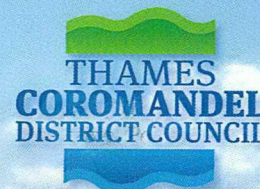


# Proposed Thames-Coromandel District Plan



## 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)

THAMES-COROMANDEL  
DISTRICT COUNCIL

11 MAR 2014

RECEIVED BY: *TAM*

10:57AM

### Submitter Details

Full Name(s) *JEFFCOAT TREVOR NORMAN*

or Organisation (if relevant) *76 WHARF ROAD CONVILLE*

Email Address

Postal Address

*23 TEMPA VALLEY ROAD  
THAMES*

Phone no.  
include area code

*07 8685915*

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)

HAVING TO APPLY FOR RESOURCE & PAY FOR THE PRIVILEGE.  
 TO OBT. TITLE FOR FIREWOOD.  
 WHY DONT YOU & YOUR HAPPY MATES DO SOMETHING  
 ABOUT PRIVET ON COUNCIL & DOC LAND.

**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:**

YOUR POLICY IS TO MAKE THE PENINSULAR NORTH OF THAMES  
 A SUNCLE. WHY?  
 THE GREENIE SIDE OF COUNCIL IS GETTING OUT OF HAND

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 Impeccable 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
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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





**Proposed Thames Coromandel District Plan**THAMES-COROMANDEL  
DISTRICT COUNCIL**Submission by**

Name: Ms Marcia M Sowman  
 Address: 507 The Terrace Thames  
 Phone: 07-8688696 Email:

11 MAR 2014

RECEIVED BY: TMI

OS:00AM

dated 28/2/2014

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

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

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

**I oppose Section 37 - Mining Activities.**

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



## I oppose Section 14 - Mining Activities.

- I want the language of in Section 14.1 (Mining Activities) to clearly state how future mining activities will have a major adverse impact on the unique Conservation Values and Natural Character of the Coromandel. We must acknowledge the adverse impacts of the modern Mining Industry on small communities.
- I want the TCDC to remove the sentence: "The District has a long history of mining for gold and other minerals." (p73), and instead acknowledge that the Gold Mining boom lasted only 70 years, between 1860 and 1930, and was a small scale industry compared to the Mining Activities of today.
- I want the Plan to acknowledge the long term economic, social and environmental legacy and the detrimental effects of historical mining in the District.
- Of particular concern to me is the statement "The Plan includes provisions to enable the Council to take the presence of mineral resources into account when assessing proposals for the subdivision, use and development of land." (p73) Along with Section 14.2.2 this gives mining priority over other forms of development. I oppose Mining Activities having such a priority. I completely disagree with the intention of Section 14.2.2 and require this to be removed as it is unrepresentative of community values.
- The Coromandel Peninsula Blueprint, where community values were assessed, has not been fully translated into the Plan and sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.
- There is no acknowledgment of the fact that a large number of Coromandel residents are opposed to mining, TCDC must acknowledge this, and that the 40 year history of the 'No Mining' campaign in Coromandel has contributed significantly to our Natural Character.

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

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

My further comments:

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

Yours sincerely,

Signature:

*Mill Sawman*

Date:

*28/2/14*

2

With Ref. to Sections 9 and 10

**Landscape and Natural Character.**

The Coromandels special and unique character is appreciated and enjoyed by the thousands who live here , and the many visitors who come this way.

This environment with its biodiversity and natural landscape and amenities is essential for the health and welfare of our community , and contributes to local and tourist income. We need to preserve this environment for both our present and future generations.

Mining is destructive of our landscape and I wish the Council to refuse the issue of mining licences in this area.

P. G. M. Soman



# Proposed Thames-Coromandel District Plan



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THAMES-COROMANDEL  
DISTRICT COUNCIL

11 MAR 2014

RECEIVED BY: Tui

9:42AM

### Submitter Details

Full Name(s) Sidney Louis Ovesen / Vicki May Ovesen

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

Email Address \_\_\_\_\_

Postal Address 277 Paketui Valley Road  
RD1 Hikuaia 3579

Phone no.  
include area code

07 8647 805

Mobile no. \_\_\_\_\_

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

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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)

Section 9 Landscape & Natural Character  
Section 32 Landscape & Natural Character Overlay

**My submission is:**

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

I support  oppose  the above plan provision.

