

Paul P Schneider  
 1024 Thames Coast Road  
 RD5  
 Thames 3575

THAMES-COROMANDEL  
 DISTRICT COUNCIL

10 MAR 2014

RECEIVED BY: Tami  
 8:48am

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.

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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 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.

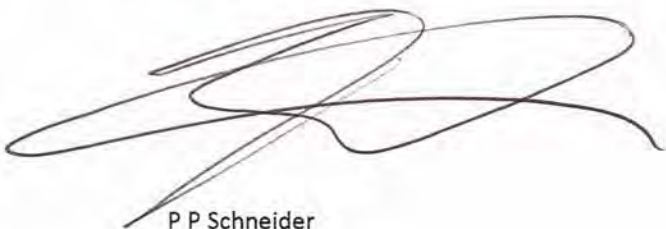
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There is no acknowledgment of the fact that a large number of Coromandel residents are opposed to mining, TCDC must acknowledge this, and that the 40 year history of the 'No Mining' campaign in Coromandel has contributed significantly to our Natural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



P P Schneider



Lucia Lulutai Suess  
 1024 Thames Coast Road  
 RD5  
 Thames 3575

Thames Coromandel District Council  
 515 Mackay St,  
 Thames 3500

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Yours sincerely,

LUCIA

Lucia Lulutai Sues



Sent: Monday, 10 March 2014 22:04:33

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

Lizzie Sullivan

### Address

180 Surrey Cres, Grey Lynn  
Auckland 1021  
New Zealand

[Map It](#)

### Email

[elizabeth.sullivan89@gmail.com](mailto:elizabeth.sullivan89@gmail.com)

### My submission is:

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**I would like to speak to my submission.**

- No

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

- No

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

---

**Yours sincerely,**

Lizzie Sullivan

**Date**

10/03/2014



Form 5  
Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991*

To Thames Coromandel District Council

Name of submitter: M.J & J.J Goudie

This is a submission on the **THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):**  
Notified on 13 December 2013

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

**PLANNING MAPS 6 & 6A OVERLAYS**

**THAMES-COROMANDEL  
DISTRICT COUNCIL**

**10 MAR 2014**

**RECEIVED BY:**

**MY SUBMISSION:**

I **OPPOSE** the Coastal Erosion Hazard Lines shown for Otautu Bay and Lot 18 DPS 5572 ( 275 Port Jackson Road Otautu Bay) in particular.

**REASONS:**

The Coastal Erosion Lines (current & future) are incorrectly shown.

The coastal erosion lines do not accord with the recent coastal hazard assessment for this part of Otautu Bay, is not borne out by any historic events and cannot be supported having regard to future risk.

Lot 18 DPS 5572 is within the Coastal Living Zone, is over 2000m<sup>2</sup> and is capable of being subdivided with a suitable house site located behind the future Coastal Protection Line.

The beachfront yard of 7.5m provides more than sufficient setback to reduce risk from erosion and maintain beachfront amenity.

**DECISION SOUGHT**

I seek the following decision from the local authority:

The Coastal Erosion Line(s) currently shown on Planning Maps 6 and 6A be deleted; and

The Coastal Protection Line(s) be located at the seaward boundary of the properties.

Or to similar effect

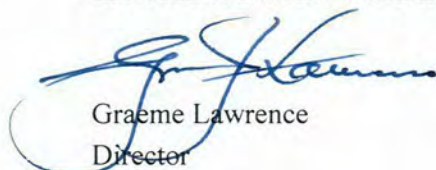


I wish to be heard in support of my submission.

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

I could not gain a trade advantage through this submission.

LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence  
Director

10 March 2014

Address for service of submitter: M.J & J.J. Goudie  
C/o Lawrence Cross Chapman & Co Ltd  
PO Box 533  
THAMES 3450

Telephone: 07 868 3315

Email: [graeme@lcc-planning.co.nz](mailto:graeme@lcc-planning.co.nz)

Contact person: Graeme Lawrence  
Director

Form 5  
Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991*

To Thames Coromandel District Council

Name of submitter: Mervyn Goudie

This is a submission on the **THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):**  
Notified on 13 December 2013

**THAMES-COROMANDEL  
DISTRICT COUNCIL**

10 MAR 2014

**RECEIVED BY:**

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

**Indigenous Vegetation Clearance**

**Landowner bearing the costs of "ground truthing" Natural Areas,  
Outstanding Landscapes and Amenity Landscapes**

**MY SUBMISSION:**

I **OPPOSE** the restrictions placed on Indigenous Bush Clearance from areas that have been in pasture or for the purposes of producing firewood.

I also **OPPOSE** provisions that require farmers to carry out "ground truthing" to determine the significance of indigenous vegetation (and ONLs and ALs) when it comes to:

- reinstating pasture by clearing areas of manuka for kanuka or tree fern or similar.
- applying for or carrying out subdivision or land uses that are not related to environmental or conservation lots.

**REASONS:**

Farm management practices involve rotation of crops. This may include areas of regenerating manuka and kanuka over pasture for short or long periods depending on climate, costs of maintaining pasture or returns on stocking regimes. Areas of indigenous vegetation, particularly kanuka and manuka may then be cleared to provide for extraction of firewood for use or to supplement income from time to time.

Farmers need to be able to rely on being able to clear and extend pasture in areas which have been cleared for pasture in the past, as and when farm management practices require it without the need for consents or other costs such as identifying the extent of significant vegetation or landscapes of any significance.



The costs of ground truthing location or extent of significant indigenous vegetation or habitats or other areas identified as being of public benefit should not fall on the landowner when carrying out land uses or subdivision (such as boundary adjustments or relocation).

### DECISION SOUGHT

I seek the following decision from the local authority:

1. Add to Section 29.3 Permitted Activities Rule 3 under 1 the following additional circumstances when indigenous vegetation may be cleared in the Rural Area:
  - Clearing fern re-growth in or over pasture where pasture had been the dominant vegetation
  - Clearing manuka or kanuka located over land that had been in pasture that has been grazed, provided that where manuka or kanuka is over 3 m in height and/or the land has not been grazed since 1976, the maximum area of land that can be cleared is 5 ha per annum.
  - Clearing up to 10m<sup>3</sup> of manuka or kanuka per 12 month period for firewood purposes in locations that has not previously been in pasture.
  
2. Remove from all parts of the plan any requirement that Natural Areas, Outstanding Landscapes and Amenity landscapes be "ground truthed" at the cost of the landowner or applicant for resource consents.

In the event that natural areas ONL or AL are retained in the District Plan, they only do so only on the basis that their extent location and boundaries are determined at no cost to the landowner before they come into play for consents (land or subdivision) under the Plan.

The only exception to this may be where a landowner or consent holder derives the benefit of additional lots through conservation or environment lot subdivision.

3. Such consequential changes or refinements that may be required to the relief sought:
  - a. To include the rewording of 24.3 Policy 5b to state:
 

*"Except in the case of reinstatement of pasture and clearance for firewood clearance of indigenous vegetation shall be discouraged in the Coastal Environment;" and*
  - b. To add to Policy 5c after the words *"where areas vulnerable to modification"* the following *"as identified (having being ground truthed) in the Overlay Maps for Natural Character and ONL's and AL's"*.

