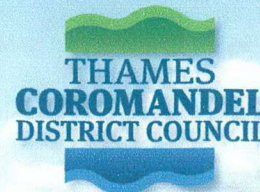


# Proposed Thames-Coromandel District Plan



## 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:

.....

### Submitter Details

Full Name(s)	Warren John Wilkie	
or Organisation (if relevant)		
Email Address	warrenwilkie@hotmail.com	
Postal Address	135 Warahoe Rd. R.D.1 Thames	
Phone no. include area code	(07) 8681165	Mobile no.

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

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

### PRIVACY ACT 1993

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





## Your Submission

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

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

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

I support  oppose  the above plan provision.

**Reasons for my views:**

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

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

Retained  Deleted  Amended  as follows:

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

## Proposed District Plan Hearing

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

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

Signature of submitter  Date 10 March '14.

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

## Trade Competition

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

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

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

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

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

If you require further information about the Proposed District Plan please visit the Council website [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr)





2 Jul 2002 10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Warren Welkie and I own a holiday home in Port Charles.

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

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

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

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

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

**As Principal Relief**

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

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

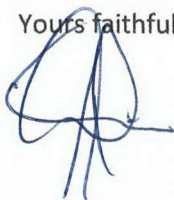
(ii) Amend all references to the permitted activity conditions for *Visitor Accommodation* in the various zones throughout the Proposed Plan relating to "6 tariff-paid customers on-site at any one time" instead amending this to "12 tariff-paid customers on-site at any one time", and delete any condition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

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

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

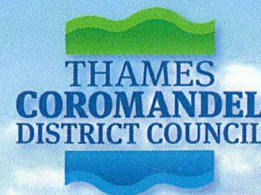
I look forward to your response.

Yours faithfully,





# Proposed Thames-Coromandel District Plan



## Submission Form

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

### Your submission can be:

**Online:** [www.tcdc.govt.nz/dpr](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:

### Submitter Details

Full Name(s)

PETER + GILLIAN HUTCHISON

or Organisation (if relevant)

Email Address

thehutchisons@xtra.co.nz

Postal Address

P.O. Box 443  
Thames

Phone no.  
include area code

(07) 8682102

Mobile no.

0274474226

**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)

Map 26 C

Part II - Section 6 - Significant Natural Areas (SNA)  
 Only teatree on the property this is not a SNA.  
 Part VI - Section 29 - We must be able to cut firewood.  
 Coastal Environment 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:**

Teatree is not an (SNA) & we should be able to cut our own firewood. Coastal Living zone allows us to subdivide as of right - The overlay makes this discretionary.

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

*[Handwritten Signature]*

Date

12-3-14

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

### Trade Competition

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

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

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

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

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

If you require further information about the Proposed District Plan please visit the Council website [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr)

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



## 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:

### Submitter Details

Full Name(s) Helen Duggan

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

Email Address duggie@ihug.co.nz

Postal Address 211 Fergusson Drive  
Thames.

Phone no. (07) 8688562.  
include area code

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

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

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

### PRIVACY ACT 1993

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





## Your Submission

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

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

**My submission is:**

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

I support  oppose  the above plan provision.

**Reasons for my views:**

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

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

Retained  Deleted  Amended  as follows:

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

## Proposed District Plan Hearing

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

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

Signature of submitter Helen Duggan Date 11 March 2014

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

## Trade Competition

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

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

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

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

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

If you require further information about the Proposed District Plan please visit the Council website [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr)



10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Helen Duggan and I own a holiday home in Whangamata.

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

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

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

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

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

**As Principal Relief**

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

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

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

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

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

I look forward to your response.

Yours faithfully,

*Helen Duggan*



## Proposed Thames Coromandel District Plan

THAMES-COROMANDEL  
DISTRICT COUNCIL

11 MAR 2014

RECEIVED BY:

### Submission by

Name: Klaus Pierstorfer  
Address: 110 Prices Ave Thames 3500  
Phone: 8690590 Email:

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 effects of the legacy 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 Industrial Mining into the Peninsula, as this is contrary to the existing Natural Character of the Thames-Coromandel District.**

My further comments:

Mining is not our future. The Coromandel is a precious place for people and environment to heal from previous exploitation and ~~rape~~ for profit of a few. There is no benefit, economic or otherwise, from mining in this fragile place.

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

Yours sincerely,

Signature:

Date: 11.03.2014



THAMES-COROMANDEL  
DISTRICT COUNCIL

11 MAR 2014

RECEIVED BY:



Thames  
Coast  
Protection Society



PO Box 396, Thames

9<sup>th</sup> March, 2014

### Submission on Proposed Thames-Coromandel District Plan

Thames Coromandel District Council  
Private Bag  
Thames

#### **Our aim is to work for the social, spiritual and physical well-being of the lands, waters and communities of the Thames Coast.**

Our members cover a wide section of the community with diverse views who share a common concern for the environment and in particular for the environment of the Thames Coast. Our concern extends beyond the present into the future - into taking action now to protect the heritage of coming generations.

