

Introduction

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Submitter Details

First Name: **Stephen**

Last Name: **Hosken**

Organisation: **Cooks Beach Wall Company**

On behalf of: **Cooks Beach Wall Company**

Street: **PO Box 84296**

Suburb: **Westgate**

City: **Auckland**

Country: **New Zealand**

PostCode: **0657**

Daytime Phone: **09 416 7333**

Mobile: **021 922 992**

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

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gain an advantage in trade competition through this submission

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- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter

Agent

Both

Agent Details

Agent Name: **Jim Dahm**

Agent Organisation: **Eco Nomos Ltd**

Agent Postal Address: (mandatory) **25 Adams Road, RD 5, Thames 3575**

Agent Phone: **07 8682 315**

Agent Mobile: **021 922 992**

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

Submission

Attached Documents

File
Cooks Submission FINAL March 2014
Plans Accompanying CBW Submission

11 March 2014

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

Attention: District Plan Manager

Dear Sir

SUBMISSION ON PROPOSED DISTRICT PLAN

1. INTRODUCTION

The Cooks Beach Wall Company (representing the beachfront landowners of 115-165 Captain Cook Road, inclusive) wish to make the following submission.

The specific parts of the proposed plan we are submitting on include:

- the Current Coastal Erosion Area (CCEL) overlay
- all rules that relate to the CCEL (e.g. section 34.11)
- all rules that relate to the FCPL (e.g. section 34.13)
- any consequential sections of the proposed plan that need amending to support the submission being made

2. SPECIFIC CHANGES REQUESTED

The following specific changes are sought (and/or other suitable changes/amendments required to give effect to the purpose/intent of this submission as outlined in Section 3.1 below)

2.1 MAPS

In relation to the beachfront properties from 115-165 Captain Cook Road at Cooks Beach, the CCEL overlay shown on Planning Maps is replaced with the two revised setbacks shown (labelled CCEL 1 and CCEL 2) on the attached plans.

It is requested that the seaward most line is called CCEL1

It is requested that the landward most line is called CCEL2

It is requested that the proposed FCPL line is not changed.

2.2 RULES

It is requested that 2 new rules are included in section 34.11 as follows:

Rule 1*: With respect to the beachfront properties at Cooks Beach from 115 - 165 Captain Cook Road, inclusive:

- a) any new permanent dwelling which is (wholly or partly) seaward of the CCEL1; or
- b) any activity which renovates or extends an existing permanent dwelling located (wholly or partly) seaward of the CCEL1

is a **prohibited activity**.

Rule 2*: With respect to the beachfront properties at Cooks Beach from 115 - 165 Captain Cook Road, inclusive:

- a) any new permanent dwelling which, seaward of the CCEL2, is higher than 4m in height and/or does not meet the daylighting requirements of the proposed plan; or
- b) any activity which renovates or extends an existing permanent dwelling which, seaward of the CCEL2, is higher than 4m in height and/or does not meet the daylighting requirements of the proposed plan;

is a **prohibited activity**.

3. REASONS FOR THE REQUESTED CHANGES

3.1 PURPOSE/INTENT OF CHANGES

The purposes of the changes sought are:

- To replace the presently proposed CCEL in the vicinity of 115-165 Captain Cook Road, inclusive with the two new setbacks shown on the attached plan – i.e., so these new setbacks are used in place of the proposed CCEL for managing use and development on these properties.
- Give effect to the coastal hazard management strategy developed for these properties by Council and the affected landowners.

The key elements of the strategy are an engineered rock revetment and the revised setbacks and development controls proposed in this submission. The building of the rock revetment was a pre-condition set by Council for adoption of the revised setbacks. The completion of the sea wall occurred too late for the revised CCEL setbacks to be included in the proposed plan prior to notification.

The intent of the revised setbacks and new rules are to:

- Provide for reasonable use of existing properties

- Ensure that over time, as existing houses are replaced or renovated, all dwellings ultimately end up located landward of either the:
 - CCEL1 – if houses are equal to or less than 4 m height and meet the daylighting requirements of the proposed plan, or
 - CCEL2 - if houses are greater than 4 m height and meet the daylighting requirements of the proposed plan

More specifically, it is sought that:

- No new dwellings will be permitted:
 - Seaward of CCEL1
 - Landward of CCEL1 but seaward of CCEL2, unless the dwellings is lower than 4 m and meets the daylighting provisions of the proposed plan
- No renovation of existing dwellings will be permitted:
 - If the existing dwelling is located wholly or partly seaward of CCEL1
 - If the existing dwelling is landward of CCEL1 but seaward of CCEL2, unless the dwellings is lower than 4 m and meets the daylighting provisions of the proposed plan

3.2 BACKGROUND

The beachfront properties at the eastern end of Cooks Beach have had longstanding issues relating to coastal erosion hazard. The properties were originally subdivided too close to the sea, resulting in serious erosion hazard issues including undermining of some houses in an event in 1978. These issues gave rise over time to a variety of ad hoc structures placed by owners to protect their property. These structures provided some measure of protection but generally required maintenance or replacement after severe events. The works were also largely unauthorised and occasionally had adverse effects on the environment and/or adjacent properties – particularly when the beach was in a more eroded (i.e. rather than accreted) state.

The proposed coastal hazard setbacks (CCEL and FCEL) extend deeply into many of the properties, and the location of the CCEL precludes reasonable use of many properties. The various problems with the ad hoc works precluded any revision of the CCEL based on those structures.

In recent years, Council and landowner representatives have been engaged in dialogue seeking an appropriate longer term solution to the erosion hazard issues – through the Cooks Beach Erosion Management Working Party. This culminated in the development of a strategy which was presented to all affected property owners in 2010. The strategy has since been agreed to by all of the most seriously affected landowners (i.e. 115-165 Captain Cook Road).

The strategy provides for:

- **Engineered rock protection** to manage erosion and to enable sufficient reduction of the CCEL to provide for reasonable use of the properties.

The rock protection has been designed and constructed to high engineering standards, replacing previous ad hoc structures and providing a consistent engineered solution along the frontage of the properties. The engineered protection has been consented for 35 years (the maximum period under the RMA) and legal mechanisms (tied to property titles) are in place to ensure the structure will be maintained over this time.

The landward edge of the structure extends well within private properties to minimise adverse effects on the public beach - within the constraints imposed by existing dwellings (located well seaward on some properties). Available beach profile data suggests the wall is sufficiently far landward to ensure a high tide dry beach on public land on most occasions – except during severe erosion phases.

- **Revised CCEL setbacks** - reflecting the protection from coastal erosion now provided by the engineered rock protection.

The existing CCEL extends well landward on many properties, effectively precluding or seriously complicating reasonable use and development. The engineering works now in place allow the proposed revised setbacks to be adopted to enable reasonable use of all properties.

The revised setbacks, while further seaward than the existing CCEL, are located well landward of front property boundaries – consistent with typical setback distances on most beachfront properties along the eastern Coromandel. Accordingly, the proposed revision of the setbacks does not provide these owners with special privileges but simply provides for reasonable use of the properties, in recognition of the engineered wall that has been built.

The revised setbacks have also been designed to minimise adverse effects on lateral views from existing dwellings located further landward. This is the primary reason for the use of two setbacks to replace the existing CCEL. Lateral views are a significant consideration in respect to both amenity and value of the properties. Without provision for this aspect, the revised setbacks would potentially have serious adverse effects on many landowners who built under earlier setback requirements which required houses to be located further landward.

The revised setbacks are also a significant distance landward of the rock protection – as can be seen on the attached diagrams. This ensures that no dwellings landward of the setbacks are likely to be affected by erosion in the unlikely event that the structure ever partly fails during a major storm event. In addition, it minimises the potential for impact on dwellings associated with any wave overtopping of the rock protection. It also provides sufficient space for useful landward relocation (or replacement) of the protection works in the event this ever becomes necessary in the longer term (i.e. beyond the consented life of the new structure). For instance, if projected sea level rise aggravates erosion to the extent that the rock protection no longer provides an appropriate solution.

