the Rules in Section 29 of the Proposed Plan do not adequately reflect the balance that must exist between use and development of resources on one hand and conservation aims on the other. A balance that is fundamental to the purpose of the Resource Management Act as set out in Part 2, section 5 of the Act. Substituting the wording “areas of significant indigenous vegetation” as discussed above will help but some further amendment will be required. As presently worded the Objectives and Policies of Section 6, and the rules as set out in sections 29, are unworkable.

The use of the word “areas” in the legislation and the Waikato Regional Policy Statement and technical report 2010/26 indicates that rules of this type apply to defined localities of indigenous vegetation within the District. It follows that these localities should be identified on the District Plan maps. In the Section 32 Report this approach was considered as an alternative but rejected because of the potential inaccuracies in the WRC SNA report maps and the cost of “ground-

truthing” (presumably this means verifying) each area. Instead Council has elected to use the eleven RPS criteria (for identifying areas of significant indigenous vegetation) at the time of consent application with ground-truthing to follow if a potential significant area is identified. This leaves applicants to do their own research of the issue using the WRC SNA report, GIS maps etc.

The problem with this approach is the level of uncertainty, administrative complexity, and the costs that it places on people undertaking activities in the District. It may look efficient to Council but it may be just the opposite for uses. With this type of approach Council has a responsibility to limit the requirement for consents by maximising the permitted activity category wherever practicable. The above proposed deletion of the “reticulated water supply qualifier” for instance increases the urban area exclusion with no material impact on the biodiversity outcomes.

The accuracy of the WRC SNA report is a matter of detail only. On a broad view it provides a way of quickly resolving whether a property is potentially affected or not. Similarly the representation of the SNA’s on GIS maps can be used to quickly resolve whether the rules are applicable. The WRC SNA Technical Report 2010/36 should be referenced in the Proposed Plan to give it some formal standing and to simplify the process. Simplification has been one of the major drivers behind changes to the RMA legislation over recent years.

I also note that the RPS document and its eleven criteria approach lacks balance when applied to areas of established development. There is, therefore, scope for this to be misused under the Proposed Plan resulting in unexpected outcomes and conflict. The WRC SNA report (and the associated representation of the SNA’s on the GIS maps) looks to take a more realistic approach to identifying SNA’s (even though it draws on the RPS methodology) and may be a better reference. After all it is specific to the District and presumably has been prepared at some cost to ratepayers through their regional contributions.

One aspect of the Proposed Approach of the Section 32 Report to note is the intention to include a reference to the WRC SNA report on the LIM reports for potentially affected properties. This has not been highlighted in the Proposed Plan but will be of concern to private property owners. Council should clarify its intention with respect to this aspect of the Section 32 report if it has not already done so. It is interesting that Council considers the WRC SNA report accurate enough for LIM reference but not accurate enough for reference in the Proposed Plan.

Council has said that the rules of section 29 are operative from notification but this is somewhat misleading. The rules are only operative to the extent that they protect “areas of significant indigenous vegetation” in accordance with section 86B (3) (b) of the RMA. In all other situations related to indigenous vegetation only the Operative District Plan provisions apply at this stage. Council should clarify this point for the public.

The Proposed Plan seems to be largely silent on the question of clearing exotic vegetation. This may unintentionally put this activity into either the discretionary or non-complying category. Amendments are required to address this issue. I have proposed an amendment in the biodiversity overlay that makes the clearance of exotic vegetation a permitted activity with appropriate changes to activity tables in the section and elsewhere to give full effect to this provision.



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

(a) In Section 29 and Section 6 (biodiversity) of the Proposed Plan replace the words “indigenous vegetation” with the words “areas of significant indigenous vegetation” throughout (some other minor amendments may then be required to give the correct meaning and flow in the context).

The background discussion in Sections 6 and 29 (biodiversity) and the referencing of the Waikato Regional Policy Statement and WRC Technical report 2010 / 36 (SNA's) indicates that the Rules, Objectives, and Policies apply to “areas of significant indigenous vegetation” only. This is reinforced by Council indicating that it considers the rules to be operative from the time of notification which would only be correct if the rules were covered by section 86B (3) (b) of the Resource Management Act (RMA). That is, “protects areas of significant indigenous vegetation”. Further the Proposed Approach of the Section 32 Report is based on identifying and protecting “areas of significant indigenous vegetation” with reference to the eleven RPS criteria for identifying such areas, and to the Significant Natural Areas (SNA's) identified in the WRC technical report 2010/36. This amendment will avoid any misunderstanding about the purpose and application of this biodiversity provision and bring the Proposed Plan provisions into closer align with the Section 32 Report (currently the Proposed Plan provisions are not consistent with the Section 32 report).

