

Sent: Tuesday, 11 March 2014 08:49:11

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Bonnie O'Keefe

Address

21 Puriri Valley Rd
Puriri, Thames 3578
New Zealand

[Map It](#)

Email

bonnieokeefe@clear.net.nz

My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

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

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- 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,

Bonnie O'Keefe

Date

11/03/2014

Proposed Thames-Coromandel District Plan



Submission Form

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

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Submitter Details

Full Name(s) Lisa Jane Rolle

or Organisation (if relevant) _____

Email Address lisa_rolle@clear.net.nz

Postal Address 17 Aratonga Ave, Greenlane, Auckland 1051

Phone no. 09 5206771
include area code

Mobile no. 0212924360

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

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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)

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 Lin Rolfe Date 11/3/2014

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

Trade Competition

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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 Lisa Rolle 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:

- 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

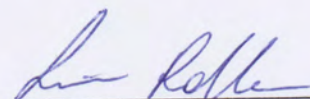
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And, in relation to both (i) and (ii) above

(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,



THAMES-COROMANDEL
DISTRICT COUNCIL

10 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan

Submission by

Name: Jenny Kay Crawshaw

Address: 202 Sandale's Street, Thames

Phone: 0276467272 Email: jennyinbigsky@yahoo.com

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My further comments:

NO Mining Coromandel!

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

Yours sincerely,

Signature:



Date: 12/3/14

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

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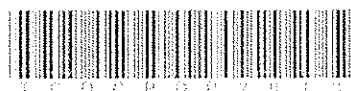
Full Name(s)	Michael William Holland.	
or Organisation (if relevant)	Kiwi Cook Trust	
Email Address	bigbrother1@extra.co.nz	
Postal Address	3/23A Eversleigh Rd Belmont, Auckland North Shore.	
Phone no. <small>include area code</small>	09 489 1199	Mobile no. 0274743799.

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

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Signature of submitter M. Hall Date 10th March 2014

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Proposed Thames Coromandel District Plan

THAMES-COROMANDEL
DISTRICT COUNCIL

10 MAR 2014

RECEIVED BY:

Submission by

Name: BRENT CRAWSHAW

Address: 202 SANIDES STREET

Phone: 021 876 698

Email: BRENTCRAWSHAW@GMAIL.COM

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THAMES-COROMANDEL
DISTRICT COUNCIL

10 MAR 2014

RECEIVED BY:

Submitter Details

Full Name(s) FRANK THORNTON
or Organisation (if relevant) NA.

Email Address _____

Postal Address 286 THORNTON BAY THAMES
COAST

Phone no. include area code (07) 8682683 Mobile no. _____

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Reasons for my views:

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THAMES-COROMANDEL DISTRICT COUNCIL
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phone: 07 868 0200 | fax: 07 868 0234
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The specific provisions of the Proposed District Plan that my submissions relate to are:

PART II OVERLAY ISSUES, OBJECTIVES AND POLICIES

Section 6 Biodiversity

6.3 OBJECTIVES AND POLICIES

Objective 1

Indigenous biodiversity is maintained, restored or enhanced at the time of subdivision, use and development.

Policy 1e

Subdivision, use and development in the **Coastal Environment** shall avoid adverse effects on:

e) Areas set aside for full or partial protection of indigenous biological diversity under legislation.

My submission is:

How are the adverse effects determined, by whom and at what cost? We feel this will deter prospective purchasers and hence devalue the property and be an obstacle for future development.

We believe this is far too complex a subject and needs to be simplified and put into simple lay-mans terms.

Part IV – Area Issues

Section 23 Residential Area

23.2 ISSUES

7. The recreational, biodiversity and natural character values in the Coastal Environment are at risk from increased residential densities and buildings and landscaping that:

- a) Are inappropriately located;
- b) Are visually intrusive;
- c) Alter the continuity of natural landscapes; and/or
- d) Degrade indigenous vegetation and coastal processes.

8. Dwellings that are designed and situated without consideration to the streetscape and other public spaces decrease the community's safety and enjoyment of those public spaces, particularly in Residential Areas with greater dwelling densities.

My submission is:

With regard to c) and d), what degree is allowable and how is this determined and by whom? Another added cost.

Part VI – Section 29 Biodiversity

29.3 PERMITTED ACTIVITIES

RULE 3 Clearing indigenous vegetation in the Rural Area

4. Clearing indigenous vegetation in the Coastal Environment that is not permitted under Rule 3.1 a) l) is a **discretionary activity**.

5. Clearing indigenous vegetation in the Rural Area (whether within the Coastal Environment or not that is not permitted under Rule 3.1m) is a **noncomplying activity**.