The revised setbacks are part of the strategy as presented to and agreed by all affected property owners.

It was the view of the Working Party (both property owner and Council representatives) that the strategy provides an effective solution for at least 50 years.

The location of the FCEL is unaffected by the new rock protection and the rules associated with this setback will apply to use and development landward of the revised CCEL setbacks. This reflects the fact the structure may eventually become an inadequate and/or inappropriate in the longer term (i.e. 50-100 years) – particularly if erosion is significantly aggravated by the effects of projected climate change (e.g. sea level rise).

END

We wish to be heard in support of our submission.

If other parties make the same or similar submissions we would be prepared to appear jointly at any hearing.

Address for Service: Cooks Beach Wall Company, P O Box 84296, Westgate 0657

Name: Stephen Hosken, Chairman

Postal: As above

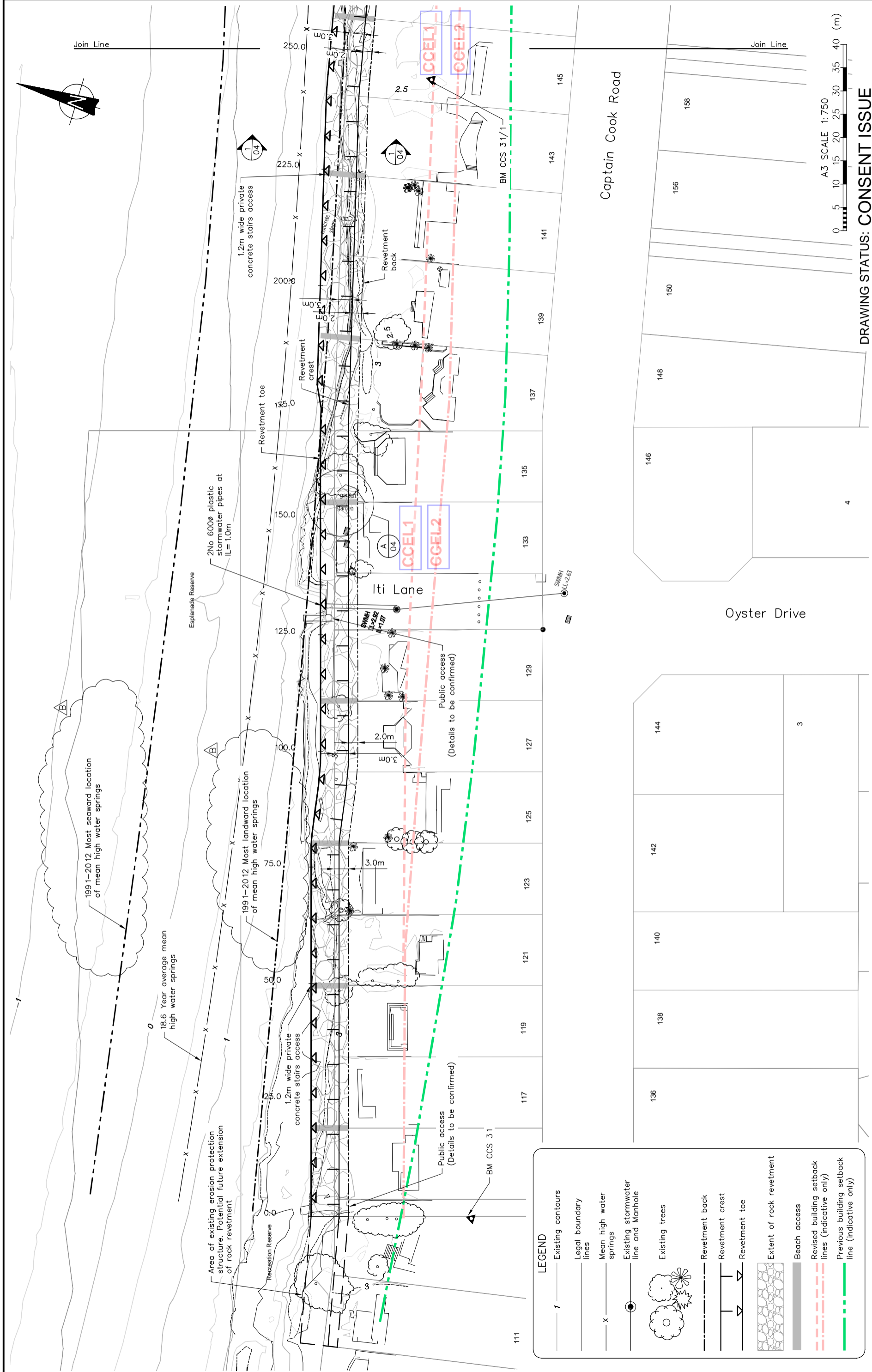
Email: shosken@xtra.co.nz

Phone: 09 416 7333 or 021 922 992

Thank you for the opportunity to present this submission.

Yours faithfully

Stephen Hosken

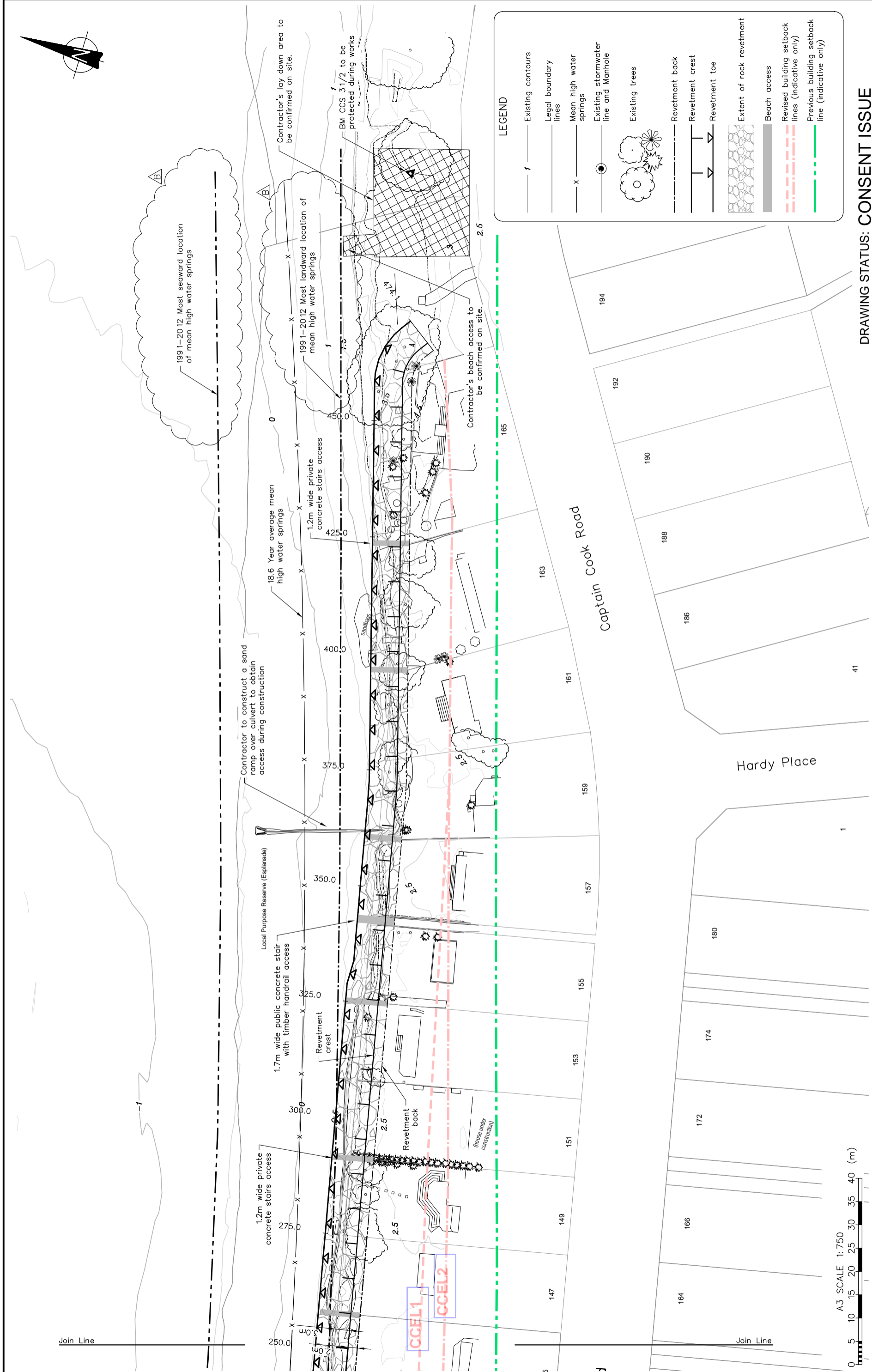


LEGEND

- Existing contours
- Legal boundary lines
- Mean high water springs
- Existing stormwater line and Manhole
- Existing trees
- Revetment back
- Revetment crest
- Revetment toe
- Extent of rock revetment
- Beach access
- Revised building setback lines (indicative only)
- Previous building setback line (indicative only)