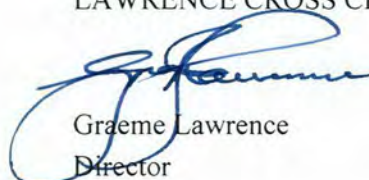
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LAWRENCE CROSS CHAPMAN & CO LTD



Graeme Lawrence  
Director

10 March 2014

Address for service of submitter: M.J. and J.J Goudie  
C/o Lawrence Cross Chapman & Co Ltd  
PO Box 533  
THAMES 3450

Telephone: 07 868 3315

Email: [graeme@lcc-planning.co.nz](mailto:graeme@lcc-planning.co.nz)

Contact person: Graeme Lawrence  
Director



Sent: Monday, 10 March 2014 21:36:50

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

---

### Name

amanda ewing

### Address

42 te puru creek rd  
Thames 3575  
New Zealand

[Map It](#)

### Email

[amandalina.ae@gmail.com](mailto:amandalina.ae@gmail.com)

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**Yours sincerely,**

Amanda Jane Ewing

**Date**

10/03/2014



**Proposed Thames Coromandel District Plan****Submission by**

Name: Shelley Rūhen and Jeff Whitfield  
 Address: 41 Totara Valley Rd., R.D. 1, Thames  
 Phone: 07 8687114 Email: shelleyandjeff@xtra.co.nz

10 MAR 2014

RECEIVED BY: TMI  
12:11 PM

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My further comments:

We see mining as an activity that generates great wealth for a few but leaves consequences to the environment and people's health that are expensive to mollify. This promotes a social discrepancy that is not part of the historical New Zealand psyche. The 'need' for various minerals (especially gold) is for the continuation of a financial model, not for a useful purpose.  
Please ensure mining is a prohibited activity on the 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: 10.3.14

Sent: Monday, 10 March 2014 21:27:49

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

---

### Name

Paul Lee Lee

### Address

230 Comers Rd,  
Rd 1 Whitianga 3540  
New Zealand

[Map It](#)

### Email

[dennisj@mbas.au.com](mailto:dennisj@mbas.au.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:**

As a resident of 37 years on the Coromandel Peninsula I have witnessed the development in this area of tourism and associated businesses along with growing recreational activities for all New Zealanders and well as overseas visitors. This seems to be a much better opportunity for jobs and a longer and stronger investment from a monetary point of view. The unique quality of our fragile landscape should not be threatened by any sort of mining.

**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,**

Paul Roland Lee

**Date**

10/03/2014

## Proposed Thames Coromandel District Plan

### Submission by

Name: *KERI MANUEL*

Address: *17 KINGSLEY ST, STOKES VALLEY, LOWER HUTT, 5019*

Phone: *021681271*

Email: *kerimanuel@gmail.com*

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

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.



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

The priceless beauty of the Coromandel Peninsula should never be carved up for the benefit of a select few. Never. I am strongly opposed to all mining in the Coromandel. In the long run you gain nothing and costs us all dearly.

- I would like to speak to my submission. *Yes - I allocate my time to the Coromandel watchdog group*
- 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:

*Daniel*

Date:

*7/2/14*



Sent: Monday, 10 March 2014 20:59:29

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

Evelyne Siegrist

### Address

860 buffalo road, PO Box 11  
Coromandel 3543  
New Zealand

[Map It](#)

### Email

[evebuffalo@hotmail.com](mailto:evebuffalo@hotmail.com)

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**I would like to speak to my submission.**

- No

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

- No

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

---

**Yours sincerely,**

Evelyne Siegrist

**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](http://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](mailto:customer.services@tcdc.govt.nz)

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

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

### Submitter Details

Full Name(s) BRYAN ROYCROFT & JANIE BASSETT  
or Organisation (if relevant) \_\_\_\_\_

Email Address \_\_\_\_\_  
Postal Address 1749 COLVILLE ROAD  
COROMANDEL

Phone no. include area code 07 866 6714

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)

PART VI - SECTION 29 - BIODIVERSITY  
 WE NEED TO PROTECT OUR FAMILY & PROPERTY  
 FROM FIRE BY KEEPING OUR TEA TREE UNDER  
 CONTROL

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:

ON OUR FREEHOLD LAND WE BELIEVE WE SHOULD  
 HAVE THE RIGHT TO REMOVE TEA TREE FOR HEATING  
 & COOKING TO SURVIVE

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

Retained  Deleted  Amended  as follows:

REMOVED COMPLETELY

**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 *B.R. Barrett* Date 09.03.2014  
 Person making the submission, or authorised to sign on behalf of an organisation making the submission.

**Trade Competition**

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

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

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

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

- a) adversely affects the environment; and  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](http://www.tcdc.govt.nz/dpr)

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





# Proposed Thames-Coromandel District Plan

To CIS  
**RECEIVED**  
 10 MAR 2014  
 Thames-Coromandel District Council  
 Mercury Bay  
 Files  
 No.....



## 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](http://www.tcdc.govt.nz/dpr)  
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**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](mailto:customer.services@tcdc.govt.nz)

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

### Submitter Details

Full Name(s) PETER LESLIE GRANT  
 or Organisation (if relevant) \_\_\_\_\_

Email Address peter.grant@clear.net.nz  
 Postal Address 184 COOK DRIVE WHITIANGA 3510

Phone no. include area code (07) 8665450

Mobile no. 0274410981

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

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

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2

LEAVE THIS PAGE BLANK



**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)

RECREATION ACTIVE ZONE	PART VIII	SECTION 52
SITE SPECIFIC ACTIVITIES	PART V	SECTION 26
PLANNING MAP AND OVERLAYS	18 F	
LYONS PARK ALBERT ST WHITIANGA		

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. NEW

Reasons for my views:

NO RECOGNITION IN DISTRICT PLAN FOR LAND GIFTED TO THE COMMUNITY FOR SPORT AND RECREATION BY T. H. LYON AND MERCURY BAY TENNIS CLUBS NOW KNOWN AS LYONS PARK
--

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

Retained  Deleted  Amended  as follows:

SEE NEXT PAGE. REZONE LYONS PARK WHITIANGA
---

**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 A.L. Grant Date 10 March 2014

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

**Trade Competition**

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

I could gain an advantage in trade competition through this submission.	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N

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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





THE SITE KNOWN TODAY AS LYONS PARK SITUATED IN ALBERT ST WHITIANGA WAS SIFTED TO THE COMMUNITY FOR SPORT AND RECREATION BY T.H. LYON IN 1940 AND THE MERCURI BAY TENNIS CLUB IN 1960.

THERE IS NO RECOGNITION OF THIS IN THE DISTRICT PLAN NOR ON THE PLANNING MAPS OR OVERLAYS. THIS NEEDS TO BE CORRECTED BEFORE ITS INTENDED USAGE IS FORGOTTEN.