(b) In section 29 Rule 2,1(b) delete the wording “... reticulated water supply and ...”.

This will leave a lot size of 4000sqm connected to a reticulated wastewater system as the threshold indicator for urban development and will ensure that people who live in similar Residential Areas throughout the District are treated fairly and consistently regardless of how they elect to provide for their water requirements. Why for instance, should the Cooks Beach settlement be treated differently to say Matarangi or Pauanui or Whitianga. Given the potential shortage of water as a resource and the environmental issues round “taking water”, and issues of treatment and additives to public water, not to mention the cost of providing a reticulated water supply system, Council should not discourage or disadvantage individuals and communities that elect to provide for their own water requirements. A threshold indicator of 4000sqm lot size connected to a reticulated wastewater system is adequate to achieve the intended purpose of distinguishing between established medium density urban development and low density rural / fringe areas (the Section 32 report method analysis uses a lot size urban threshold indicator only). This amendment will remove a serious anomaly in the biodiversity provisions of the Proposed Plan.

(c) Amend section 29.1 Background paragraph 2 by adding “.. and the WRC SNA Technical Report 2010/36” after “Waikato Regional Policy Statement...”

This ensures that the WRC SNA document has some formal standing under the Proposed Plan. This will simplify the consent process by quickly eliminating areas clearly outside potential SNA's.

Note: The amendments in (a), (b) and (c) above will, clarify the purpose, remove an anomaly, reduce consent requirements, simplify the processes, and improve the financial efficiency of the provisions without material change to the core biodiversity outcomes.

(d) Further amend the Objective and Policies of section 6 to better reflect the balance between use and development of resources on one hand and conservation aims on the other. A balance that is

fundamental to the purpose of the Resource Management Act as set out in Part 2, section 5 of the Act.

Include details of the amendments proposed with the Council's summary of submissions and information provided to the panel to allow further submission and evidence on this issue.

(e) In Section 29.3 Rule 2 Clearing indigenous vegetation outside the Rural Area, insert a new part 1A as follows.

"1A. For any part of the zones comprising the Residential Area that do not meet the permitted criteria of clause 1 of Rule 2, the clearance of indigenous vegetation is a permitted activity - within or to form a building platform, within 8m of buildings or a building platform, to form and maintain site access, for the maintenance of hedges and boundary vegetation, and for the maintenance of existing residential use and amenity of the site or residential use and amenity typical of the zone."

In part 2 of the rule replace "... under Rule 2. a) or b).." with "under Rule 2, 1 a) or b) or 1A"

This amendment makes appropriate provision for residential activity that has not been included in the rules as written, but is mentioned in the Section 32 report. It draws on provisions in the Operative plan and is consistent with existing custom and practice.

(f) In Section 29.3. Insert a new Rule 4A Exotic vegetation clearance, wording as follows:

"Rule 4A. The clearance of exotic vegetation is permitted in all zones."

Make the necessary changes to activity tables in the section and elsewhere to give effect to this provision.

The Proposed Plan seems to be silent on the question of clearing exotic vegetation. This may unintentionally put this activity into either the discretionary or non-complying category. The above amendment will correct this oversight.

(g) Council to amend explanatory notes and similar information to clarify that the rules set out in Section 29 (biodiversity) are only operative from notification to the extent that they protect "areas of significant indigenous vegetation" in accordance with section 86B (3) (b) of the RMA. In all other situations related to indigenous vegetation only the Operative District Plan provisions currently apply.

(h) Council to explain its proposed policy of including a reference to the Waikato Regional Council, Significant Natural Areas (SNA) report on the LIM's of those properties that have been identified to be potentially affected by SNA's as stated in the Section 32 report.

Include details of Council's policy with the planner's summary of submissions and information provided to the panel to allow further submission and evidence on this issue.


(i) Make such other amendments to the Proposed Thames Coromandel District Plan as are necessary to fully implement, or are appropriate as a consequence of, the primary relief sought.

(j) Failing acceptance of the above requirements reject the Proposed Thames Coromandel District Plan in its entirety.