**Reasons for my views:**

See attached pages.

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 L. Overen N.M. Overen Date 10/3/14

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

### Trade Competition

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Submission from Sid Ovesen for the TCDC's Proposed District Plan 2014

Section 9 Landscape & Natural Character

Section 32 Landscape & Natural Character Overlay

I oppose these sections.

As a landowner and farmer this section severely restricts my options and rights to fully utilise my runoff block at 133 Puketui Road, Hikuai. This title of 35 hectares now has only approximately 3 hectares not covered by either Amenity or Natural Character Overlays. This block before I purchased it had been neglected for many years, there were very few fences, stock had free range of the streams and native bush, and large areas of pasture were invaded by tea tree, blackberry and gorse. Over the last three and a half years I have spent a considerable amount of time and money fencing off steep areas, mature bush, streams and wetlands at no expense to TCDC or anyone else. It comes as a kick in the guts to find out that from now on the TCDC considers it knows better than me how to farm and run my property. I do not make these statements lightly, I have spent several weeks reading the plan and talking with TCDC planning staff trying to work out the ins and outs of the various layers of objectives and rules. In short it is a complex plan with a rule for virtually every day to day activity that I carry out, some of which are stated clearly but many are not so clear. This will lead to a dilemma of whether I carry on as before hoping no-one will complain, or pay large amounts of money and time to consultants and council to clarify what I need to do to keep my business running. The terms and objective of these overlays are too broad and sweeping.

I am proud that people like the look of my land, so do I. But to zone a large area Amenity Value is over the top, I own it, but can only use it to please other people ?

I have no objection at all to protecting endangered animals, trees or waterways, but to zone a large part of my private farm land as Natural Character on the off chance that some of these exist there from looking at Google Maps or an aerial photograph is crazy. I believe there has been no physical survey of my land to justify this.

The terms natural vegetation and biodiversity are too broad and sweeping eg Pukekos are native but not rare, and many farmers consider them a pest, likewise many native plants are not uncommon or endangered eg Tea Tree is used as a resource firewood and is also a weed suppressing pasture, and Tutu is a native but very poisonous to people and stock. All this in a catchment that approximately 44% is already in DoC ownership.

The associated costs and hassles to small rural landowners with these overlays will affect their ability to work and earn an income. This will lead to less spending on fencing, pest/weed control, blocks will be neglected and possibly land-banked to sell for development. Isn't that the opposite of the objectives of the overlays ?



I believe the overlays should be thrown out and a more collaborative approach taken with landowners about these objectives. There should also be a rigorous onsite assessment with a clear criteria. This should be funded by the wider community, not the landowner, as it is for the "wider good". The QE2 Trust is a good example of this approach that has a proven track record of good results.



## Introduction

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## Submitter Details

First Name: **Russell**

Last Name: **De Luca**

Organisation: **Russell De Luca Consultancy Ltd**

On behalf of: **Waipapa Bay Protection Society**

Street: **196 Tuapiro Road**

Suburb: **RD 3**

City: **Katikati**

Country:

PostCode: **3170**

Daytime Phone: **(07) 549 1823**

Mobile: **(027) 677 5006**

eMail: **rdeluca@xtra.co.nz**

Trade competition and adverse effects:

I could  I could not

gain an advantage in trade competition through this submission

I am  I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter

Agent

Both

## Agent Details

Agent Name: **Russell De Luca**

Agent Organisation: **Russell De Luca Consultancy Ltd**

Agent Postal Address: (mandatory) **196 Tuapiro Road, RD 3, Katikati 3170**

Agent Phone: **(07) 549 1823**

Agent Mobile: **(027) 677 5006**

Agent eMail: **rdeluca@xtra.co.nz**

## Submission

### Consultation Document Submissions

**Thames-Coromandel Proposed District Plan - November 2013**

Support

Oppose

Neutral

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

Map 15A - Te Kouma zones. That in the event that the land on which the existing Sugarloaf landing facility is located is zoned, such zoning be Recreation Active.

### Reason for Decision Requested

A Rural or other zoning which provides for activities relating to marine farming is not appropriate in this environmentally sensitive location. The existing landing facility should continue to operate under the existing resource consents applying to the activity and any expansion of the facility should be a non-complying activity.