DESIGNED : GWP Apr.13		NOTES :	
DRAWN : amc Apr.13		1. Co-ordinates in terms of NZ Transverse Mercator and reduced levels in terms of Auckland Vertical Datum 1946.	
DESIGN CHECKED :		2. Topographical survey provided by Surveying Services (October 2012.)	
DRAFTING CHECKED :			
CADFILE : \\851631.000 02-03.dwg			
APPROVED :			
NOT FOR CONSTRUCTION			
This drawing is not to be used for construction purposes unless signed as approved			
COPYRIGHT ON THIS DRAWING IS RESERVED			
REVISION DESCRIPTION	BY	DATE	REFERENCE :
B added historic MHWS			
A Consent issue			
CLIENT, PROJECT			DRAWING STATUS: CONSENT ISSUE
COOKS BEACH WALL LTD			
COASTAL EROSION PROTECTION			
TITLE			CLIENT, PROJECT
ROCK REVETMENT			
Layout Plan Sheet 1 of 2			
Scales (at A3 size)			DRAWING No. 851631.000-02
1:750			
REV. B			

Tonkin & Taylor
 Environmental and Engineering Consultants
 Level 1, 525 Cameron Road, Tauranga
 Tel. (07) 571 7360. Fax: (07) 571 7390
 www.tonkin.co.nz



DRAWING STATUS: CONSENT ISSUE

CLIENT, PROJECT	COOKS BEACH WALL LTD
TITLE	COASTAL EROSION PROTECTION
ROCK RETEMENT	Layout Plan Sheet 2 of 2
SCALES (AT A3 SIZE)	1:750
DWG. No.	851631.000-03
REV.	B

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Submitter Details

First Name: **thom**

Last Name: **dodd**

Organisation: **homeowner/ratepayer**

On behalf of: **self and spouse**

Street: **15 Grierson Close**

Suburb: **RD 1**

City: **Whitianga**

Country:

PostCode: **3591**

Daytime Phone: **(07)8663023**

eMail: **thom.psmala.dodd@actrix.co.nz**

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Correspondence to:

Submitter

Agent

Both

Submission

Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > Contents of all Volumes

Support

Oppose

Neutral

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

I would like all changes which relax rules for development in and around Hahei to be deleted. Furthermore, I would like council to cease their habit of allowing developers to plead successfully for exemptions to the existing zoning rules. I will speak further to this at the hearing where we get a chance to speak. I would further like TCDC to cease promoting our area as a tourist mecca until adequate infrastructure is in place (which will not be possible, I am certain, explaining why there is none to date). The gesture of goodwill made by the Harsant family in gifting Cathedral Cove to DOC had no intention of turning us here in Hahei into caged zoo animals. TCDC's shameless promotion of the landmark has. We abhor these efforts. The misguided effort to create a great walkway through our area is equally ridiculous - we have no parking, toilets, accommodation or other infrastructure for the numbers of visitors per year anticipated by TCDC projections. Another case of the cart before the horse. WE have a special place here. That is what visitors want to see. Visitors do not want to get here and be told there are already so many here on the given day that they will not be able to park, go to the toilet, get water, etc... Hahei is already been degraded enough by development - more will so none of us here even the slightest bit of good. If the Mayor wants a feather in his cap when he retires, he should refocus his efforts on protecting what is here, not exploiting it beyond the ability of the community to handle it. Our lives are being wrieked by these unsupported plans/pipedreams.

Reason for Decision Requested

Attached Documents

File

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Submitter Details

First Name: **Lisl**

Last Name: **Wollheim Jones**

Street: **50 Moewai Park Road**

Suburb:

City:

Country: **New Zealand**

PostCode: **3510**

Daytime Phone: **078662181**

Mobile: **0211486982**

eMail: **lislandandy@gmail.com**

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File
Submission for District Plan

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

Dear Mayor Leach and TCDC Councilors,

My name is Lisl Wollheim Jones and I own a house in Whitianga which I rent out during the holidays.

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 urge you to reconsider these rules in your Draft Annual Plan for 2013/2014 and look to implement a system more like that used by Queenstown Lakes District Council that provides allowance for holiday houses to better distinguish them from true commercial accommodation.

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.

Occasionally we have large families rent our home, and to have an on-site manager here would ruin their privacy and also increase the cost of renting the home. I try to keep the cost down, in order to provide accommodation which is affordable for families.

I look forward to your response.

Lisl Wollheim Jones

50 Moewai Park Road

Whitianga

3510

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Submitter Details

First Name: **Robert**

Last Name: **Lilly**

Organisation: **Wilson Bay Ltd**

Street: **12 Sutherland Avenue**

Suburb:

City: **Mount Maunganui**

Country:

PostCode: **3116**

Daytime Phone: **6475721514**

Mobile: **6475721514**

eMail: **ragpro.rob@gmail.com**

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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?

I own 430Ha farm at Wilson Bay and having looked at map 15 on the PDP have noticed most of my farm falls into the Coastal Environment zone. I do not agree with this as it severely limits my farming business as an existing use in the following ways. Section 41 rule 5 earthworks severely limits my ability to maintain farm access tracks so I oppose this. section 6 biodiversity and in particular the cutting of manuka as an indigenous vegetation limits my farming use and ability to earn a living. I oppose this. section 17 consultation with Tangata Whenua again limits my ownership rights and will only cause disharmony with local Maori. Also If we had to fence waterways or native bush off on our farm it would be intolerable as a cost on our land and as we are extensive farmers with relatively low stock numbers per ha it is not necessary and in any case some of us have endeavoured to restrict stock using creeks for water by installing stock watering systems and fencing off some areas as in our case we have fenced off the coastal region and planted native in that section. Regards, Rob Lilly Wilson Bay Ltd 1086 Thames Coast Rd, Kereta

Reason for Decision Requested

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Submitter Details

First Name: **Donna**

Last Name: **Watchman**

Organisation: **Bay of Plenty Regional Council**

On behalf of: **Bay of Plenty Regional Council**

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Suburb:

City: **Whakatane**

Country: **New Zealand**

PostCode: **3158**

Daytime Phone: **0800884881 xt 8517**

Mobile: **0293688517**

eMail: **Donna.Watchman@boprc.govt.nz**

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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?

Part VIII Zone Rules Sections: 43;45;46;47;48;50;52;53;54;55;56;57;58;59. For each above Section's earthworks rule Support in part.

Reason for Decision Requested

The earthwork rules must provide for the prevention of transfer, introduction and contamination of Kauri die-back disease, particularly by moving machinery, the introduction of new plants with soil or the transfer of soil. Add provisions to the earthworks rules of these Sections that effectively prevent the transfer, introduction and contamination of Kauri die-back disease in areas where kauri are present or areas near Kauri.