6. I wish to be heard in support of my submission.

Date: 10 March 2014

Signature: 

Address for service of the submitter:

PO Box 99124

Newmarket

Auckland 1149

To:

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

Submitter: K Vernon

1. This is a submission on the proposed Thames Coromandel District Plan.

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

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

Planning Maps. Possible misleading shading shown on some overlay maps.

4. My submission is:

Some overlay maps have areas shaded in a medium green colour when viewed online. Typically used to shade open or beach areas.

There is no corresponding colour in the map legend for overlays. The Natural Character green is too light. The Landscape Amenity too yellow. The colour is similar to the outline of the Historic Heritage Area box but is solid shading on the overlay maps.

I reserve the right to submit further if Council's explanation raises any issues for me.

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


(a) Identify the overlay areas shaded in a medium green colour on some overlay maps. For instance Map 29A, Tairua Overlays.

(b) Make such other amendments to the Proposed Thames Coromandel District Plan as are necessary to fully implement, or are appropriate as a consequence of, the primary relief sought.

(c) Failing acceptance of the above requirements reject the Proposed Thames Coromandel District Plan in its entirety.

6. I wish to be heard in support of my submission.

Date: 12 March 2014

Signature: 

Address for service of the submitter:

PO Box 99124
Newmarket
Auckland 1149

To:

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

Submitter: K Vernon

- 1. This is a submission on the proposed Thames Coromandel District Plan.**
- 2. I could not gain an advantage in trade competition through this submission.**
- 3. The specific provisions of the proposal that my submission relates to are:**
Festival Event and Noise, Coastal Living Zone (Sections 41 and 23)

4. My submission is:

I oppose the Festival Event and Noise provisions in the Coastal Living Zone.

With regard to Festival events (Rule 4 in Section 41) the only noise limit appears to be night figures of 40 dB LAeq (15 min) and 70 dB LAf max. The wording of Rule 9 (Noise not covered by another rule in Section 41) would seem to preclude Festival events having to meet the requirements of table 3 at other times. So for events between 7am and 10pm there is no noise limit and no limit on the number of people that can attend and one event per fortnight per site can be held – this is excessive.

In fact the wording of rule 9 is quite strange as it seems to allow noise from a temporary site or building maintenance work between 7am and 8pm with no noise limit. Both sub clauses 1. a) and b) of Rule 9 should be deleted. Festival events are covered by Rule 4 and all noise requirements for this activity should be included in rule 4. Temporary site or building maintenance activity between 7am and 8pm will then have to comply with table 3 unless classified as temporary construction activity. If this is not considered appropriate a separate rule should be included for this activity with appropriate noise limits.

Under Section 23 of the Proposed Plan, Objective 5, Policy 5d Non-Residential activity in the Coastal Living Zone is to be “appropriately located” and “limited and small scale”. The proposed Festival event rule in Section 41 is not consistent with this Objective and Policy. The Objectives and Policies imply small community related events.

Festival events in the permitted activity category should be held in public facilities such as community halls which are generally located to minimise disturbance to residents and have at least basic facilities to cater for groups.

In the Operative Plan festival events are required to meet the noise standards of the zone in which they are held.



The noise measurement is in dB LAeq (15 min) which averages noise energy over the period so that a few high peak figures may not breach the level. But there is no dB LAF max figure during daylight periods. Why not?

It is not unusual for Plan noise standards to have a later morning threshold time on Sunday particularly in residential areas. A time of 9.00am rather than 7.00am is proposed.

A home business must comply with the noise standards in Table 3 of Rule 9 of Section 41. This should be reinforced in Rule 13 to avoid any misunderstanding.

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

(a) Amend Section 41 Rule 4 Festival Event as follows:

Replace sub clause 1. a) with "The event complies with the noise standards set out in Table 3 of Rule 9 of Section 41"

Add new sub clause 1. f) "not more than 250 people attend any one event"

Add a new sub clause 1. g) "the event is held in a public facility such as a community hall."

Amend the frequency Table 1 by changing the threshold "less than 250 people" to "less than 50 people" and "more than 250 people" to "more than 50 people but less than 250 people".

For the "occurs overnight" line of the table change the frequency "1 per calendar month" to "1 per 3 calendar months" under the "less than 50 people" column (the more than 50 people but less than 250 people column to remain at 1 per calendar year). For the day hours line introduce the same people threshold figures as for "occurs overnight" and change the frequency to 1 per calendar month for "less than 50 people" and 1 per 6 calendar months for "more than 50 people but less than 250 people".