Soon after the commencement of the Monowai hearing in 1987 the Tapu and Waiomu Action Groups combined as the Thames Coast Preservation and Protection Society Incorporated.

The 1980's and '90's saw the coast community successfully challenge attempts to establish the Monowai mine at Waiomu and other mining rights applications from Te Mata, Tapu down through Whalebone creek, Ruamahaunga Bay, Thornton's Bay and Tararu. The incredible effort and dedication displayed during those struggles inspires current members in ongoing efforts to protect both the environment and communities of this coast.

The Society continues active on many fronts including:  
Running a native plant nursery, Sponsoring the formation of the Seagull Centre and Thames Coast Kiwi Care groups; Supporting Coromandel Watchdog through to the Court of Appeal on the Prohibited Activity status in the previous District Plan; Supporting Watchdog during the Schedule four debacle.

We believe that

- a healthy environment is a basic requirement for healthy people
- the Coromandel Peninsula is a special and valuable environment



- that people who have chosen to live here have expectations that the special qualities that have drawn them there will remain
- that visitors who come here from all other parts of New Zealand and from all over the world come seeking the special beauty and recreation opportunities of the area with the expectation that their holiday will enhance their mental and physical health.

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

**TCPS 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.**

- TCPS requires the PDP to uphold biodiversity values expressed in the RMA Section 6. TCPS requires 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).
- TCPS 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. TCPS 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). TCPS 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.
- TCPS remain 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. We want the Plan to Prohibit Mining Activities under people's homes.

Members see the destruction caused in the Coromandel Peninsula by erosion and flooding. We believe that the only long term solution is uninterrupted regeneration of the Coromandel Forest. We see that the current regrowth which is healing the devastating damage of the past caused by indiscriminate logging and mining, and by trying to farm unsuitable land, should be encouraged.

We are also increasingly aware of the nature of the land. We see how the land breaks up and slips in time of heavy rain. We see the seepage from old mines in the area. From evidence produced at water right and planning tribunal hearings we have learned that breaking up the rock in the local hills and exposing it to air and water results in the release of toxic chemicals including cadmium, arsenic and lead.

Concern for the rivers and streams and the waters of the Firth strengthens our opposition to unnecessary disturbance of the land.

Considerable expense, time and effort has been spent by Environment Waikato on research into flooding and mitigation strategies on the coast after catastrophic floods that caused severe damage including loss of life at Waiomu in 2002. Some recommendations from investigations conducted on the Thames Coast in 2003 for river and catchment management and engineering works have already been implemented, at significant cost to ratepayers. The analysis carried out for these mitigation strategies did not account for large scale industrial activity, such as mining works, in the headwaters of the catchment systems. Millions spent on soil conservation and flood prevention could be jeopardized.

Where once park users could appreciate the sounds of nature, they will in future be subject to the dust and vibration of an industrial activity.

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

#### **TCPS oppose Section 14 - Mining Activities.**

- TCPS require 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.
- TCPS 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.

- TCPS want the Plan to acknowledge the long term economic, social and environmental legacy of historical mining in the District and its detrimental effects.
- Of particular concern to us 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. TCPS oppose Mining Activities having such a priority. We 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 development and biodiversity growth are not prioritised. TCPS require 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.

#### **TCPS 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.
- TCPS 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.
- TCPS support Quarrying activities to be separated from Mining Activities to avoid confusion.



## APPROPRIATE DEVELOPMENT ON THE COROMANDEL PENINSULA

There is a strong feeling on the Coromandel Peninsula that mining is inappropriate development that is head on with other development. Firstly, it must be put on a level playing field with other industry and land users.

The narrow coastal regions of the Peninsula are backed by steep hills cut by rivers. Some of these are rated second in the world for shortness and steepness. The heavy unpredictable rainfall that is characteristic of the area causing precipitous flooding, damage to homes and impassable roads is likely to increase with the greenhouse effect.

The Thames Coast is characterized by very steep, narrow catchments with virtually no coastal margins bordered at the coast by a narrow winding road of very high scenic value. A string of small coastal settlements cling to this coast and are a mix of residential and holiday homes.