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Submitter Details

First Name: **Russell**

Last Name: **De Luca**

Organisation: **Russell De Luca Consultancy Ltd**

On behalf of: **Ross & Dee Mear and George Kerr**

Street: **196 Tuapiro Road**

Suburb: **RD 3**

City: **Katikati**

Country: **New Zealand**

PostCode: **3170**

Daytime Phone: **07 549 1823**

Mobile: **027 677 5006**

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

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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?

see attached supporting document

Reason for Decision Requested

see attached supporting document

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Proposed District Plan submission

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Submitter Details

First Name: **Hendrik (Hank)**

Last Name: **Coenraadts**

On behalf of: **Self**

Street: **66 Arney Road**

Suburb: **Remuera**

City: **Auckland**

Country:

PostCode: **1050**

Daytime Phone: **09 529 0673**

Mobile: **0274 993 785**

eMail: **hank@hsc4.co.nz**

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

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

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

Submitter

Agent

Both

Submission

Attached Documents

File
Cooks Beach Building Line Submission
Plans Accompanying Submission

11 March 2014

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

Attention: District Plan Manager

Dear Sir

SUBMISSION ON PROPOSED DISTRICT PLAN

1. INTRODUCTION

I wish to make the following submission.

The specific parts of the proposed plan I am submitting on include:

- the Current Coastal Erosion Area (CCEL) overlay
- all rules that relate to the CCEL (e.g. section 34.11)
- all rules that relate to the FCPL (e.g. section 34.13)
- any consequential sections of the proposed plan that need amending to support the submission being made

2. SPECIFIC CHANGES REQUESTED

The following specific changes are sought (and/or other suitable changes/amendments required to give effect to the purpose/intent of this submission as outlined in Section 3.1 below)

2.1 MAPS

In relation to the beachfront properties from 115-165 Captain Cook Road at Cooks Beach, the CCEL overlay shown on Planning Maps is replaced with the two revised setbacks shown (labelled CCEL 1 and CCEL 2) on the attached plans.

It is requested that the seaward most line is called CCEL1

It is requested that the landward most line is called CCEL2

It is requested that the proposed FCPL line is not changed.

2.2 RULES

It is requested that 2 new rules are included in section 34.11 as follows:

Rule 1*: With respect to the beachfront properties at Cooks Beach from 115 - 165 Captain Cook Road, inclusive:

- a) any new permanent dwelling which is (wholly or partly) seaward of the CCEL1; or
- b) any activity which renovates or extends an existing permanent dwelling located (wholly or partly) seaward of the CCEL1

is a **prohibited activity**.

Rule 2* With respect to the beachfront properties at Cooks Beach from 115 - 165 Captain Cook Road, inclusive:

- a) any new permanent dwelling which, seaward of the CCEL2, is higher than 4m in height and/or does not meet the daylighting requirements of the proposed plan; or
- b) any activity which renovates or extends an existing permanent dwelling which, seaward of the CCEL2, is higher than 4m in height and/or does not meet the daylighting requirements of the proposed plan;

is a **prohibited activity**.

3. REASONS FOR THE REQUESTED CHANGES

3.1 PURPOSE/INTENT OF CHANGES

The purposes of the changes sought are:

- To replace the presently proposed CCEL in the vicinity of 115-165 Captain Cook Road, inclusive with the two new setbacks shown on the attached plan – i.e., so these new setbacks are used in place of the proposed CCEL for managing use and development on these properties.
- Give effect to the coastal hazard management strategy developed for these properties by Council and the affected landowners.

The key elements of the strategy are an engineered rock revetment and the revised setbacks and development controls proposed in this submission. The building of the rock revetment was a pre-condition set by Council for adoption of the revised setbacks. The completion of the sea wall occurred too late for the revised CCEL setbacks to be included in the proposed plan prior to notification.

The intent of the revised setbacks and new rules are to:

- Provide for reasonable use of existing properties

- Ensure that over time, as existing houses are replaced or renovated, all dwellings ultimately end up located landward of either the:
 - CCEL1 – if houses are equal to or less than 4 m height and meet the daylighting requirements of the proposed plan, or
 - CCEL2 - if houses are greater than 4 m height and meet the daylighting requirements of the proposed plan

More specifically, it is sought that:

- No new dwellings will be permitted:
 - Seaward of CCEL1
 - Landward of CCEL1 but seaward of CCEL2, unless the dwellings is lower than 4 m and meets the daylighting provisions of the proposed plan
- No renovation of existing dwellings will be permitted:
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3.2 BACKGROUND

The beachfront properties at the eastern end of Cooks Beach have had longstanding issues relating to coastal erosion hazard. The properties were originally subdivided too close to the sea, resulting in serious erosion hazard issues including undermining of some houses in an event in 1978. These issues gave rise over time to a variety of ad hoc structures placed by owners to protect their property. These structures provided some measure of protection but generally required maintenance or replacement after severe events. The works were also largely unauthorised and occasionally had adverse effects on the environment and/or adjacent properties – particularly when the beach was in a more eroded (i.e. rather than accreted) state.

The proposed coastal hazard setbacks (CCEL and FCEL) extend deeply into many of the properties, and the location of the CCEL precludes reasonable use of many properties. The various problems with the ad hoc works precluded any revision of the CCEL based on those structures.

In recent years, Council and landowner representatives have been engaged in dialogue seeking an appropriate longer term solution to the erosion hazard issues – through the Cooks Beach Erosion Management Working Party. This culminated in the development of a strategy which was presented to all affected property owners in 2010. The strategy has since been agreed to by all of the most seriously affected landowners (i.e. 115-165 Captain Cook Road).

The strategy provides for:

- **Engineered rock protection** to manage erosion and to enable sufficient reduction of the CCEL to provide for reasonable use of the properties.

The rock protection has been designed and constructed to high engineering standards, replacing previous ad hoc structures and providing a consistent engineered solution along the frontage of the properties. The engineered protection has been consented for 35 years (the maximum period under the RMA) and legal mechanisms (tied to property titles) are in place to ensure the structure will be maintained over this time.

The landward edge of the structure extends well within private properties to minimise adverse effects on the public beach - within the constraints imposed by existing dwellings (located well seaward on some properties). Available beach profile data suggests the wall is sufficiently far landward to ensure a high tide dry beach on public land on most occasions – except during severe erosion phases.

- **Revised CCEL setbacks** - reflecting the protection from coastal erosion now provided by the engineered rock protection.

The existing CCEL extends well landward on many properties, effectively precluding or seriously complicating reasonable use and development. The engineering works now in place allow the proposed revised setbacks to be adopted to enable reasonable use of all properties.

The revised setbacks, while further seaward than the existing CCEL, are located well landward of front property boundaries – consistent with typical setback distances on most beachfront properties along the eastern Coromandel. Accordingly, the proposed revision of the setbacks does not provide these owners with special privileges but simply provides for reasonable use of the properties, in recognition of the engineered wall that has been built.

The revised setbacks have also been designed to minimise adverse effects on lateral views from existing dwellings located further landward. This is the primary reason for the use of two setbacks to replace the existing CCEL. Lateral views are a significant consideration in respect to both amenity and value of the properties. Without provision for this aspect, the revised setbacks would potentially have serious adverse effects on many landowners who built under earlier setback requirements which required houses to be located further landward.

The revised setbacks are also a significant distance landward of the rock protection – as can be seen on the attached diagrams. This ensures that no dwellings landward of the setbacks are likely to be affected by erosion in the unlikely event that the structure ever partly fails during a major storm event. In addition, it minimises the potential for impact on dwellings associated with any wave overtopping of the rock protection. It also provides sufficient space for useful landward relocation (or replacement) of the protection works in the event this ever becomes necessary in the longer term (i.e. beyond the consented life of the new structure). For instance, if projected sea level rise aggravates erosion to the extent that the rock protection no longer provides an appropriate solution.

The revised setbacks are part of the strategy as presented to and agreed by all affected property owners.

It was the view of the Working Party (both property owner and Council representatives) that the strategy provides an effective solution for at least 50 years.