Add new Note 2. A festival event that operates for any times between 10.00pm and 7.00am regardless of when it starts or finishes shall be treated as being in the "occurs overnight" category.

These changes bring the rule into closer align with the Objectives and Policies of Section 23, Objective 5, Policy 5d Non Residential activity Coastal Living Zone – that is "appropriately located" and "limited and small scale".

Larger events can then be handled as a Restricted Discretionary or Discretionary activity where the suitability of sites can be considered on a case by case basis. When events involve 250 people or more issues of site size, locality, temporary facilities, parking, security, as well as noise, become potential major issues.

(b) Amend Section 41 Rule 9 Noise not covered by another rule as follows:

Delete sub clauses 1. a) and b).

For Sunday Change 7am to 9am

Include an appropriate LAF max figure for daylight periods

Festival events are covered by Rule 4 and all noise requirements for this activity should be included in rule 4.

KV

Temporary site or building maintenance activity between 7am and 8pm will have to comply with table 3 unless classified as temporary construction activity. If this is not considered appropriate a separate rule should be included for this activity with appropriate noise limits.

A later Sunday morning threshold time (9.00am rather than 7.00am) is common practice.

(c) Amend Section 41 Rule 13 Home Business as follows:

Add a new sub clause 1. h) "the home business activity complies with the noise standards set out in Table 3 of Rule 9 of Section 41."

This will ensure there is no misunderstanding about the noise standards applying.

(d) Make such other amendments to the Proposed Thames Coromandel District Plan as are necessary to fully implement, or are appropriate as a consequence of, the primary relief sought.

(e) Failing acceptance of the above requirements reject the Proposed Thames Coromandel District Plan in its entirety.

6. I wish to be heard in support of my submission.

Date: 13 March 2014

Signature: 

Address for service of the submitter:

PO Box 99124
Newmarket
Auckland 1149

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

Submitter: K Vernon

1. This is a submission on the proposed Thames Coromandel District Plan.

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

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

Section 41 Coastal Living Zone, Assessment Standards

4. My submission is:

I oppose some aspects of the assessment standards set out in Table 5 of Section 41.9.

In table 5 the maximum site Coverage is 30 percent. The coverage figure in the equivalent Operative Plan zone is 35 percent.

I am of the view that a maximum coverage of 35 percent should be retained.

The current trend is toward larger homes in coastal holiday areas. A higher coverage percentage will provide more flexibility for better architectural forms, a more efficient use of land, and less pressure on height.

This submission only seeks to retain a control that has been in place for some time so it is entirely consistent with Section 23, Objective 2, Policy 2c “.. retain the existing built character ..”. Indeed it should assist architectural conformity with this policy.

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

(a) In Section 41 Coastal Living Zone, 41.9 Assessment Standards, Matter and Criteria, Table 5 line 9 change the maximum site coverage to 35 % (percent).

This amendment brings the coverage requirement back into align with the Operative Plan provisions. It will provide more flexibility for better architectural forms, a more efficient use of land, and less pressure on height. As this submission only seeks to retain an existing control it is entirely consistent with Section 23, Objective 2, Policy 2c “retain the existing built character”. Indeed it should assist architectural conformity with this policy.

(b) Make such other amendments to the Proposed Thames Coromandel District Plan as are necessary to fully implement, or are appropriate as a consequence of, the primary relief sought.



(c) Failing acceptance of the above requirements reject the Proposed Thames Coromandel District Plan in its entirety.

6. I wish to be heard in support of my submission.

Date: 13 March 2014

Signature:



Address for service of the submitter:

PO Box 99124

Newmarket

Auckland 1149

To:

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

Submitter: K Vernon

- 1. This is a submission on the proposed Thames Coromandel District Plan.**
- 2. I could not gain an advantage in trade competition through this submission.**
- 3. The specific provisions of the proposal that my submission relates to are:**
Solar Panel, Section 41 Coastal Living Zone

4. My submission is:

I oppose Section 41, 41.4, Rule 7 Solar panel as currently written.

The standards set out in table 5 at the end of Section 41 may provide sufficient control if the solar panel is attached to a dwelling and considered part of the building. But for a free standing installation in the Coastal Living zone it would allow facilities of a size and bulk out of character with the zone.

It is proposed that a free standing (not attached to a dwelling) solar panel installation should be limited to a maximum height of 2m.