This one road up the west coast is not constructed to state highway specifications, because the coast and terrain and scenic status result in limited scope for usual highway upgrades. Local residents have for years battled efforts by Transit NZ to streamline the road in ways that would destroy many of the Pohutukawa that make for its high scenic values. There are already serious issues with existing heavy vehicles, especially since the highway travels through the centre of all significant residential areas, including the location of the two local primary schools. Increased heavy traffic from mining activities would further increase the risk of crashes. Tourists and domestic road users also would have a worse driving experience

The only long term protection against flooding is regeneration of the forest on the hills that are eroded as a result of previous extensive logging and mining. Any industry that interrupts regeneration or removes vegetation puts communities and the environment at great risk.

Old gold mines on the Coromandel are leaching heavy metals into streams and the sea. Such seepage is visible on the Thames Coast at places like Kuranui Bay. Modern mines that would make old ones look like rabbit warrens must be sealed when mining is finished to prevent the escape of contaminated water. Effective sealing is impossible in the fractured rock that is characteristic of the Peninsula. This was an issue raised by TCPS at the Planning Tribunal Hearings into the Monowai mine Proposals in 1987. The resultant potential for contamination of the rivers and the sea by heavy metals such as cadmium, lead, zinc, copper, arsenic and mercury is inestimable.

The Tui mine on Mt Te Aroha, which operated for just seven years from 1967-1973, and extracted 176,000 tonnes of ore, is currently annually leaching a combined total of approximately **5,000 kg of zinc, iron and manganese**, and a combined total of approximately **130 kg of arsenic, cadmium and lead** into the Waihou River from the Tui Stream and Tunakohoa Streams 40 years after the mine closed.

Transporting huge quantities of ore on narrow, winding roads to processing plants on flat land to the south would not only create great traffic hazards, it would be extremely destructive to the recreation experience on the Peninsula.



## Tourism

Tourism contributes close to 10% of New Zealand's gross domestic product annually and employs almost one in 10 New Zealanders<sup>1</sup>.

In 2008, 3.68 million visitor nights were spent in the Coromandel region<sup>2</sup>. The proximity of the Coromandel Peninsula to Auckland and Hamilton increases its attraction and importance to domestic as well as international visitors. The Coromandel tourism industry has been robust even in recent recessionary times, and has enjoyed positive growth, outstripping many other domestic destinations. The industry is estimated to be worth around \$360 million annually<sup>3</sup> and healthy growth has been forecast for this region for many years.

The Coromandel Region 'Towards 2020' Strategic Plan document, completed after an extensive consultative process around the Coromandel and ratified by local councils, has a vision:

*"to develop the visitor industry as a source of economic growth and community enhancement with minimal impacts on the special values of the Coromandel's natural environment and lifestyle."*

The document rates the Coromandel for its natural coast and interior largely absent of development, its clean environment, and relaxed and rustic lifestyle.

All these assets on the "tourism stock take" are at risk from mining in the Coromandel.

Tourism is appropriate economic development for the Coromandel Peninsula, mining is not. The 1987 Spectrum proposals to re-open the Monowai Mine offered employment for just 17 people, 6 of them from the Thames Valley.

## Aquaculture

Aquaculture is a long term sustainable and growing local industry. Farming of mussels and oysters is currently an important local industry in Coromandel with approximately 25,000 tonnes of mussels and 1,000 tonnes of oysters produced annually in the Coromandel Harbour/Firth of Thames area.

According to Environment Waikato, marine farming in 2007:

- contributed \$27 million annually to the (Waikato) regional economy;
- employed the equivalent of 270 full-time staff;
- paid \$9.6 million in wages and salaries; and about another 100 full-time jobs were related to the industry

Fishing is a traditional source of income on the Coromandel Peninsula

Consumers of seafood throughout the world are becoming increasingly concerned over the quality of the waters from which their products are taken. An Auckland

<sup>1</sup> New Zealand Tourism Industry Association Website

<sup>2</sup> Source: Tourism Research Government website Coromandel RTO

<sup>3</sup> Source: Coromandel RTO



University study found that eating fish (shark) and chips twice a week could result in exposure to more than the maximum permitted dose of mercury.

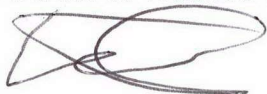
It has been calculated that even if all the effluent from the Waihi mine is adequately treated the processing of the ore will generate an additional loading of mercury of 1% of the total loading of the Firth of Thames.

With so many jobs at stake, it would be the height of folly to jeopardise the well-established and sustainable tourist, fishing and aquaculture industries which offer longstanding employment and overseas earnings for the sake of high capital, low labour intense industry such as gold mining.

TCPS is very concerned that the current proposals in the draft PDP, as discussed above, are a significant step backwards in protecting what we value about our peninsula and communities.

Development of gold or other mines on the Peninsula presents additional hazards to the ecosystem as well as the potentially grave threat of destroying the area's reputation overseas of clean and crystal clear seas.

Clive Monds  
Treasurer  
On behalf of Thames Coast Protection Society



We wish to be heard on this submission.