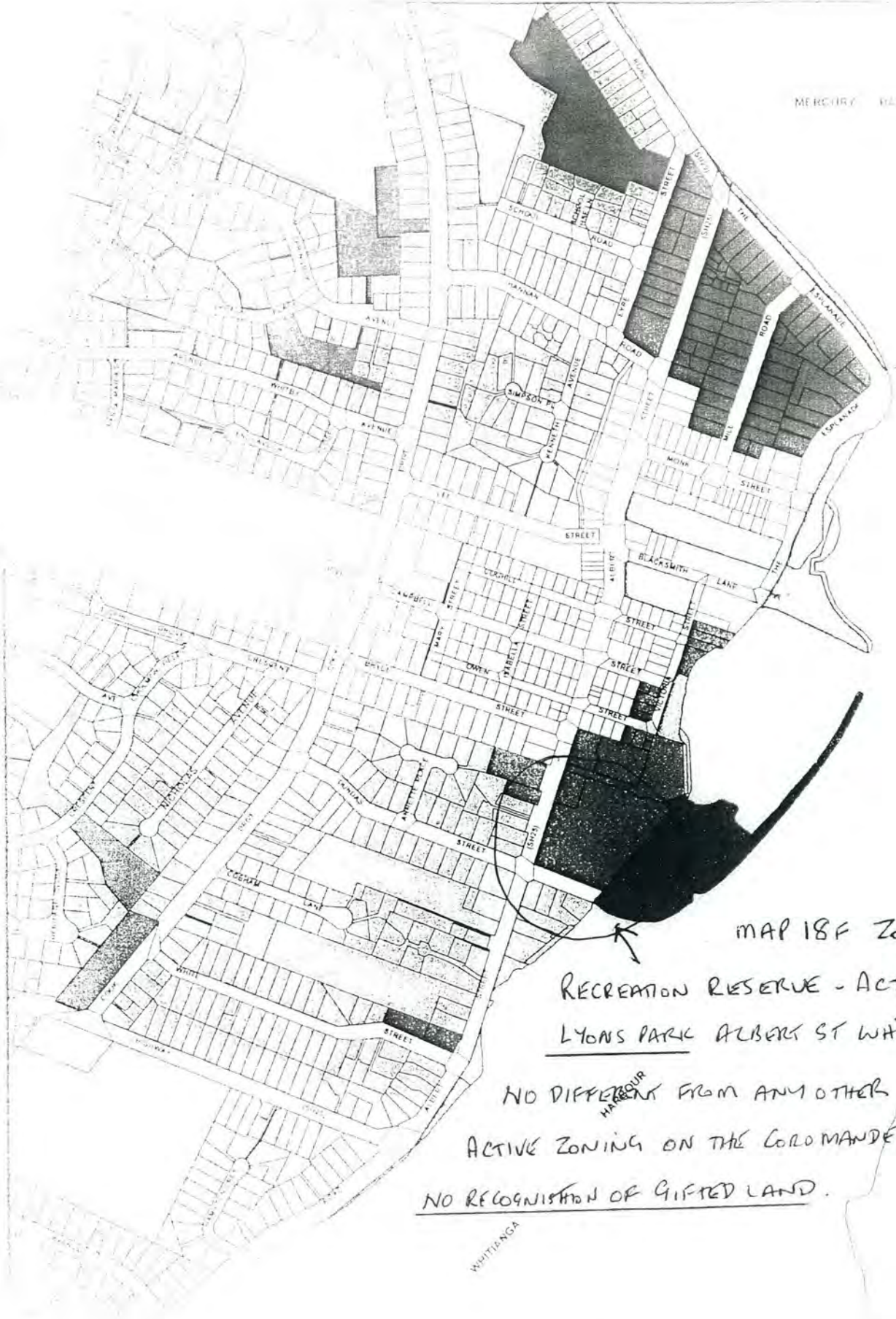
AT THE MOMENT IT IS ZONED AS RECREATION ACTIVE THE SAME RULES AS APPLY TO ALL THE OTHER RECREATION ACTIVE RESERVES THAT HAVE BEEN CREATED BY COUNCIL ACQUISITION OR BY DEVELOPMENT OF LAND AS RESERVE CONTRIBUTION OR IMPACT FUNDS BY DEVELOPERS.

IN RECOGNITION OF SIFTED LAND TO THE COMMUNITY LYONS PARK SHOULD HAVE ITS OWN SET OF RULES. THE BEST WAY TO SECURE THIS IS TO HAVE IT REGISTERED UNDER SITE SPECIFIC ACTIVITIES (OR A SIMILAR OR NEW ZONING) WHICH IS INCLUDED IN THE DISTRICT PLAN.

NOTE. AT THIS POINT THERE IS MORE PROTECTION UNDER THE DISTRICT PLAN FOR HERITAGE SITES OR PROTECTED TREES THAN THERE IS FOR LAND SIFTED TO THE COMMUNITY FOR SPECIFIC USAGE



5



MAP 18F ZONES

RECREATION RESERVE - ACTIVE

LYONS PARK ALBERT ST WHITIANGA

NO DIFFERENCE <sup>OUR</sup> FROM ANY OTHER RESERVE

ACTIVE ZONING ON THE COROMANDEL

NO RECOGNITION OF GIFTED LAND.

WHITIANGA

THAMES COROMANDEL



Scanned Image poor due to quality of original

6

... and possessing Cannabis

Article 30/4/2010

# Heritage facts wanted

By DOROTHY PREECE

Heritage consultant Dr Ann McEwan presented a report to Mercury Bay Community Board on Tuesday last week summarising her work on the Thames Coromandel District Council Heritage Review Project.

In 2008 the council asked Dr McEwan to research and collate the information, elements of which will inform the District Plan and the Local Area Blueprints. The information is now available in draft form.

Dr McEwan said she had received very little local information from residents.

"I have received some local stories but I thought we would have received more," she said.

"We need people to look at these documents on-line on the council website or check the hard copies at the area offices, museums and libraries."

The document suggests buildings and sites that might be considered significant enough to be included in the reviewed District Plan Heritage Schedule.

These include historic homes, cottages, churches and some more recent landmarks such as the Wilderland shop on SH 25 south of Whitianga.

Dr McEwan said she had included the shop for consideration, "because it represents the alternative lifestyle that is part of the iconic mix on the Coromandel".

Some residents have already been informed that their properties could be listed as significant.

Dr McEwan said it would be



ICONIC LANDMARK? Wilderland Shop is suggested for inclusion in the Heritage Review document.

another year before the consultation was completed, prior to any items being scheduled in the District Plan.

"Historic heritage is not just about listed buildings, it's about people and their lifestyles," Dr McEwan said.

"For instance, around the peninsula there are a number of public reserves named for the people who gifted them but we need to know the primary intention."

If that is not recorded, the council cannot in the future make informed decisions about possible uses of the land. To inform these decisions, the documentation has to be as robust as we can make it."

Dr McEwan said there were no significant historic sites listed for the Mercury Bay Ward in the current District Plan and one of the drivers for the review was to rectify that.

"This is clearly a huge oversight and must be remedied."

"I have had to take a ground zero approach in formulating the list for Mercury Bay. If people have information that they feel should be included, we want to know about it," she said.

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B  
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205 9  
PO B  
Telep  
Facsi  
Email

ARTICLE HAURAKI HERALD 30/4/2010

EXTRACT - "NUMBER OF PUBLIC RESERVE NAMED FOR THE PEOPLE THAT GIFTED THEM BUT WE NEED TO KNOW THE PRIMARY INTENTION"

CONTACTED HERITAGE CONSULTANT ON MANY OCCASSIONS NO REPLY AND NOT FOLLOWED UP BY LOUNCIL.



7



COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952

Limited as to Parcels

Search Copy



R W Muir  
Registrar-General  
of Land

Identifier **SA34D/762**  
Land Registration District **South Auckland**  
Date Issued 28 November 1985

Prior References

SA573/156

---

Estate	Fee Simple
Area	1.6780 hectares more or less
Legal Description	Part Wharetangata 6 Block
Purpose	<u>Recreation reserve</u>

Proprietors

The Thames-Coromandel District Council

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Interests

Subject to the Reserves Act 1977

LYONS PARCELS

TITLE SEARCH FEBRUARY 2014

SHOWN AS RECREATION RESERVE

NO REFERENCE TO GIFTED LAND OR ITS INTENDED  
USAGE

8



COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952

Limited as to Parcels

Search Copy



R W Muir  
Registrar-General  
of Land

Identifier SA573/157  
Land Registration District South Auckland  
Date Issued 14 May 1934

Prior References

DI 2D.313

Estate	Fee Simple
Area	1467 square metres more or less
Legal Description	Part Wharetangata No 6 Block
Purpose	Sports and pleasure grounds and recreation and for the purpose of public amenities

Proprietors

The Thames-Coromandel District Council

Interests

Fencing Agreement in Conveyance 359105 (R475/337)  
Subject to Section 23 of the Land Transfer (Compulsory Registration of Titles) Act 1924

LYONS PARK (TENNIS CLUB LAND)

SEARCH TITLE FEBRUARY 2014

ALTHOUGH IT SHOWS SPORTS AND PLEASURE GROUNDS AND  
RECREATION

NO REFERENCE TO GIFTED LAND



# **Lyon Park**

## **WHITIANGA**

**A gift to the community by  
Thomas Harwood Lyon  
for use as sport and recreation in  
memory of his deceased daughter  
Belle.**

LYON PARK - A GIFT TO THE COMMUNITY



Lyon Park is made up of two titles of land, both gifted to the community for sport and recreation. The major part was gifted by T. H. Lyon and the smaller title was gifted by the then Whitianga Tennis Club (Now Mercury Bay Tennis Club).