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

(a) Amend Section 41, 41.4, Rule 7 Solar panel as follows:

Add to sub clause 1. a) after ... end of Section 41 “when attached to a dwelling”

Add new sub clause 1. c) “if not attached to a dwelling the solar panel installation must not exceed a maximum height of 2m at any point and must comply with the standards set out in table 5 of Section 41.9 in all other ways.”


(b) Make such other amendments to the Proposed Thames Coromandel District Plan as are necessary to fully implement, or are appropriate as a consequence of, the primary relief sought.

(c) Failing acceptance of the above requirements reject the Proposed Thames Coromandel District Plan in its entirety.



6. I wish to be heard in support of my submission.

Date: 14 March 2014

Signature: 

Address for service of the submitter:

PO Box 99124

Newmarket

Auckland 1149

To:

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

Submitter: K Vernon

1. This is a submission on the proposed Thames Coromandel District Plan.

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

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

Coastal Living Zone, Other Water, wastewater, storm water infrastructure

4. My submission is:

I oppose some aspects of the Other Water, wastewater, storm water infrastructure provision in Section 41.

Under Section 41 Coastal Living, 41.4, Rule 16 Other Water, wastewater, storm water infrastructure is a permitted activity. This, however, should not allow sites to avoid connection to public reticulated wastewater systems where provided. The provision should be amended to make this clear.

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

(a) Amend Section 41 Coastal Living, 41.4, Rule 16 Other Water, wastewater, storm water infrastructure as follows:


Add to sub clause 1. "Notwithstanding anything to the contrary in this section where Council provides a connection to a public wastewater system at a lot boundary any development, including without limitation a dwelling, on that lot must connect to the public wastewater system."

(b) Make such other amendments to the Proposed Thames Coromandel District Plan as are necessary to fully implement, or are appropriate as a consequence of, the primary relief sought.

(c) Failing acceptance of the above requirements reject the Proposed Thames Coromandel District Plan in its entirety.

6. I wish to be heard in support of my submission.

Date: 14 March 2014

Signature: 

Address for service of the submitter:

PO Box 99124
Newmarket
Auckland 1149

To:

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

Submitter: K Vernon

- 1. This is a submission on the proposed Thames Coromandel District Plan.**
- 2. I could not gain an advantage in trade competition through this submission.**
- 3. The specific provisions of the proposal that my submission relates to are:**
Building definition, Section 3

4. My submission is:

I oppose some aspects of the Building definition affecting Height (H) and Height in Relation to Boundary (HRB) provisions.

I have previously submitted regarding exclusions to the definition of building, height and height in relation to boundary (that submission dated 11 March 2014 is hereby referenced). This submission adds to the amendments previously proposed to cover the possibility of free standing structures by the addition of the wording "or per site" in the proposed amendments.

Also on reflection the "additional one third of the maximum permitted Height or HRB standard in the applicable rule" exemption for structure no greater than 0.3m wide seems excessive. In an 8m height zone this would be an additional 2.66m if not constrained by the HRB plane or 10.66m in total. A figure of say one fifth looks more reasonable.

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

(a) Amend the definition of Building as follows:

For the exclusion "Structure no greater than 0.3m wide (maximum horizontal dimension), and no higher than an additional one fifth of the maximum permitted Height or HRB standard in the applicable rule." add the following qualifier "Not more than three such structures per building or per site will be excluded."


For the exclusion "Electromagnetic dish (e.g. for communications, TV)." add the following qualifier "Not more than one dish will be excluded per building or per site. The dish major access dimension must be no more than 1m, and the dish including any support structure must not extend more than 1.5m vertical above the Height and HRB standard in the applicable rule."

(b) Make such other amendments to the Proposed Thames Coromandel District Plan as are necessary to fully implement, or are appropriate as a consequence of, the primary relief sought.

(c) Failing acceptance of the above requirements reject the Proposed Thames Coromandel District Plan in its entirety.

6. I wish to be heard in support of my submission.

Date: 14 March 2014

Signature: 

Address for service of the submitter:

PO Box 99124

Newmarket

Auckland 1149

To:

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

Submitter: K Vernon

- 1. This is a submission on the proposed Thames Coromandel District Plan.**
- 2. I could not gain an advantage in trade competition through this submission.**
- 3. The specific provisions of the proposal that my submission relates to are:**
Building definition, Height and Height in Relation to Boundary

4. My submission is:

I oppose some aspects of the Building definition affecting Height (H) and Height in Relation to Boundary (HRB) provisions.