### Thames-Coromandel Proposed District Plan - November 2013

Support

Oppose

Neutral

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

Map 15 - Manaia overlays The Te Kouma Sugarloaf landform and the adjoining Sugarloaf landing facility (in the event that the land on which the facility is located is zoned) should be given "Amenity Landscape" and "Natural Character" overlays.



**Reason for Decision Requested**

The Te Kouma Sugarloaf and Waipapa Bay locality exhibits high natural character and amenity landscape values.

**Thames-Coromandel Proposed District Plan - November 2013**

Support

Oppose

Neutral

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

32.5 - Amenity Landscape Overlay Rules 32.7 - Natural Character Overlay Rules Add new rule in each of the above sections which classifies "Marine Equipment Storage, Maintenance and Harvesting" as a non-complying activity. Alternatively, make amendments to other provisions of the Proposed District Plan which achieve the same end.

**Reason for Decision Requested**

"Marine Equipment Storage, Maintenance and Harvesting" (as defined in the Proposed District Plan) is an inappropriate activity in localities which exhibit high amenity landscape and natural character values.

**Attached Documents**

File
No records to display.



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**Submitter Details**

First Name: **Ngaire**

Last Name: **Evans**

Street: **2140 Colville Rd**

Suburb: **Colville**

City: **Coromandel**

Country: **New Zealand**

PostCode: **3584**

Daytime Phone: **07 866 6820**

eMail: **whitestar@colville.org.nz**

Trade competition and adverse effects:

I could  I could not

gain an advantage in trade competition through this submission

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Submitter

Agent

Both

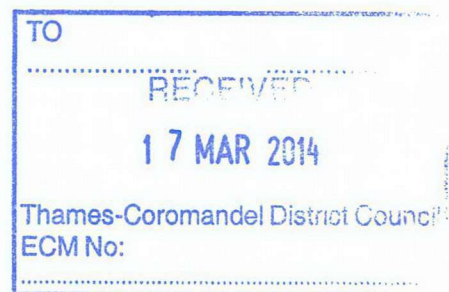
Submission

Attached Documents

File
No records to display.



Ngaire Evans  
1732 Colville Rd  
R D 4  
Coromandel 3584  
email: [whitestar@colville.org.nz](mailto:whitestar@colville.org.nz)  
Ph: 07 8666 820



To Thames-Coromandel District Council

I wish to make a submission regarding Section 29 – Rules 3 and 4 – Biodiversity

I wish to oppose the proposed new rules regarding the cutting of manuka/kanuka and ask that you retain the rules from the old plan eg allowing 5m3 to be removed as it doesn't breach S85 of the RMA.

The new plan is trying to have too much control over our own land ---- see S62(i) of the New Zealand Biosecurity Act 1993

And surely as landowners, we have the maturity to manage our own bush areas to conserve their value/beauty for future generations ---- see, under the heading of Protecting Ecosystems and Habitats in The New Zealand National Biosecurity Strategy 2000; and also Principle 5 of the National Biosecurity Strategy 2000.

We would like to have the right, without having regulations and fees applied, to take enough firewood to heat water and our homes, cook and smoke food.

I wish to be heard in regard to this submission.

Thank you for your time.

Yours sincerely,



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## Submitter Details

First Name: **Jim**  
 Last Name: **Sharp**  
 Street: **450 Ruffins Road**  
 Suburb: **RD 1**  
 City: **Coromandel**  
 Country:  
 PostCode: **3581**  
 Daytime Phone: **07 8668547**  
 eMail: **patandjimsharp@gmail.com**

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I could  I could not

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Correspondence to:

Submitter  
 Agent  
 Both

## Submission

### Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VI - OVERLAY RULES > Section 29 - Biodiversity

Support

Oppose

Neutral

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

Rule 2 - Clearing of indigenous vegetation outside of Rural Area - clarify wording - is clearing indigenous vegetation a permitted activity if Rule 1a is met or rule 1b is met or do both 1a and 1b need to be met?

#### Reason for Decision Requested

To limit clearing as a permitted activity to lots of less than 4000m2 and connected to water and waste systems (as I currently interpret the plan) requires a lot holder that does not have reticulated supplies to obtain permission to remove one indigenous seedling whilst weeding a garden - definitely not the intent of the rule!