The original vision of Thomas Lyon of sports clubs, playing fields and a recreational area down to the waters edge of the Whitianga harbour has not eventuated. We as a community are to blame for this and must take responsibility for not adhering to the original Deed of Gift.

May the next generation recognise this special piece of land so that what is left remains as a green area is used for what it was intended for.

Peter Grant  
Whitianga 2014

Note: When you read through remember that has these two parvcls of land not been gifted to the community it would now be full of residual housing down to the waters edge.



# Lyon Park

## HOW IT ALL STARTED

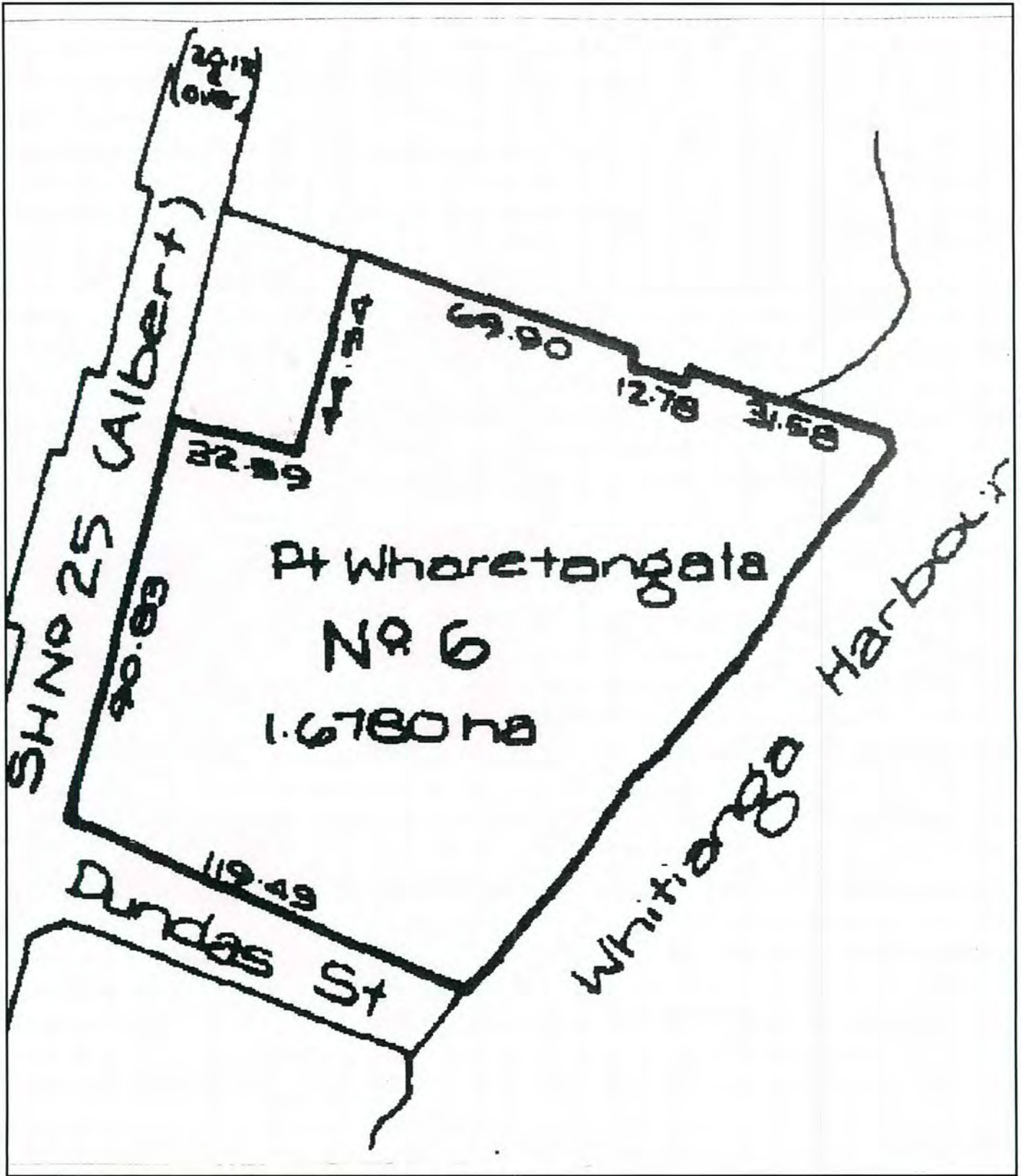


*Photo shows Mr & Mrs T.H.Lyon with eldest daughter Nellie with her eldest daughter Beverley and her son. Photo was taken on the land which is now known as Lyons Park.*

**Thomas Lyon**  
was a Farmer, Secretary of the dairy company,  
lay preacher and was also involved  
in community affairs.

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LYON PARK - A GIFT TO THE COMMUNITY



AREA OF LAND GIFTED BY T.H.LYON 1.678HA



## LYON PARK - A GIFT TO THE COMMUNITY

On the 20th April 1940 in memory of his deceased daughter Thomas Lyon  
Gifted part of his farm to the community.

A N D the COROMANDEL COUNTY COUNCIL representing the  
Chairman Councillors and Inhabitants of the County of  
Coromandel ( hereinafter called "the Council") of the  
third part.

WHEREAS the donor, ( as a public-spirited resident of  
Whitianga to provide facilities for recreation and sports  
and advance the welfare of the community and for the further  
purpose of commemorating his deceased daughter has  
executed a Memorandum of Transfer to the Council of an  
area of four acres and twenty-five perches (4a. Or. 25p.)  
more or less situated at Whitianga aforesaid to be held  
by the Council as a Recreation Reserve and Park to be  
called "The Mercury Bay Centennial and Lyon Park"  
(hereinafter called "the said Park".)

*Extract from the deed of gift passing the land to the Coromandel County Council.*

The full name of the park is "The Mercury Bay Centennial And Lyon Park".  
The centennial part was as part of the Centennial of Celebration of the  
dominion of New Zealand



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### TENNIS CLUB LAND



Amy Lee was a life member of the Mercury Bay Tennis Club and Treasurer from 1947 to 1982. Amy Lee was instrumental in having the Tennis Club land gifted to the community to form part of Lyon Park.

The Whitianga Tennis Club (now Mercury Bay Tennis Club) moved to the site they occupy today in 1908. In March 1926 they purchased the said land from T.H.Lyon.