The Height and HRB definitions exclude one item with a horizontal dimension no greater than 2m and which does not protrude above the applicable Height and HRB planes by more than 1.5 metres vertical.

The definition of Building also has exclusions. These are relevant as the Height and HRB provisions control the height of a Building. If an item is excluded from the definition of Building it is not controlled by the applicable Height and HRB rule.

Two Building definition exclusions to note are:

Firstly - Structure no greater than 0.3m wide (maximum horizontal dimension), and no higher than an additional one third of the maximum permitted Height or HRB standard in the applicable rule.

This is presumably to allow for flues, vent pipes, or similar structure. The issue is that there is no limit on the number of such structures. That is, the number of possible protrusions through the Height and HRB planes. It is suggested the number should be no more than three such structures excluded per Building.

and Secondly – Electromagnetic dish (e.g. for communications, TV).

In this case there is no size, height, or number limit. Suggested controls are a maximum dish major axis dimension of 1m, no more than 1.5m vertical above the applicable Height and HRB standard, and not more than one excluded per Building.



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

(a) Amend the definition of Building as follows:

For the exclusion "Structure no greater than 0.3m wide (maximum horizontal dimension), and no higher than an additional one third of the maximum permitted Height or HRB standard in the applicable rule." add the following qualifier "Not more than three such structures per building will be excluded."


For the exclusion "Electromagnetic dish (e.g. for communications, TV)." add the following qualifier "Not more than one dish will be excluded per building. The dish major access dimension must be no more than 1m, and the dish including any support structure must not extend more than 1.5m vertical above the Height and HRB standard in the applicable rule."

(b) Make such other amendments to the Proposed Thames Coromandel District Plan as are necessary to fully implement, or are appropriate as a consequence of, the primary relief sought.

(c) Failing acceptance of the above requirements reject the Proposed Thames Coromandel District Plan in its entirety.

6. I wish to be heard in support of my submission.

Date: 11 March 2014

Signature: 

Address for service of the submitter:

PO Box 99124

Newmarket

Auckland 1149

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)	Kane Goodman	
or Organisation (if relevant)		
Email Address	kane.goody@gmail.com	
Postal Address	8 Brenton Pl RD1 Whangamata	
Phone no. <small>include area code</small>	(07) 865 7333	Mobile no. 027 2659880 2566622

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

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

PRIVACY ACT 1993

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



Your Submission

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

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

My submission is:

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

I **support** **oppose** **the above plan provision.**

Reasons for my views:

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

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

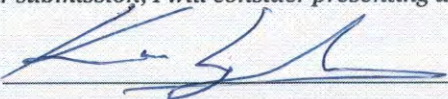
Retained **Deleted** **Amended** **as follows:**

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

Proposed District Plan Hearing

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

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

Signature of submitter 

Date 10/3/14

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

Trade Competition

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

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

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

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

- 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

19
~~30~~ March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Kane Goodman and I own a holiday home in Whangamata.

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

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

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

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

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

As Principal Relief

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

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

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

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

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

I look forward to your response.

Yours faithfully,



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) Andrew Dew

or Organisation (if relevant) _____

Email Address _____

Postal Address 456 Matapahi Road, MT Mangamui

Phone no.
include area code

Mobile no. 021 706 372

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

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

PRIVACY ACT 1993

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



Your Submission

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

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

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

I support oppose the above plan provision.

Reasons for my views:

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

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

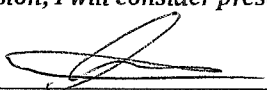
Retained Deleted Amended as follows:

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

Proposed District Plan Hearing

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

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

Signature of submitter  Date 10/03/14

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



10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Andy Dew and I own a holiday home in 514 Linton Crescent

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

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

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

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

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

As Principal Relief

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

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


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

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

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

I look forward to your response.

Yours faithfully,



Sent: Monday, 10 March 2014 3:31:53 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Paula Kirkwood

Address

299 Mt Albert Rd, Puketapapa
Tamaki maakurau 1041
New Zealand

[Map It](#)

Email

pkjungle@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.

My further comments:

Short- term profits from mining at the expense of the environment are short- sighted and irresponsible and rob all life now and in the future of a healthy liveable environment.

I would like to speak to my submission.