Thames-Coromandel Proposed District Plan - November 2013 > PART VIII - ZONE RULES > Section 41 - Coastal Living Zone

Support

Oppose

Neutral

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

Rule 2 - in summary if more than 6 tariff-paid visitors - on site accommodation is a restricted discretionary activity provided there is a resident manager for all the residences on a site. Clarification required as to definition of "site" if there is more than one residence used by tariff paying visitors on a site and each residence is entirely separate - ie no shared services then the count of tariff paid visitors when determining application of Rule 1 must include all tariff paying visitors

#### Reason for Decision Requested

This provision is pertinent to the "Book-a-Bach" type of operation - the effect on a neighborhood of such rental accommodation is compounded by the total number of visitors and the vehicles and boats that accompany them - where, for example, there are 3 residences on one plot all operating as book-a-bach the influx of vehicles and people at any one time can create significant adverse effects on the neighbors - as such the total operation should be treated as one, not as individual residences. The count of tariff paying guests must be for the wholesite

## Attached Documents

File

No records to display.



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## Submitter Details

First Name: **Liz**

Last Name: **Courtney**

Street: **921 Kennedy Bay Road**

Suburb: **RD 3**

City: **Coromandel**

Country: **New Zealand**

PostCode: **3583**

Daytime Phone: **07 8667291**

eMail: **chrislizkbay@xtra.co.nz**

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I could  I could not

gain an advantage in trade competition through this submission

I am  I am not

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Correspondence to:

Submitter

Agent

Both

## Submission

### Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART II - OVERLAY ISSUES, OBJECTIVES AND POLICIES > Section 6 - Biodiversity

Support

Oppose

Neutral

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

part II - section 6 - Significant Natural Areas Designations (SNA) Part II - section 6 - policy 1a d) Restrictions also biodiversity and the lack of factual information. Cost

### Reason for Decision Requested

I object to this whole plan, I object to this specific part because of the cost to us as landowners, when the council ask for certain information on the land by other party's and as landowners we have to take on the cost, if the council wants the information they should shoulder the cost as well. Where is the detailed analysis on the ground supporting the overlays? Rules and regulations must flow from evidence not just perceptions!! Very concerned about the effects on the value of our property and the effects of resale, because of the SNA and overlays. Also what is 'buffer,s?' please can the council explain what is ' buffers '.

Thames-Coromandel Proposed District Plan - November 2013 > PART III - DISTRICT-WIDE ISSUES, OBJECTIVES AND POLICIES > Section 18 - Transport

Support

Oppose

Neutral

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

Section 18 Transport Road,s

### Reason for Decision Requested

This is about the road on the Kennedy bay side. Just asking the council to take into account the Kennedy bay road and the condition of the road and how dangerous it can be, the road is graded so when we pull over we are leaning to the side and at some places we fall into the water tables, and can't get out. Thames district council need to really look at the Kennedy bay road, from the Kennedy bay side.

Thames-Coromandel Proposed District Plan - November 2013 > PART VI - OVERLAY RULES > Section 29 - Biodiversity

Support

Oppose

Neutral

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



Part VI - Section 29 - Biodiversity I object to this whole plan, I object to this specific section with regard to the cutting of firewood.

**Reason for Decision Requested**

I object to this whole plan.I object to this specific plan, because the old permitted activity of 5m3 of manuka/kanuka firewood being removed from the plan because no evidence of its effect on biodiversity loss has been given, and it breaches S85 of the RMA pertaining to reasonable use. I consider firewood to be reasonable. Furthermore I request that the limit of 5m3 be lifted to 50m3 or more. In 1999 District Plan allowed 50m3 to be cut, what was the change that revised this to 5m3? I need and use firewood for my daily cooking also the heating of my home ,hot water for my home and family. The rate of growth on the property is faster then what we are able to cut down.

**Thames-Coromandel Proposed District Plan - November 2013 > PART VI - OVERLAY RULES > Section 32 - Landscape and Natural Character Overlay**

- Support
- Oppose
- Neutral

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

Part VI - section 32 - landscape and natural character overlay

**Reason for Decision Requested**

I object to this whole plan, I object to this specific part because of the lack of gain or loss evidence to justify the change, costs and affects on reasonable use. forced change of use from that available when property originally purchased. also the look at the overlay boundaries especially outstanding and coastal are these inconsistent and too far reaching.

**Attached Documents**

File
No records to display.