		<i>Last Whaitangata 1106</i>		
		<i>of 1-18 set Plan H.5.</i>		
<i>359105</i>	<i>1145</i>	<i>16 April 1926</i>	<i>conveyance Lyon to Lee et al</i>	<i>2 Mar 1926 R415. 337 3D. 83.</i>
<i>H04776</i>	<i>3</i>	<i>7 Dec. 1931</i>	<i>Deed of Appointment Lee son to Thoughear sons</i>	<i>24 Oct. 1931 R 575 530</i>
<i>H04777</i>	<i>3</i>	<i>7 Dec. 1931</i>	<i>mortgage Thoughear sons to Lyre</i>	<i>24 Oct. 1931 R 11-582</i>
		<div style="border: 1px solid black; padding: 5px;"> <p>Certificate of Title, Vol. <i>543</i></p> <p>fol. <i>154</i> issued under Land</p> <p>Transfer Act <i>14/5/34</i></p> <p><i>appl no 21454e</i></p> </div>		

The transfer of land shows the conveyance from Lyon to Lee and others (Trustees of Tennis Club)



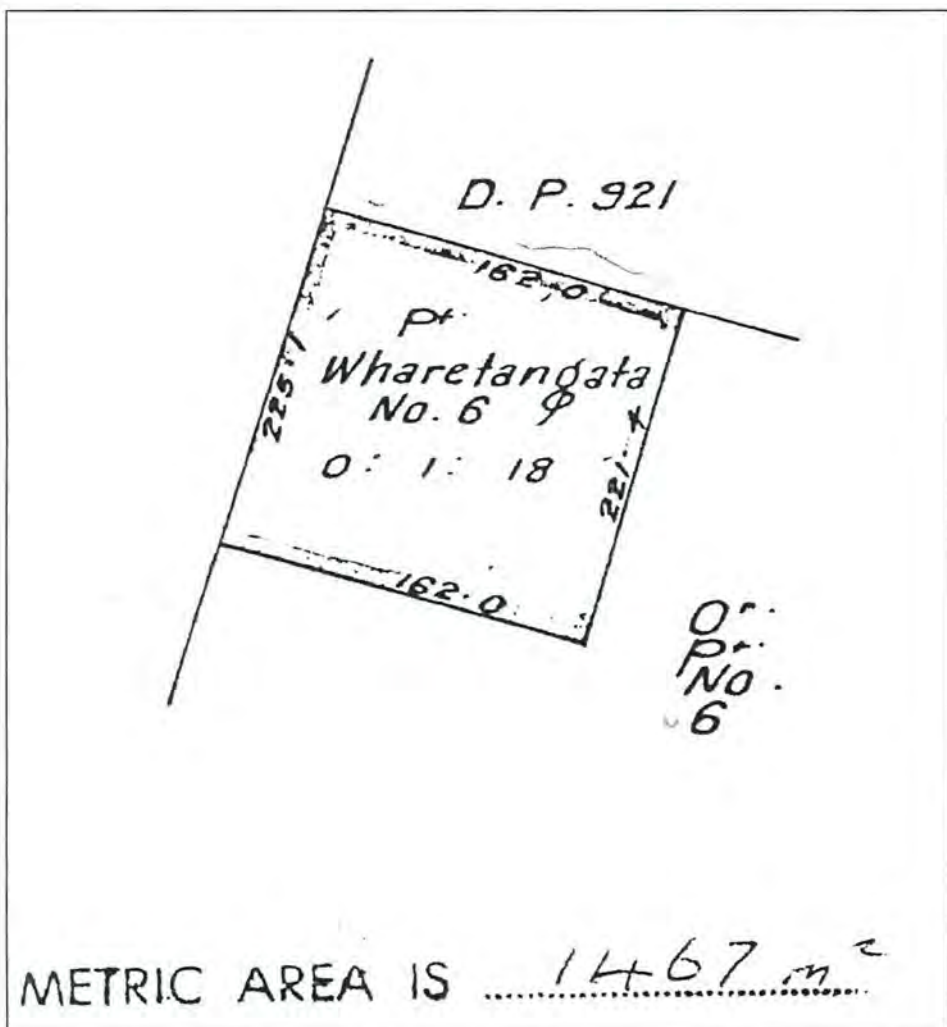
LYON PARK - A GIFT TO THE COMMUNITY

(TENNIS MINUTES 15th OCT 1957.)

Proposed by Mr Booth seconded by Mrs Packer that the Tennis Courts be vested in the Coromandel County Council as part of the Lyons Centennial Park - carried.

Subscriptions Proposed by Mrs Packer

Minutes of the Tennis Club on the 15th October 1957 approving the transfer of land from the Tennis Club to the Coromandel County Council. This was on the proviso that, to quote Amy Lee "The Tennis Club Continue to have free use of this land providing the Tennis Club at their cost maintain and keep the facility in good condition".



Area of land gifted by the Mercury Bay Tennis Club 1467m2.

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 \_\_\_\_\_ LYON PARK - A GIFT TO THE COMMUNITY \_\_\_\_\_

S 191752 Transfer to the Chairman,  
 Councillors and Inhabitants of the  
 County of Coromandel. Produced  
 of 5:10:1960 at 11:37<sup>0</sup> as and for  
 the purpose of sports and pleasures  
 grounds and recreation and for  
 the purpose of public amenities  
 pursuant to Sec. 319 Counties  
 Act 1956 Produced 5:10:1960 at 11:37<sup>0</sup>  
 H. Arnold Morley

Title showing transfer of land in 1960 to the Coromandel County Council. This was signed by Herbert Arnold Morley being surviving trustee of the Tennis Club.

So this is how the

**MERCURY BAY CENTENNIAL AND LYON PARK  
 AND  
 THE TENNIS CLUB LAND**

both gifted to the community has now  
 become known as

**LYON PARK**





*This 1948 photo show Lyon Park after it was gifted by T.H.Lyon. You will notice the two concrete tennis courts (top left) and the direct access to the Whitianga harbour.*



*This 1994 photo shows the start of the Marina Reclamation being formed taking away from Lyon Park direct access to the waters edge.*





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THIS 2014 PHOTO SHOWS LYON PARK AS IT IS TODAY.



## LYON PARK - A GIFT TO THE COMMUNITY

The Administration Manager and Chief Planner spoke on the present available open spaces.

Lyons Park - The Board spoke on the useage of this area as a recreational and sporting facility.

✓ RESOLVED: That the Mercury Bay Community Board confirm that it will retain no less than that area of Lyons Park occupied by the Rugby Club and used as a sports field as public open space for recreational use, in perpetuity.

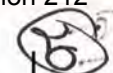
J Gaskell/D Bourne

The Board were asked to consider the provision for clubhouses on Lyons Park. Councillor Leach advised that the present building is capable of catering for a mixture of sporting and recreational clubs and it was generally felt extra buildings on the Albert Street frontage of Lyons Park would be detrimental to the park.

The land on the seaward side of the playing field is estimated to hold some 100 cars which can cater for associated marina parking in peak times, leaving this available for the Mercury Bay Rugby and Sports Club during their sports season. The benefit of a green area ~~in this area~~ was felt to be substantial.