- Yes
- 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,

Paula Kirkwood

Date

10/03/2014

Sent: Monday, 10 March 2014 3:27:09 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Daniel Kirsch

Address

180 Driving Creek Rd
Coromandel 3506
New Zealand

[Map It](#)

Email

info@kirsch.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,

Daniel Kirsch

Date

10/03/2014

Proposed Thames-Coromandel District Plan



THAMES
COROMANDEL
DISTRICT COUNCIL

Submission Form

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

Your submission can be:

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

Submitter Details

Full Name(s) Alissa Armstrong (Trustee)

or Organisation (if relevant) The Alissa Good Family Resettlement Trust

Email Address alissa@ourpad.co.nz

Postal Address 33 Phillip Road, RD1 Manurewa 2576

Phone no. (09) 269 5888
include area code

Mobile no. 021 608 448

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.



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

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

I support oppose the above plan provision.

Reasons for my views:

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

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

Retained Deleted Amended as follows:

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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 11/3/2014
 Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

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

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

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

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10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Alissa Armstrong and I own a holiday home in Kuaotunu.

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

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

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

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

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

As Principal Relief

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

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

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

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

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

I look forward to your response.

Yours faithfully,


Trustee

10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is ADRIAN GREEN and I own a holiday home in PAUANUI.

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

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

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

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

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

I look forward to your response.

Yours faithfully,



Proposed Thames-Coromandel District Plan



THAMES
COROMANDEL
DISTRICT COUNCIL

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

Submitter Details

Full Name(s) ADRIAN NEIL GREEN
or Organisation (if relevant) _____

Email Address adriangreen77@gmail.com
Postal Address 352B KOHIMARAMA RD, KOHIMARAMA, AUCKLAND 1071

Phone no. 09 5284374 include area code
Mobile no. 027 271 3088

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PRIVACY ACT 1993

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

My submission is:

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

I support oppose the above plan provision.

Reasons for my views:

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

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

Retained Deleted Amended as follows:

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

Proposed District Plan Hearing

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

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

Signature of submitter

Almoen

Date

10/3/2014

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

Trade Competition

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

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

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

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- a) adversely affects the environment; and
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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



Sent: Tuesday, 11 March 2014 00:31:04

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

susan racey

Address

53 old rotokohu rd
Rd 4 paeroa 3674
New Zealand

[Map It](#)

Phone

02102916936

Email

susanfiona@windowslive.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:

do we really want to see another waihi disaster in the coromandel?

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,

susan racey

Date

11/03/2014

Proposed Thames-Coromandel District Plan



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

Submitter Details

Full Name(s) MARY ALISON BRIGHT

or Organisation (if relevant) _____

Email Address mbright121@gmail.com

Postal Address 1/3 NORMA ROAD, ALFRED COVE,
WA 6154 AUSTRALIA.

Phone no. 00618 93299137
include area code

Mobile no. 61 416328996

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

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PRIVACY ACT 1993

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(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)

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Reasons for my views:

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

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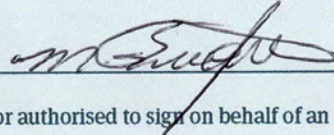
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Proposed District Plan Hearing

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

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Signature of submitter  Date 10 April 2014

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

Trade Competition

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- 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

Dear Mayor Leach and TCDC Councilors,

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

My name is Mary Bright and I own a holiday home in Matarangi.

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

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

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

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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.

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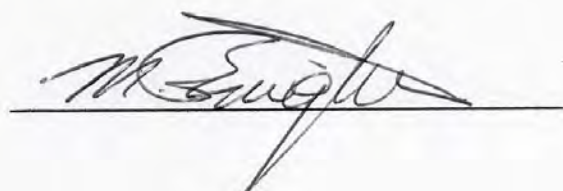
(ii) Amend all references to the permitted activity conditions for *Visitor Accommodation* in the various zones throughout the Proposed Plan relating to "*6 tariff-paid customers on-site at any one time*" instead amending this to "*12 tariff-paid customers on-site at any one time*", and delete any condition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

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

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

I look forward to your response.

Yours faithfully,



Sent: Tuesday, 11 March 2014 08:47:05

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Otis Williams

Address

764B Kauaeranga Valley Rd
Thames 3577
New Zealand

[Map It](#)

Email

rosepetalsandconfetti@yahoo.com

My submission is:

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 - 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.
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I would like to speak to my submission.

- No

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

- No

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

Yours sincerely,

Otis John Williams

Date

11/03/2014