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## Submitter Details

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Trade competition and adverse effects:

I could  I could not

gain an advantage in trade competition through this submission

I am  I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter

Agent

Both

## Submission

### Consultation Document Submissions

**Thames-Coromandel Proposed District Plan - November 2013**

Support

Oppose

Neutral

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

The Rural zoning in Wharf Road, Colville would be more appropriate to be Rural Lifestyle zoning

### Reason for Decision Requested

Rural Lifestyle zoning better reflects the existing landscape , use and future use of this area.

## Attached Documents

File

No records to display.



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## Submitter Details

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Correspondence to:

Submitter

Agent

Both

Submission

Attached Documents

File
Submission on Thames Coromandel District Plan 110314



## **Motel Association Submission on Thames Coromandel District Council Plan**

The Motel Association represents approximately 800 properties across New Zealand with a significant number of those properties falling in the area administered by the Thames Coromandel District Council. The motel industry as a collective provides 35% of all commercial bed nights sold in New Zealand divided up into approximately 30% international travellers and 70% domestic.

Motels make a substantial contribution to the tourism structure of the communities in which they operate and they provide the infrastructure and support required to ensure that all commercial activity in the community is supported by those from out of town. 30% of all motel customers are business people who service the needs of the local communities in which they are staying.

It is the belief of the Association that all regulations, legislation, etc must comply on four basic rules:

1. It must be fair;
2. It must be accessible, ie available to the public;
3. It must be understandable, in other words written in such a way that it can be understood by the public, and most importantly;
4. It must be enforceable.

### **Background**

We note that the Thames Coromandel District Council is proposing a limit for B&Bs, holiday homes and apartments on the number of people on premises prior to a resource consent being sought. We applaud the Thames Coromandel District Council's proactive stance on this issue.

### **Substance of Submissions**

We now live in a digital society but many of the provisions that we have in place to regulate accommodation and impose rules related to health and safety were perfectly adequate for an analogue environment. The growth of the digital environment, ie the internet, has allowed anyone wishing to offer accommodation to do so on an equal footing with those that operate in the commercial accommodation sphere. This has created all sorts of anomalies, which penalise those properties that have been built to the standards laid down by the Council and operate under the regulations that the Council impose, whilst allowing residential accommodation to operate in the commercial sphere without adhering to any of the same regulations. Domestic accommodation operates with very limited costs paid to council who have no regulatory control over the health and safety aspects of the product that domestic accommodation providers are selling. It should also be noted that they make no contribution to the tourism associated levies.





Commercial accommodation is built to standards identified in the Building Act and imposed by Council. These are instigated under the resource consent process and enforced under the building consent process. There are a range of constraints placed on buildings designed to run as commercial accommodation establishments which includes the provision of fire cells, fire protection, floor loadings, car parking, access units and a range of other constraints. Further, there is an imposition on the ongoing operating expenses of commercial accommodation through commercial rates, water rates, waste collection, contributions to tourism levies, etc. None of these costs are applicable to domestic accommodation and there is no mechanism available, that we can identify, by which buildings that commence life as domestic accommodation and become commercial accommodation are required to retrofit to the standards of those built initially as commercial accommodation.

Where domestic accommodation is to be used as commercial accommodation, it is part of our programme to ask councils to address this issue. As a result of publicity, we have been approached by members of the general public who generally support the stance that we are taking. It has been expressed to us that the full time residents in a community are frequently annoyed by the inability of the authorities to regulate noise in holiday homes, the number of vehicles operating from the site and the number of people staying in properties. We believe that, regardless of the issues from a commercial perspective, the proliferation of these properties in areas such as Coromandel District Council's ambit is severely affecting the quality of life of those that have chosen to live in the community full time and can make an ongoing contribution to the local society.

Where domestic accommodation is built and 'strata titles' are used because they are simple rateable units as strata titles, regardless of how apartments are advertised, they are never required to go through the change of use and, therefore, apply for resource consent. This means that apartment complexes can operate as commercial accommodation, can be branded as commercial accommodation and operate as commercial accommodation, but still only ever be subject to the regulations and costs surrounding residential accommodation.

### **Exposing the Council**

We believe that the current regime that is enforced by the Council leaves the Thames Coromandel District Council exposed to potential risk. We believe that every visitor that comes into the area controlled by the Thames Coromandel District Council believes that the Council ensures that where they are staying meets all the requisite safety and building constraints. We think the Council has a duty of care to actually provide the visitors to their region with safe, secure and healthy accommodation.