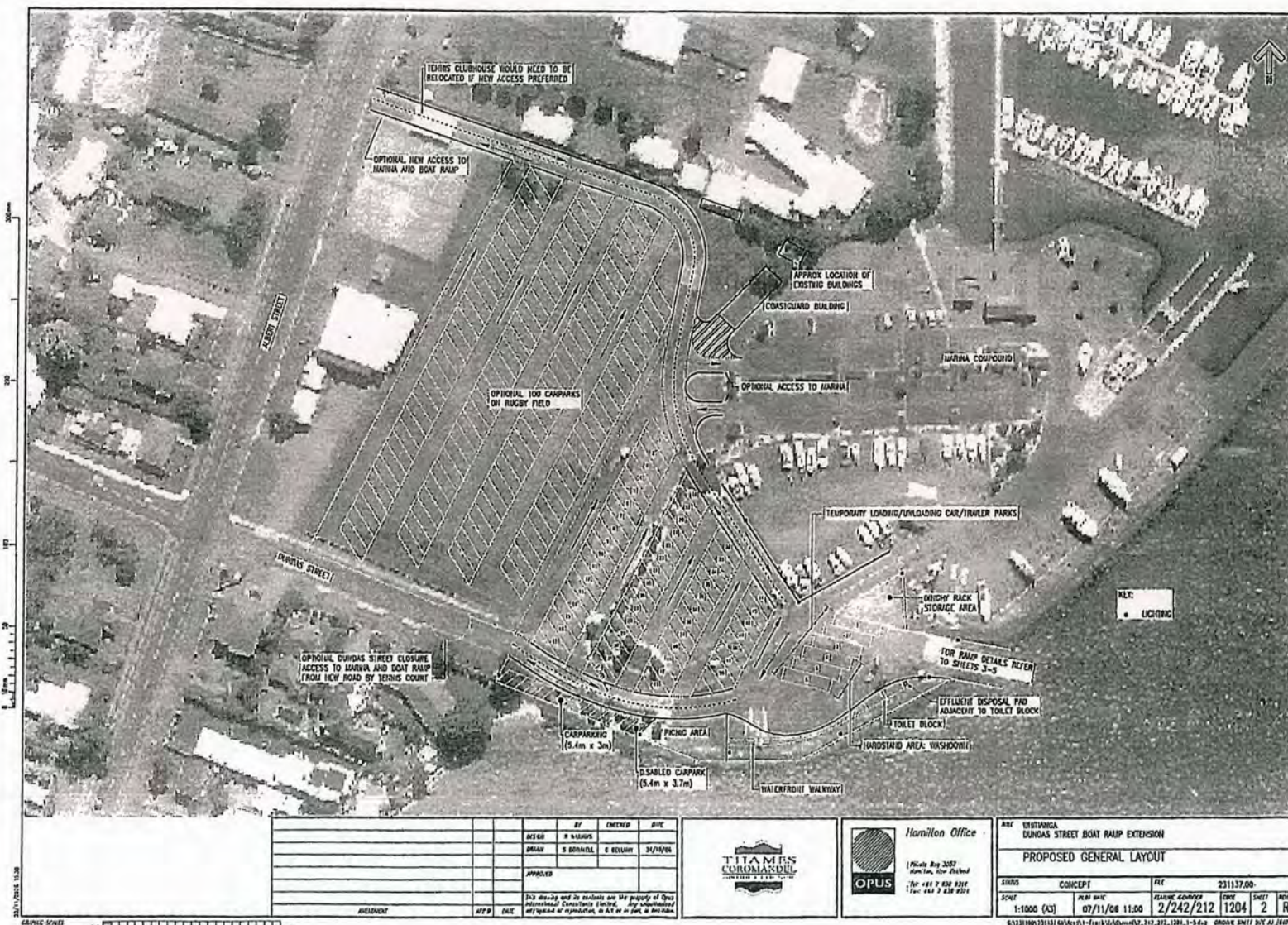
*1991 Extract from minutes of the Mercury Bay Community Board special meeting showing how important it was to keep the sports field as open space for recreational use in perpetuity.*





# SO THEN HOW DID THIS HAPPEN IN 2006...

In 2006 this 100 car park design of the playing field was prepared by the international company Opus. How could they get it so wrong with the deed of gift in place and the minutes shown above restricting the usage to open space. This plan prepared by Opus was brought up for discussion at the Mercury Bay Community Board meeting on 20th April 2010. As at this date it has not been taken off the table for consideration.



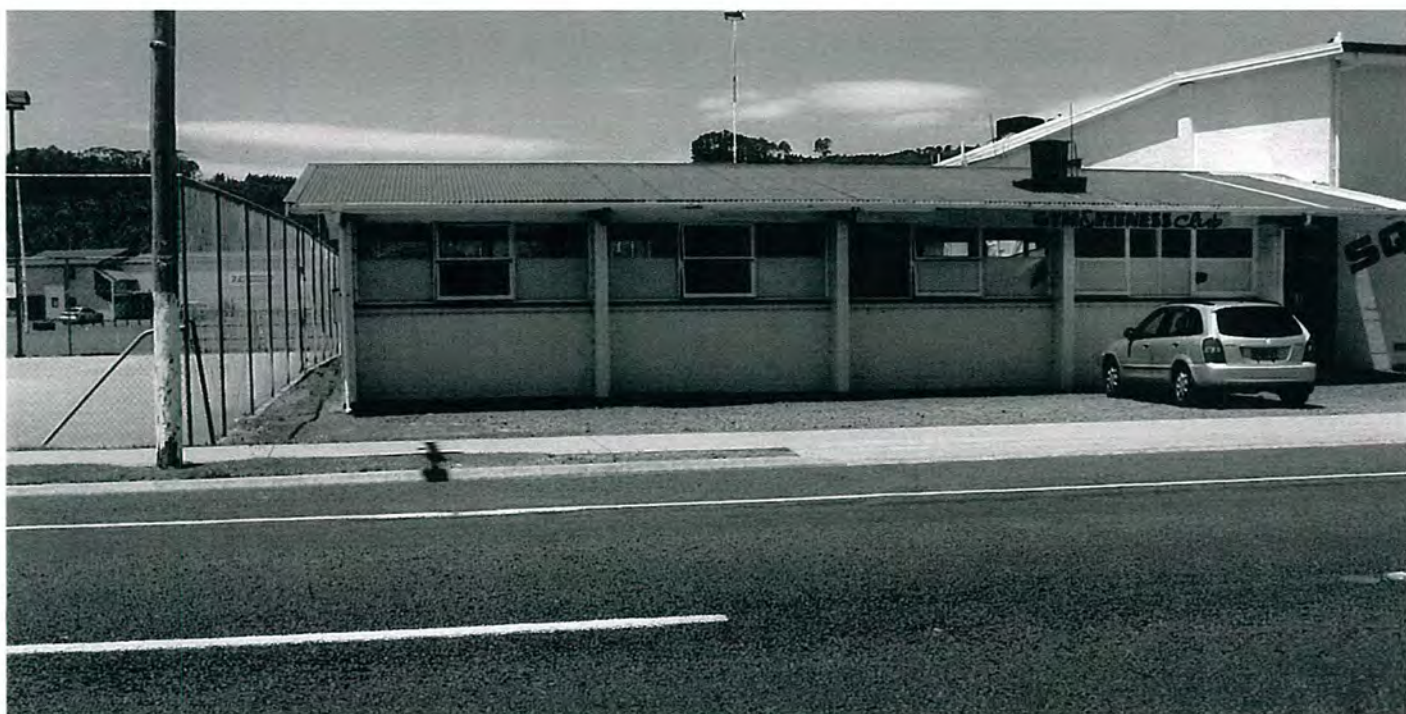
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LYON PARK - A GIFT TO THE COMMUNITY





*The Mercury Bay Tennis Club, showing the redevelopment in the year 2000. A full development of this area was not allowed because of the positioning of the Playcentre. These courts are open to the public and is a complying activity on the park.*



*The Playcentre building should not have been put here. At the time the Tennis Club objected as it was going to hinder the future expansion of the Tennis Club. In 1971 the council allowed a 21 year lease for the Playcentre after which the building was to be removed. This did not happen.*



(22) ————— LYON PARK - A GIFT TO THE COMMUNITY —————

NOW THESE PRESENTS WITNESSETH that the Council DOETH HEREBY SET APART the s  
land for use of the Association for a term of 21 years commencing on the  
13<sup>rd</sup> day of June 1971 yielding and paying the annual rental  
TEN CENTS (10c) such sum to be paid in advance on the first day of April i  
each year SUBJECT to the following covenants, conditions and restrictions,  
PROVIDED that after the expiration of five years (5 years) from the date  
hereof the annual rental shall be THIRTY DOLLARS (\$30.00) or less as deter  
by the Council at that time:

*Extract from lease showing 21 years.*

hereof Council may cancel or alter the conditions of any part of the Agreement.