The location of the FCEL is unaffected by the new rock protection and the rules associated with this setback will apply to use and development landward of the revised CCEL setbacks. This reflects the fact the structure may eventually become an inadequate and/or inappropriate in the longer term (i.e. 50-100 years) – particularly if erosion is significantly aggravated by the effects of projected climate change (e.g. sea level rise).

END

We wish to be heard in support of our submission.

If other parties make the same or similar submissions I would be prepared to appear jointly at any hearing.

Address for Service: 66 Arney Rd, Remuera, Auckland

Name: Hendrik Coenraadts

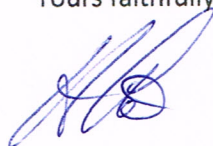
Postal: As above

Email: hank@hsc4.co.nz

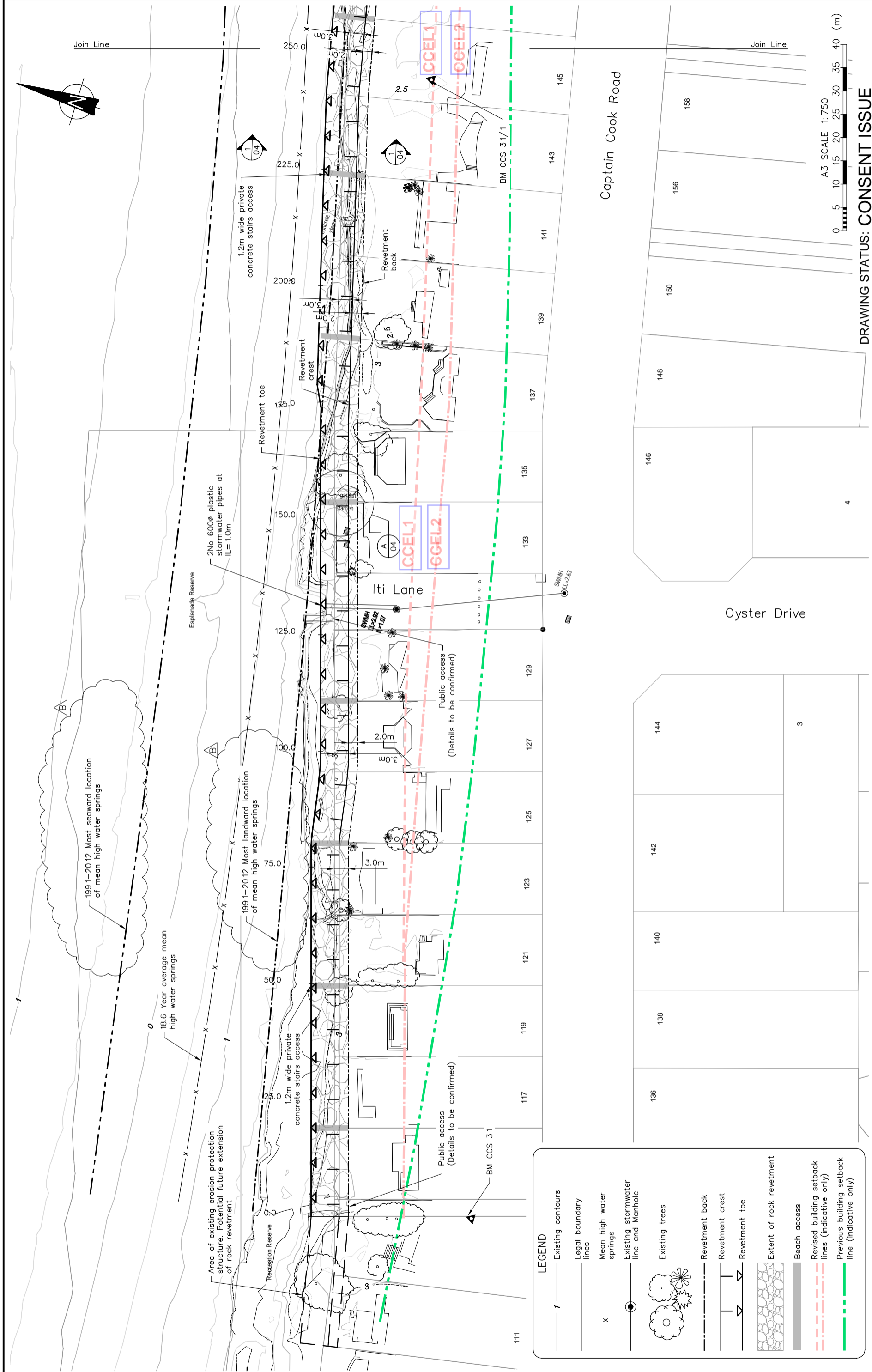
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Thank you for the opportunity to present this submission.

Yours faithfully



Hendrik (Hank) Coenraadts



LEGEND

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- Legal boundary lines
- x Mean high water springs
- Existing stormwater line and Manhole
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DRAWING STATUS: CONSENT ISSUE

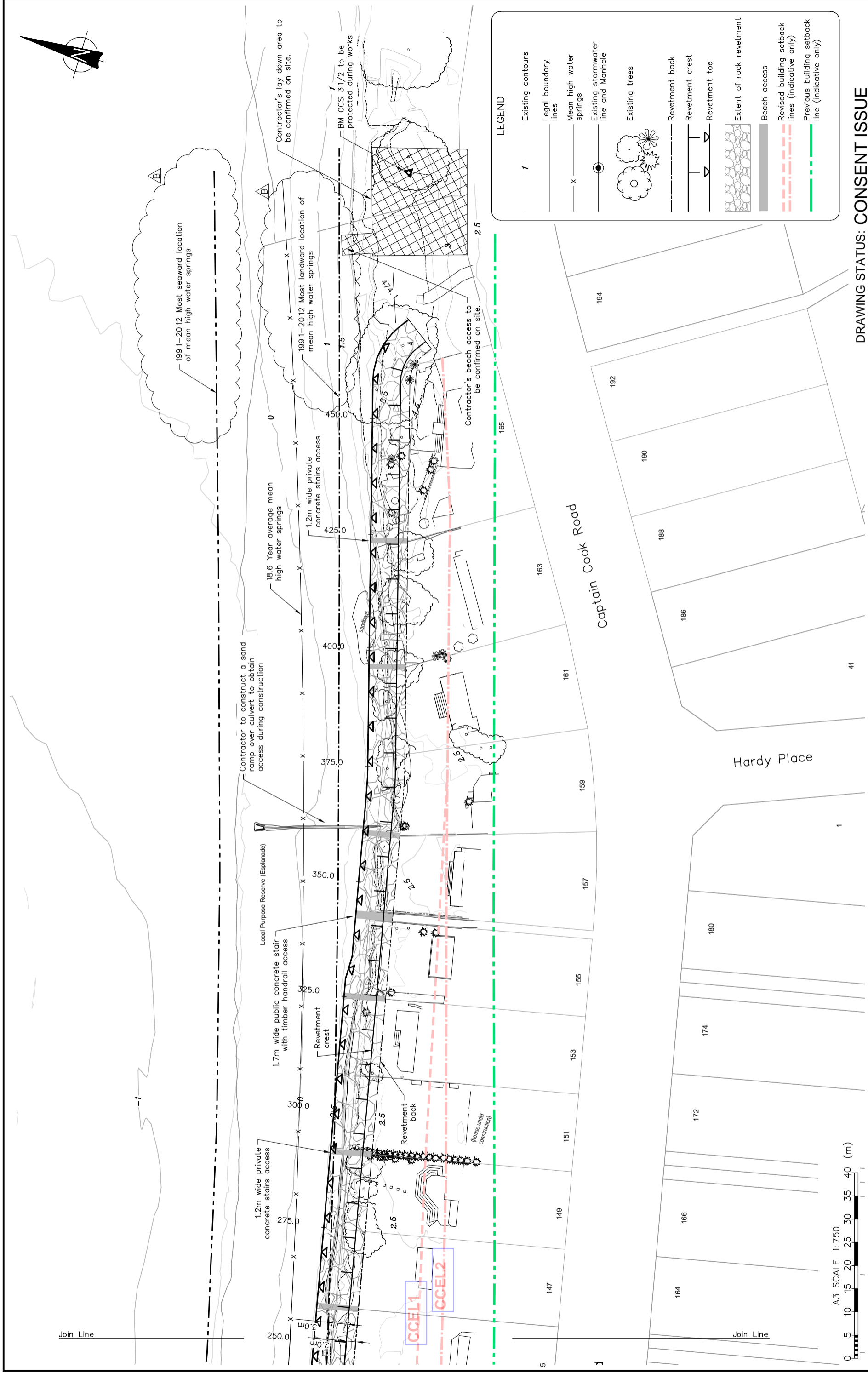
CLIENT, PROJECT
COOKS BEACH WALL LTD
 COASTAL EROSION PROTECTION
 TITLE
ROCK REVETMENT
 Layout Plan Sheet 1 of 2
 SCALES (AT A3 SIZE)
 1: 750
 DWG. No. 851631.000-02
 REV. B