My submission is:

We seek clarification on both Rule 4) and 5). When the uncontrolled height of indigenous vegetation restricts the sunlight during the winter months and encroaches on the health and wellbeing of the occupants of the property. This should be at the owners discretion to remove the offending trees without having to apply for resource consent.

Section 32 Landscape and Natural Character Overlay

32.7 NATURAL CHARACTER OVERLAY RULES

RULE 15

EARTHWORKS

1. Earthworks that are a permitted, controlled or restricted discretionary activity in the underlying zone and districtwide rules retains their activity status provided:

- a) They are not within 5 m of a permanent water body wider than 1 m; and
- b) They are required to maintain the existing width of an existing operational legal road, legal right of way, operational farm or forestry road or driveway; or
- c) The maximum volume is 10 m³ per site per calendar year.

2. Earthworks that do not retain their activity status under Rule 15.1 are a **restricted discretionary activity**, provided:

- a) The maximum volume is 200 m³ per site per calendar year; and
- b) The maximum face height is 1.5 m.

3. The Council restricts its discretion to matters 1, 3 and 4 in Table 5 at the end of Section 32.

4. Earthworks that are not a restricted discretionary activity under Rule 15.2 are a **noncomplying activity**.

RULE 16

Afforestation

1. Afforestation is a **restricted discretionary activity**.

2. The Council restricts its discretion to matters 1, 3 and 4 in Table 5 in Section 32.

RULE 19

Any other activity

1. For any other activity that is a **restricted discretionary activity** in the underlying zone or districtwide rules, and not otherwise listed in Section 32.7, the Council restricts its discretion to include all the matters in Table 5 in Section 32.

My submission is:

We strongly object to the number of **restricted discretionary activities** that are not clearly defined.

We thank the Thames Coromandel District Council for allowing us the opportunity to provide comments on the Proposed District Plan (PDP).

We object to the plan being far too detailed and complex for the average lay person to fully understand. Designed by experts for experts without consulting locals, residents, farmers, businesses and small communities which this proposed plan affects for the next generation.

Daniela Suess
1024 Thames Coast Road
RD5

Thames 3575
**THAMES-COROMANDEL
DISTRICT COUNCIL**

10 MAR 2014

RECEIVED BY: Tani

8:48 AM

Thames Coromandel District Council
515 Mackay St,
Thames 3500

Attention: District Plan Manager

March 9, 2014

Proposed Thames Coromandel District Plan

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

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

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

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

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

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

I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to Prohibit Mining Activities under people's homes.

I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.

I oppose Section 37 - Mining Activities.

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

I want the TCDC to amend Section 37.4 Table 1 of the PDP to state that all **Mining Activities are Prohibited in all Zones**, including prospecting and exploration, or other such relief that has the same effect.

I support Quarrying activities to be separated from Mining Activities to avoid confusion.

I oppose Section 14 - Mining Activities.

I want the language of in Section 14.1 (Mining Activities) to clearly state how future mining activities will have a major adverse impact on the unique Conservation Values and Natural Character of the Coromandel. We must acknowledge the adverse impacts of the modern Mining Industry on small communities.

I want the TCDC to remove the sentence: "The District has a long history of mining for gold and other minerals." (p73), and instead acknowledge that the Gold Mining boom lasted only 70 years, between 1860 and 1930, and was a small scale industry compared to the Mining Activities of today.

I want the Plan to acknowledge the long term economic, social and environmental legacy and the detrimental effects of historical mining in the District.

Of particular concern to me is the statement "The Plan includes provisions to enable the Council to take the presence of mineral resources into account when assessing proposals for the subdivision, use and development of land." (p73) Along with Section 14.2.2 this gives mining priority over other forms of development. I oppose Mining Activities having such a priority. I completely disagree with the intention of Section 14.2.2 and require this to be removed as it is unrepresentative of community values.

The Coromandel Peninsula Blueprint, where community values were assessed, has not been fully translated into the Plan and sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.

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

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

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

Yours sincerely,



Daniela Suess

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)	LINDSAY PETER SEWAN GEAR	
or Organisation (if relevant)		
Email Address	lp11g@xtrem.co.nz	
Postal Address	18. SUNKIST BAY RD BEACHLANDS 2078	
Phone no. <small>include area code</small>	027 2120231	Mobile no. _____

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

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

PRIVACY ACT 1993

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



Your Submission

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

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 10-3-2014

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

Trade Competition

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

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

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

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

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

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



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 Lindsay Gray and I own a holiday home in WYUNGA BAY RD.

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,