12. THAT any buildings so built or erected shall at the expiration of  
these presents or at the sooner determination thereof as hereinafter provided  
and at the sole expense of the Association be removed from the said land within  
three months of the date of such expiration or determination thereof and under  
no circumstances shall compensation be payable therefor.

13. THE Association will insure within the meaning ascribed to those  
words in the Fourth Schedule to the Land Transfer Act 1952 and will if demanded

*Clause 12 showing removal of building required in 1992*

*Note: This building is now a gym and fitness centre which is a complying activity on this park.*



*All purpose volley wall and hard court recreation area for use by the public. Erected and paid for by the Tennis Club in the year 2009. A complying activity on the Park.*



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 LYON PARK - A GIFT TO THE COMMUNITY
 

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*Mercury Bay Rugby and Squash Club (2 Courts) building. The Rugby Club was guardian of the sports field for many years. Over the years they have leveled and groomed the sports field to the standard it is today. Up until recently the Rugby Club mowed and maintained the field. This playing field has hosted other sports such as Soccer, Summer Touch Football, Tag Football and Softball. The Rugby and Squash Club are a complying activity.*



*Marginal Activity. Should have been built on the marina reclamation part of the land. The driveway into the building has taken the last of the grassed area of the original Lyon Park.*

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**“WE USED IT BECAUSE IT WAS THERE”**  
**- Sorry Belle**



## Submission on the Thames-Coromandel District Council

### Proposed Thames-Coromandel District Plan 2014

<b>By: Name/Organisation</b>	<b>Susan Whitefield</b>
	<b>43 McFadzean Drive</b>
<b>Postal Address</b>	<b>Blockhouse Bay</b>
	<b>AUCKLAND 0600</b>
	<b>susanwhitefield@slingshot.co.nz</b>
<b>Email</b>	
	<b>027 416 4429</b>
<b>Telephone</b>	

I am concerned that the Thames Coromandel District Council Proposed District Plan (PDP) **does not** adequately protect the Districts intrinsic values; these values, environmental, social and economic, are appreciated and enjoyed by residents and visitors alike.

As this plan is likely to have duration of in excess of 10 years, I think that it is **vital** that it provide appropriate protection of these values for future generations, and the Council is charged with this responsibility under the Resource Management Act 1991.

<b>Specific points that I oppose in the plan:</b>	<b>Changes Sought:</b>
<b>Section 14:</b> It seems that mineral extraction is being promoted at the expense of any other industry/development. Amenity areas are not afforded adequate protection.	<b>Remove requirements to restrict other activities in preference to as yet unknown mineral deposits. Include Amenity Overlay in Policy 1a.</b>
<b>Section 32:</b> I believe that all mining should be prohibited in Outstanding Landscape, Amenity Landscape and Natural Character areas.	<b>Amend Overlay Rules to prohibit all mining activities in these areas.</b>
<b>Section 37:</b> This section does not adequately protect many important areas including the Rural or Conservation areas from surface mining, or the Rural, Industrial, Conservation, Recreational, Coastal Living or Residential from underground mining.	<b>Amend Table 3 to prohibit all surface and underground mining in these areas.</b>

<b>Specific points that I support in the plan:</b>	<b>Suggested Additions:</b>
<b>Section 14:</b> I support Objective 3: people, property and the environment have a right to be protected from contamination and residual risks posed by mining activities, and TCDC must ensure that this is clearly reflected throughout the plan.	<b>People have a right to be protected from contamination and risks (including residual risks)...</b>
<b>Section 32:</b> I support Council prohibiting all mining in areas that have been identified as significant.	<b>Map these areas on private land also to ensure that there can be no loss of biodiversity or amenity value in our district, and include underground mining as prohibited in these areas. Underground mining can have significant impacts such as vibration which can effects factors above ground.</b>

<b>Section 37: I support the prohibited status for mining in parts of this section.</b>	<b>Exploration should not be a permitted activity. Council should extend the prohibited status to include all conservation, rural, residential and coastal areas for both surface and underground mining.</b>
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In the Plan, Council have acknowledged that mineral extraction is an important and significant resource management issue for the District, and I consider that this significance supports the **creation of a rule requiring notification** (in accordance with S77D(a) of the Resource management Act 1991). Furthermore, given the economic implications of industrial scale mineral extraction activities for other industries, I consider that it is in the best interests of the District for broad participation in these decisions. Non-notification in itself can create economic uncertainty for development and business investment.

I am concerned that Council have not adequately addressed the issues of biodiversity loss, and are allowing some clearance of indigenous flora to be a permitted activity. I would like Council to either map all Significant Natural Areas (including ground-truthing), or restrict clearance of indigenous vegetation to enable ground-truthing to be carried out thereby ensuring that such areas are adequately protected.

**Additional comments:**

**Please complete:**

NO 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

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

NO I wish to be heard in support of my submission

YES I am a resident or ratepayer in the Thames Coromandel District

**SIGNED:**

*J.M. Whitebees*

**DATE: 10.3.14**

**Please post to:** Thames-Coromandel District Council Proposed Thames-Coromandel District Plan Private Bag,  
Thames 3540 Attention: District Plan Manager **Don't forget - Submissions close 5pm March 14, 2014**



**RENDEZVOUS MOTEL  
GATEWAY TO THE COROMANDEL**

*SH 25 KOPU THAMES  
P O BOX 181  
THAMES 3540*

*PH/FAX: 07 868 8536*  
Email: [rendezvousmotel@xtra.co.nz](mailto:rendezvousmotel@xtra.co.nz)

12 March, 2014

Thames Coromandel District Council  
Private Bag  
THAMES 3540

ATTENTION: District Plan Manager

Dear Sir/Madam

**Re: Submission - Proposed Thames-Coromandel District Plan**

Council to make sure the owners of Thames Timber, Kopu be made to operate within their consent.

**i.e.** No more emissions of huge clouds of sawdust from their extractors especially under cover of darkness.

No more visual surface dust leaving the property.

Disposal of the huge mountain of sawdust that has been growing in size over the last 12 months which becomes airborne with the wind. This sawdust contains chemical(s).

Phasing out of the new high pitched 200 plus decibel air horns heard throughout the day and night.

Proper monitoring by relevant inspectors of noise emanating from the site from 4 am onwards.

An efficient noise barrier around their property in the way of robust thick high bulky fencing especially on the south eastern boundary.

**A thorough on going analysis of air quality by the appropriate authorities.**

Yours faithfully  
**RENDEZVOUS MOTEL**  
Dave Carr and Marion Saunders  
**Proprietors**



## RENDEZVOUS MOTEL GATEWAY TO THE COROMANDEL

*SH 25 KOPU THAMES  
P O BOX 181  
THAMES 3540*

*PH/FAX: 07 868 8536*

Email: [rendezvousmotel@xtra.co.nz](mailto:rendezvousmotel@xtra.co.nz)

4 March, 2014

Thames Coromandel District Council  
Private Bag  
THAMES 3540

ATTENTION: District Plan Manager

Dear Sir/Madam

**Submission:**

**Re: Proposed Thames-Coromandel District Plan – Designation by NZ Transport Agency – 60 Ngati Maru Highway (SH25) Kopu – NZTA5:**

We are enquiring why the designation for future road widening is in the Proposed Thames Coromandel District Plan. We understood that this had been removed after the new Kopu bridge was built. Surely it is no longer needed?