Tonkin & Taylor
 Environmental and Engineering Consultants
 Level 1, 525 Cameron Road, Tauranga
 Tel. (07) 571 7360. Fax: (07) 571 7390
 www.tonkin.co.nz

NOTES :

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- Topographical survey provided by Surveying Services (October 2012.)

DESIGNED :	gwp	Apr.13
DRAWN :	amc	Apr.13
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DRAFTING CHECKED :		
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REVISION DESCRIPTION	BY	DATE
B added historic MHWS		
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DRAWING STATUS: CONSENT ISSUE

CLIENT, PROJECT	COOKS BEACH WALL LTD
TITLE	COASTAL EROSION PROTECTION
ROCK RETEMENT	Layout Plan Sheet 2 of 2
SCALE (AT A3 SIZE)	1:750
DWG. No.	851631.000-03
REV.	B

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Submitter Details

First Name: **Jocelyn**

Last Name: **Elliott**

On behalf of: **Christopher John & Jocelyn Mary Elliott**

Street: **2 Edwin Grove**

Suburb: **Bethlehem**

City: **Tauranga**

Country: **New Zealand**

PostCode: **3110**

Daytime Phone: **07 5792242**

Mobile: **0274475759**

eMail: **jochris.e@xtra.co.nz**

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Submission

Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PLANNING MAPS

Support

Oppose

Neutral

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

Planning map of 260 Matapaua Bay Road .. Request extension of Natural Character be removed from this property..

Reason for Decision Requested

Request the Natural Character assigned to this property be removed because: 1/ The area in question was originally devoid of any vegetation. We have previously fenced and landscaped this area keeping most of planting as native to the area.. 2/. It is necessary from time to time to prune a lesser or storm damaged plant in order to allow the good natives to grow 3/. Your area totally cuts off any access from our residence to the front yard bordering Matapaua Bay Road at the top of the hill 4/. It is necessary to keep the area tracked for our access.

Attached Documents

File

No records to display.

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Submitter Details

First Name: **Raymond**

Last Name: **Bird**

Street: **321 Sainsbury Road**

Suburb: **RD 1**

City:

Country: **New Zealand**

PostCode: **3281**

Daytime Phone: **64274900536**

Mobile: **64274900536**

eMail: **home.birds@xtra.co.nz**

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Submission

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File
Cooks Submission 2 FINAL March 2014
Plans Accompanying Bird submission

11 March 2014

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Proposed Thames Coromandel District Plan
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Thames 3540

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Address for Service: 321 Sainsbury Road RD 1 Hamilton