Under the current regime Council is allowing a double standard to exist. Commercial accommodators, as stated before, have built under the regulations enforced by the Council imposed by the Building Act for commercial accommodation. These include a range of safety features which the industry feel is imperative, but it must be understood that it is expensive to build to these standards and expensive to maintain these standards. Residential accommodation is built to a totally different set of standards. The same constraints placed on commercial accommodation do not apply to domestic accommodation.

As stated before issues such as fire cells, fire protection, floor loadings, car parking, access units, etc are part of the everyday fabric of commercial accommodation. Domestic accommodation is not required to provide any of these features. By allowing the two different standards to exist side by side without addressing it the Council is, by default, condoning a lesser set of standards for the travelling public. Apart from being hypocritical, we believe that this exposes Council to potential litigation if it can be proved that Council knew the different standards existed and failed to address them. This becomes reckless endangerment and, as such, a number of areas of the Crimes Act come into play, as does the possibility of litigation if the accommodation is sold offshore to an overseas traveller and something untoward happens in Thames Coromandel!

We believe that, by allowing this state of affairs to occur, the Council is needlessly exposing the citizens of Thames Coromandel to a threat or danger which is needless.

### **Conclusion**

We always welcome the opportunity to submit to the Thames Coromandel District Council. We appreciate the opportunity to do so and we hope that our views are listened to by the Councillors and their officers.

To summarise, we believe that the Council is exposing itself by operating two separate safety regimes for commercial accommodation. We further believe that those that operate as commercial accommodation from residential premises should carry the same costs, and be required to reach the same standards, as those that operate commercial accommodation from commercial premises.

We would be only too pleased to discuss these issues with you further at your convenience.



Michael Baines  
Chief Executive



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## Submitter Details

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Trade competition and adverse effects:

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Correspondence to:

Submitter

Agent

Both

## Submission

### Consultation Document Submissions

**Thames-Coromandel Proposed District Plan - November 2013**

Support

Oppose

Neutral

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

The proposed re zoning of the 100acres on Beach Road from Rural to rural lifestyle. To a minimum of 5acres. Hahei has a good history with the Sacre block. In time we turn them into 24 800sqm sections. This would lead to Ad Hoc development of the Harsant block. This 100acres is crucial to meeting the needs of the HBRA, TCDC, and DOC now and for the next 20yrs With a spirit of cooperation with the owners of the block we could all be in a Win win situation

### Reason for Decision Requested

### Attached Documents

File
No records to display.

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## Submitter Details

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Attached Documents

File
Submission to TCDC re proposed district plan March 2014



I support the submission of Trade Me Limited, Bachcare Limited and Bookabach Limited.

Holiday home owners are by definition ratepayers. It is unreasonable to encumber them with further rules re renting out holiday homes as they already contribute far more to the community by way of rates than non-home-owners and visitors.

The appropriate time to introduce the proposed restrictions on holiday house rentals would be as part of a comprehensive overhaul of the rates system and the introduction of a Council Tax, in place of rates, to more fairly share local costs.

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## Submitter Details

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 Last Name: **James**  
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Submitter  
 Agent  
 Both

## Submission

### Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VI - OVERLAY RULES > Section 29 - Biodiversity

Support  
 Oppose  
 Neutral

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

Section 29. Rule 3 I am unclear as to oppose or support these provisions, as I have read them carefully and can not understand what the outcome is intended to be. As a consequence of this I wish to make the following submission.

### Reason for Decision Requested

Our family has been continuously farming at Te Kouma for nearly a hundred and twenty years. In all of this time tea tree has been our biggest weed to contend with. As farmers who rely on their farming operation to pay all outgoings, including a very high rates bill, we have to be able to control the tea tree to produce pasture to enable the farm to be sustainable. Where tea tree grows in conjunction with stock, it does not nurture any understorey of regenerating plants. The tea tree grows matures and then dies and blows down, this mess of broken and dead trees then needs to be cleared away. We want clearer rules that will enable us to continue to farm as we have for over one hundred years. As farmers we need to be able to control our biggest weed on our own farms, unhindered by Council. The rules regarding forestry and vegetation seem to be more clearly defined than they are for farming.

## Attached Documents

File

No records to display.