At present the State Highway outside our motel is some four lanes wide with provision for another two lanes. The distance from the centre line of the highway to our boundary is some 15 metres though the road plan shows only some 25 metres in width, however some 30 metres was revealed when measured physically.

Having ample room already for some extra lanes 'in situ' NZTA has retained a road widening designation to take another 5 metres (114 x 5m<sup>2</sup>) of our property which appears unnecessary.

This road widening would render our business unworkable and therefore unsaleable. No doubt Council will need to ensure that adequate compensation will be provided to any affected parties.



We currently have the motel on the open market for sale and have had purchasers withdraw from the sale due to the uncertainty created by the road designation.

Traffic volumes have decreased significantly since the completion of the new bridge and therefore the need for a four lane highway is reduced.

Should NZTA go ahead with the road widening we would no doubt be fully compensated as we would be unable to continue our business, which has been operating for some 40 years.

We need you to make a decision now.

Please, either uplift the designation or purchase our property.

Yours faithfully

**RENDEZVOUS MOTEL**

Dave Carr and Marion Saunders

**Proprietors**

# 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](http://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](mailto: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)	Mrs Margaret Clapham	
or Organisation (if relevant)		
Email Address	p.clap@extra.co.nz	
Postal Address	219 Balmoist Road, Mt Eden, Auckland 1024	
Phone no. <small>include area code</small>	Mobile no.	027 686 3357

**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 \_\_\_\_\_

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](http://www.tcdc.govt.nz/dpr)

10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Margaret Clapham and I own a holiday home in Tairua Coromandel.

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,

Mrs Margaret Clapham  
52 Ocean Beach Road Tairua.

PTO



6 people or less is a ridiculous number, and doesn't truly reflect family enjoyment in the Comandol. Quite often a family consists of a couple their elderly parents and their children ranging 1 to 4 children which makes 8 an excessive amount of partygoers. I THINK NOT unless you <sup>consider</sup> noisy babies annoying. These people prefer a home where they don't have to worry i.e. a motel, with children making a noise and a home environment is also safer than a motel/Hotel with lots of people and vehicles.

6 is particularly my issue. You want our rates and community involvement, and it is our shopping, eating, petrol etc which keeps our small communities going So

DON'T TURN AWAY THE PEOPLE !!!

Sent: Monday, 10 March 2014 17:26:48

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

Hilary and Allan Calman

### Address

11 Arthur St  
Rotorua 3010  
New Zealand

[Map It](#)

### Email

[allan.hilary@xnet.co.nz](mailto:allan.hilary@xnet.co.nz)

### My submission is:

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

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

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

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

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

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

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

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

I oppose Section 37 - Mining Activities.

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

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

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

I oppose Section 14 - Mining Activities.

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

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

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

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

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



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

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

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

**My further comments:**

The Coromandel Peninsula has unique biodiversity, one of the most beautiful areas in NZ - and it would be a very sad day if short-term economic pursuits were allowed to destroy its uniqueness and its beauty irreparably.

**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.**

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**Yours sincerely,**

Hilary Margaret Calman, Allan Donald Calman

**Date**

10/03/2014

10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Kumaran Nair 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:

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- 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,



A handwritten signature in blue ink, appearing to read 'Kumaran Nair', with a long horizontal flourish extending to the right.

Kumaran Nair  
(Rewa Family Investments Ltd)



# 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](http://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](mailto:customer.services@tcdc.govt.nz)
- Delivered to:** Thames-Coromandel District Council, 515 Mackay Street, Thames  
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

### Submitter Details

Full Name(s) David Thomas Olsen

or Organisation (if relevant) \_\_\_\_\_

Email Address olsendav@xtra.co.nz

Postal Address 16 Rendale Close Howick

Auckland 2014

Phone no.  
include area code

09 5342839

Mobile no.

021 436943

**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](http://www.tcdc.govt.nz/dpr)



10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is \_\_David\_\_Olsen\_\_\_\_\_ 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.
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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,

David Olsen

olsendav@xtra.co.nz\_\_\_\_\_



# Proposed Thames-Coromandel District Plan



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

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

### Submitter Details

Full Name(s)	Jonathan Robert Reay		
or Organisation (if relevant)			
Email Address	jonathan.reay@brightstarcorp.com		
Postal Address	21A Dromana Ave, Bentleigh East, Victoria 3165, AUSTRALIA.		
Phone no. <small>include area code</small>		Mobile no.	+61 417 616 353

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

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

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

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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





10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Jonathan Reay 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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- 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.
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I seek the following decision from the Thames Coromandel District Council:

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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,




---

Sent: Monday, 10 March 2014 19:27:52

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

Molly Sullivan

### Address

40 Rocklands Ave  
Balmoral 1024  
New Zealand

[Map It](#)

### Email

[mollykate1991@gmail.com](mailto:mollykate1991@gmail.com)

### My submission is:

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

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

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

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

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

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

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

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

I oppose Section 37 - Mining Activities.

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

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

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

I oppose Section 14 - Mining Activities.

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

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

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

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

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



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

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

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

**I would like to speak to my submission.**

- No

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

- Yes

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

---

**Yours sincerely,**

Molly Kate Sullivan

**Date**

10/03/2014

Sent: Monday, 10 March 2014 19:43:08

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

---

### Name

Kathryn Jury

### Address

311 Grafton road,  
Thames 3500  
New Zealand

[Map It](#)

### Email

[jury.kathryn@gmail.com](mailto:jury.kathryn@gmail.com)

### My submission is:

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**I would like to speak to my submission.**

- No

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

- Yes

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

---

**Yours sincerely,**

Kathryn Anne Jury

**Date**

10/03/2014

Sent: Monday, 10 March 2014 20:15:52

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

---

### Name

Cody Hill

### Address

348e west coast road. Glen Eden.  
Auckland 0602  
New Zealand  
[Map It](#)

### Phone

0212636462

### Email

[Onecodhill@gmail.com](mailto:Onecodhill@gmail.com)

### My submission is:

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**I would like to speak to my submission.**

- No

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

- Yes

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

---

**Yours sincerely,**

Cody James hill

**Date**

10/03/2014

# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

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

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- 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)

Fairview Windows & Doors Ltd.

or Organisation (if relevant)

Email Address

fairviewthames@orcon.net.nz

Postal Address

80 Kopu Road, Kopu, R.D. 1 Thames

Phone no.  
include area code

(07) 868 9105

Mobile no.

0272003433

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

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

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### 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)

Kopu Concept plan  
 Draft Kaiwharua Concept Plan

My submission is:

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

I support  oppose  the above plan provision.

Reasons for my views:

Kopu needs to be opened to not only businesses but general public, so by creating wharf & foreshore area will attract visitors not only by road but also sea.

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

Retained  Deleted  Amended  as follows:

### Proposed District Plan Hearing

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

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

Signature of submitter Jules Howse Date 10.3.14.

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

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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.

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# 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](http://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](mailto: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)

Ian Cooper

or Organisation (if relevant)

Email Address

bizbits1@gmail.com

Postal Address

P.O. Box 35433  
Browns Bay, Auckland 0753

Phone no.  
include area code ( )

Mobile no.

021 764 426

**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 *J. Lee* 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:

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](http://www.tcdc.govt.nz/dpr)





10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Ian Cooper and I own a holiday home in 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,