Name: Raymond and Jennifer Bird

Postal: As above

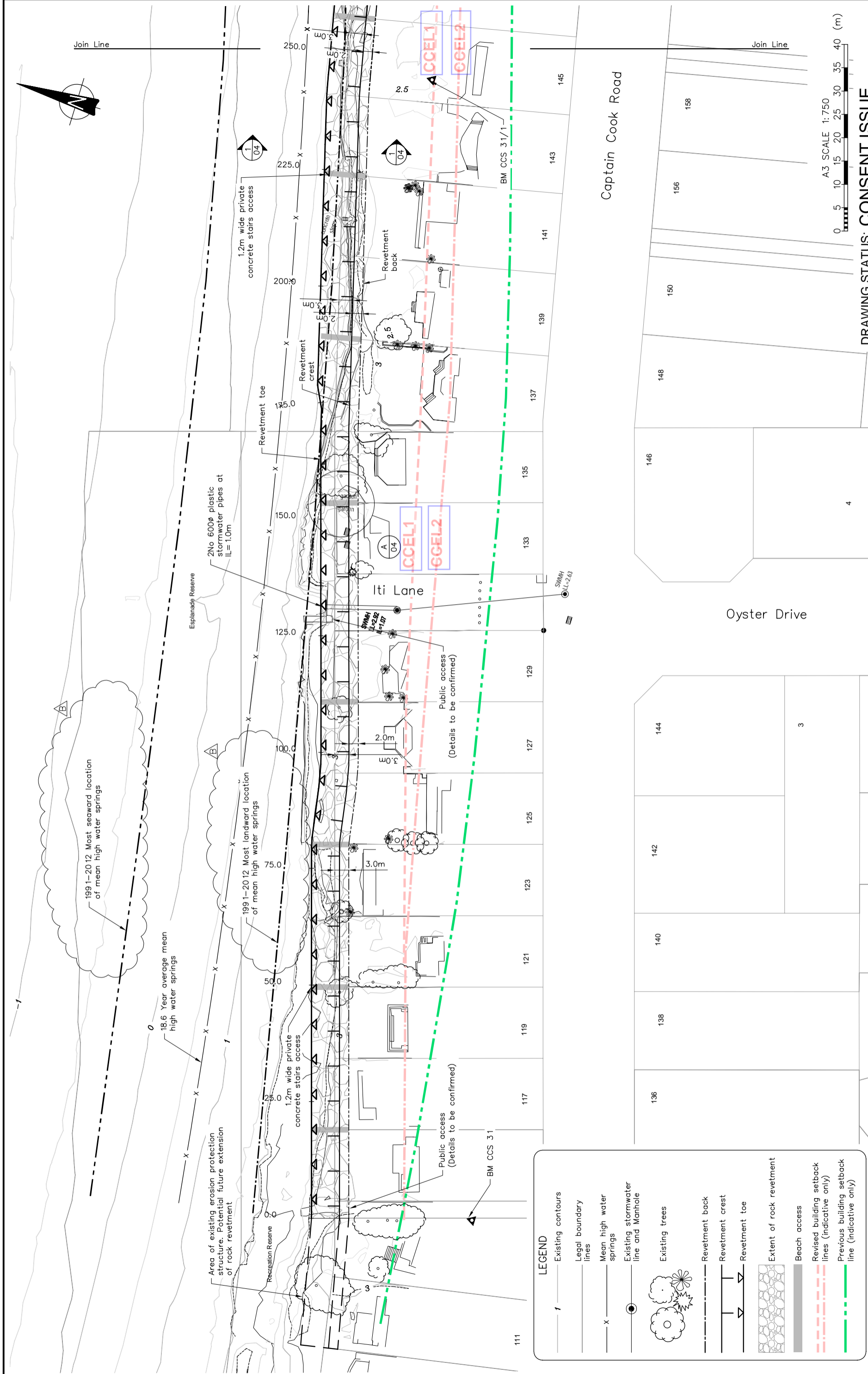
Email: home.birds@xtra.co.nz

Phone: 07 8243 520

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Yours faithfully

Raymond Bird



DRAWING STATUS: CONSENT ISSUE

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TITLE	COASTAL EROSION PROTECTION
ROCK REVELMENT	Layout Plan Sheet 1 of 2
SCALES (AT A3 SIZE)	1:750
DWG. No.	851631.000-02
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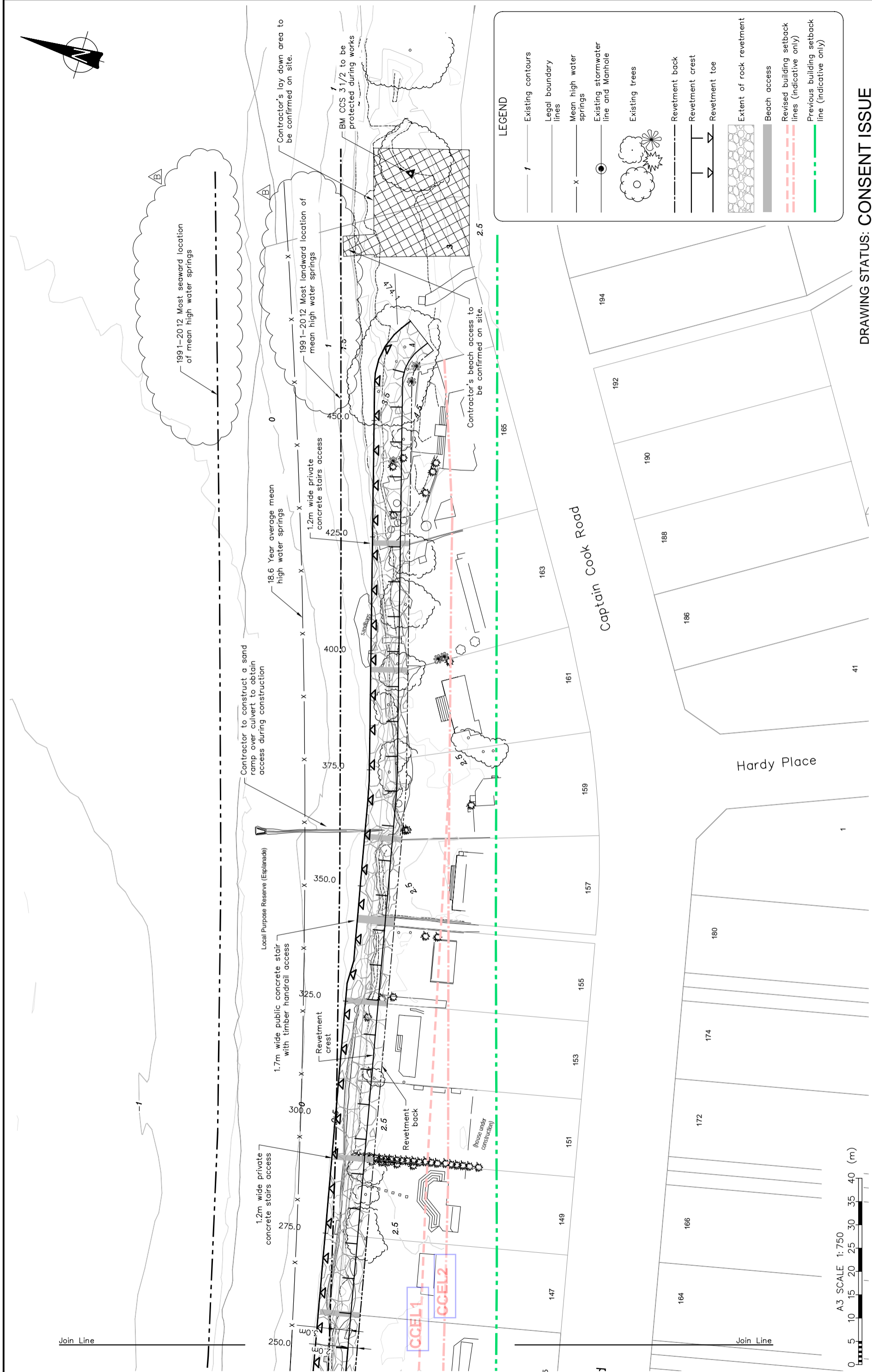
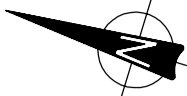
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LEGEND

- Existing contours
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- Extent of rock revetment
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 Layout Plan Sheet 2 of 2
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Submitter Details

First Name: **Brian and Karen**

Last Name: **McMillan**

Street: **5 Kapanga Road**

Suburb: **Coromandel**

City: **Waikato**

Country: **New Zealand**

PostCode: **3506**

Daytime Phone: **07 866 8161**

Mobile: **027 290 8171**

eMail: **karen@starandgarter.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: **Graeme Lawrence**

Agent Organisation: **Lawrence Cross Chapman & Co Ltd**

Agent Postal Address: (mandatory) **206 Centennial Avenue Thames 3500**

Agent Phone: **07 8683315**

Agent Mobile: **027 248 0226**

Agent eMail: **graeme@lcc-planning.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?

Appendices A2.6 for PC117

Reason for Decision Requested

We oppose on the basis we were not notified as the affected landowners. We would have made sure the designation was properly provided for by including the required land exchange. We seek amendment, that the designation is altered to provide for a land exchange whereby the loss of carparks on Lot 4 , 62243, land we own, is made up by way of transferring Council Local Purpose Reserve to us.

Attached Documents

File
No records to display.

Proposed Thames-Coromandel

District PlanTHAMES
COROMANDEL
DISTRICT COUNCIL**Submission Form**

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

Your submission can be:

Online: www.tcdc.govt.nz/dpr
Using our online submissions form

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

Email to: customer.services@tcdc.govt.nz

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

Submitter Details

Full Name(s) KOBI VAN DEN ACKER

or Organisation (if relevant) _____

Email Address Kobi.Van.den.akkerv@iname.com

Postal Address 153 Centennial Drive, Whitianga 3510

Phone no.
include area code ()

Mobile no. 021 186 3486

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

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

PRIVACY ACT 1993

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I support oppose the above plan provision.

Reasons for my views:

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

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Retained Deleted Amended as follows:

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Proposed District Plan Hearing

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

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

Signature of submitter _____ Date _____

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



10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is KOBI VAN DEN AKKER and I own a holiday home in WHITIANGA.

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

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

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

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

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

As Principal Relief

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

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

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

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

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

I look forward to your response.

Yours faithfully,



Proposed Thames-Coromandel District Plan



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

Submitter Details

Full Name(s)	Warwick Delmonte	
or Organisation (if relevant)		
Email Address	Warwick@zephyr3.co.nz	
Postal Address	8 Graysons Lane, Mount Eden, Auckland 1024	
Phone no. <small>include area code</small>	(09) 6304500	Mobile no. 021 877700

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

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

PRIVACY ACT 1993

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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.

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Proposed District Plan Hearing

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

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

Signature of submitter  Date 11/03/2014

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

Trade Competition

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

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

Dear Mayor Leach and TCDC Councilors,

My name is Warwick Delmonte and I own a holiday house in Whagamata.

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 urge you to reconsider these rules in your Draft Annual Plan for 2013/2014 and look to implement a system more like that used by Queenstown Lakes District Council that provides allowance for holiday houses to better distinguish them from true commercial accommodation.

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.

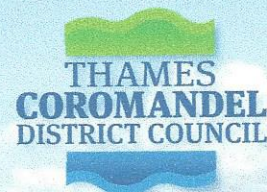
(Add personal message here)

I look forward to your response.

Name: Warwick Delmonte

Address: 8 Graysons Lane, Mount Eden, Auckland.

Proposed Thames-Coromandel District Plan



Submission Form

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

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

Submitter Details

Full Name(s)	Maree Debra Marshall + Philip John Marshall	
or Organisation (if relevant)		
Email Address	maree_marshall@hotmail.com	
Postal Address	Po Box 235 Kah Kah, B.O.P 3166	
Phone no. include area code	07 549 5579	Mobile no. 021 647 248

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PRIVACY ACT 1993

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

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:

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Proposed District Plan Hearing

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

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

Signature of submitter Wallershall Date 11/03/2014

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

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10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Maree Marshall and I own a holiday home in 38 Aileen Pce, 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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- 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.

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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,

Maree Marshall

10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is ___Ian & Raewyn Hall_____ and we own a holiday home in ___Torehina Heights – Waitete Bay_____.

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

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I look forward to your response.

Yours faithfully,

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

I support oppose the above plan provision.

Reasons for my views:

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

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

Retained Deleted Amended as follows:

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Proposed District Plan Hearing

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

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

Signature of submitter R. E. Eddy Date 11/3/2014

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

Trade Competition

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Proposed Thames-Coromandel District Plan



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Submitter Details

Full Name(s)	Ian William & Raewyn Ella HALL	
or Organisation (if relevant)		
Email Address	rae-in@entra.co.nz	
Postal Address	227 Smith Rd RD 2, Waikuku 2682.	
Phone no. <small>include area code</small>	09 2350906	Mobile no. 0274078901

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Sent: Tuesday, 11 March 2014 16:19:31

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Pat Wood

Address

43 Patui Ave., Ngarimu Bay
Thames 3575
New Zealand
[Map It](#)

Phone

078682449

Email

pat.wood@xtra.co.nz

My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

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

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

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

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

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

I would like to speak to my submission.

- No

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

- Yes

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

Yours sincerely,

Patricia Wood

Date

11/03/2014

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

Submitter Details

Full Name(s) <u>Murray Meinung</u>	
or Organisation (if relevant) _____	
Email Address <u>Murray.meinung@opus.co.nz</u>	
Postal Address <u>P.O. Box 1422 Hamilton</u>	
Phone no. (include area code) ()	Mobile no. <u>027 2026 306</u>

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Section 54.4 Pt VIII - Zone Rules

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.

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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 / 2014

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

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

Dear Mayor Glen Leach and TCDC Councillors,

My name is Murray Meinung and I own a holiday house in Whangamata.

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

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

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

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

I urge you to reconsider these rules in your Draft Annual Plan for 2013/2014 and look to implement a system more like that used by Queenstown Lakes District Council that provides allowance for holiday houses to better distinguish them from true commercial accommodation.

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.

10/3/2014

Name Murray & Diane Meinung, Brian meinung & Corina Admiraal

Address 108 Kiwi Road Whangamata

Introduction

We are interested in your submission on our **Proposed District Plan**.

There are 2 ways to make a submission as shown on the tabs across the top of the page, which are:

- 1) Proposed District Plan
- 2) Supporting Documents.

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My Consultation Points tab shows a summary of your saved submission points. To edit a point simply click on it and you will return to the document page where you can edit and re-save.

Privacy Statement

Please note that all submissions will be made available to the public for viewing. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to make this information available under the Resource Management Act 1991.

Submitter Details

First Name: **Kevin**

Last Name: **Clayton-Greene**

Street: **60 Deviation Rd**

Suburb:

City: **Penguin**

Country: **Australia**

Daytime Phone: **+61428575233**

Mobile: **+61428575233**

eMail: **kevinclaytongreene@bigpond.com**

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

Attached Documents

File
TCDCSubmission

12th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Kevin Clayton-Greene and I own a holiday home in 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. This money is also used for improvements/alterations all of which goes back into the community.
- Will 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.

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

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

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

I look forward to your response.

I also note that compared with other regions in NZ TCDC is one of the higher rating councils. Why?

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'K. Clayton-Greene', with a stylized, cursive script.

Kevin Clayton-Greene

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Submitter Details

First Name: **Tim**

Last Name: **Wilson**

Organisation: **Opus International Consultants**

On behalf of: **Ministry of Education**

Street: **Opus House**

Suburb: **Hamilton central**

City: **Hamilton**

Country: **New Zealand**

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eMail: **tim.wilson@opus.co.nz**

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Correspondence to:

Submitter

Agent

Both

Agent Details

Agent Name: **Tim Wilson**

Agent Organisation: **Opus International Consultants**

Agent Postal Address: (mandatory) **Opus House, Princes Street, Hamilton 3204, New Zealand**

Agent Phone: **07 838 9785**

Agent Mobile: **021 529 034**

Agent eMail: **tim.wilson@opus.co.nz**

Submission

Attached Documents

File
MoE Submission - Proposed Thames Coromandel District Plan

SUBMISSION ON PROPOSED THAMES COROMANDEL DISTRICT PLAN

To: Planning Services Manager
Thames Coromandel District Council
515 Mackay Street
Thames 3500

Submission On: Proposed Thames Coromandel District Plan

Name of Submitter: The Ministry of Education

Address: C/- Tim Wilson
Opus International Consultants Ltd
Private Bag 3057
HAMILTON 3240

1. THE PARTS OF THE PROPOSED DISTRICT PLAN THAT THIS SUBMISSION RELATES TO ARE:

- The activity status for schools; and
- Parking requirements for schools with more than 200 students.

2. MINISTRY OF EDUCATION BACKGROUND INFORMATION

The Ministry of Education is the Government's lead advisor on the education system, shaping direction for education agencies and providers, and contributing to the Government's goals for education.

The Ministry of Education has the principal role of facilitating the operation of all state primary, intermediate and secondary schools throughout New Zealand. In facilitating the operation of any state school, the Ministry of Education has the function of working alongside school boards of trustees, who have the responsibility to provide a safe physical and emotional environment for students and staff.

The Ministry of Education has responsibility for strategic leadership, policy development and a substantial operational role in the early childhood and schooling sectors. In the tertiary sector the Ministry of Education is focused on leadership and setting direction, stewardship and governance and monitoring and evaluation.

The Ministry of Education's activities occur in seven key areas:

- Strategic leadership in the sector
- Support and resources for the community

- Support and resources for education providers
- School property portfolio management
- Support and resources for teachers
- Interventions for target student groups
- Strategic leadership in the tertiary system

3. THE MINISTRY OF EDUCATION SUBMITS THAT:

The Ministry of Education considers that the Proposed Thames Coromandel District Plan (PDP) should be amended for a number of reasons.

3.1 Section 39 (Table 5 (B)) – Bus space requirements for schools

The information contained in the PDP in association with Table 5 (B) of Section 39 – Community Activities in its majority is supported. However, the requirement of 1 bus space per 200 students attending Education/Training Facilities is considered unnecessary and should be removed. This recognises that all situations are the same, and that bus parking facilities can be assessed and managed on a case by case basis by the school, rather than a requirement. This is due to the responsibility that schools have to ensure the safety and access of students and staff within their facilities, including arriving and leaving schools.

Typically, the Ministry of Education has sought the provision of bus spaces on an as needed basis, where such a space is justified given travel demands on students attending the school.

The Ministry of Education Supports in part – provided amendments detailed above are made.

3.2 Discretionary Activities

Across the PDP, schools fall within either a discretionary activity or a permitted activity status. It is noted that within the more populated areas, where schools are more likely to be required such as the residential and extra density residential zones, a discretionary activity status applies. The Ministry of Education is of the opinion that the effects to be managed from schools should be limited to parking, loading, access, building setbacks and noise. Therefore, it is submitted that the discretionary activity status for schools in the PDP is lowered to a restricted discretionary activity.

Other district plans such as the Manawatu District Plan list educational facilities as a permitted activity within the Residential Zone so long as it complies with performance conditions relating to noise, parking, building coverage, access, yards and signs.

It is therefore considered that changing the activity status from a discretionary activity, to a restricted discretionary activity will still allow Council to regulate the development of schools in highly populated areas, but focuses discretion to matters considered relevant to schools.

The Ministry of Education supports in part – provided amendments detailed above are made.

4. THE MINISTRY OF EDUCATION SEEKS THE FOLLOWING FROM THE THAMES COROMANDEL DISTRICT COUNCIL:

The Ministry of Education seeks the following:

- That the requirement of 1 bus space per 200 students attending Education/Training Facilities is considered unnecessary and should be removed.
- That the discretionary activity status for schools is lowered to a restricted discretionary activity specifying those matters for which Council would seek to retain control over, such as parking, loading, building setbacks and noise.

5. THE MINISTRY WISHES TO BE HEARD IN SUPPORT OF ITS SUBMISSION



.....
 Tim Wilson
 As authorised agent for
 The Ministry of Education

7 March 2014

Tim.wilson@opus.co.nz

Telephone: (021) 529 034

DD: (07) 838 9785