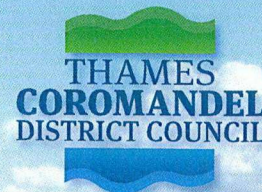


Proposed Thames-Coromandel District Plan



Submission Form

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

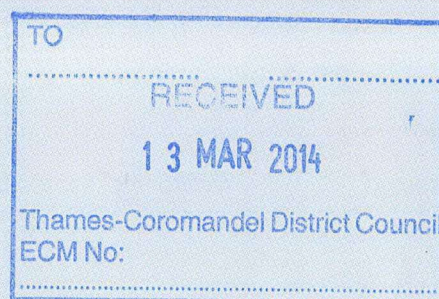
Your submission can be:

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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) or Organisation (if relevant)	ISOBEL ANNE BENNETT ON BEHALF OF GRAEME HOWARD AND MARY DIANA BENNETT (I HAVE EPOA FOR MY PARENTS)	
Email Address	hoprick@xtra.co.nz	
Postal Address	634 TAUWHARE RD MATANG RD7 HAMILTON 3287	
Phone no. include area code	(07) 838 2219 (W) 07 829 5019 (H)	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

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APPENDIX 2 - DESIGNATIONS SCHEDULE (NZTA)
A2.10 NZTA ROAD WIDENING IN TWO LOCATIONS (P.522, 524)
MAP 26D OVERLAYS NZTA4
LOT 17, DP 13807 354 THAMES COAST RD, SH25 THORNTON BAY

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:

THIS ADVERSELY IMPACTS ON OUR PROPERTY AND THE ENTIRE THORNTON BAY NEIGHBOURHOOD. PLEASE SEE ATTACHED REASONS

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 ARewett Date 8 March 2014

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

Trade Competition

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

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Graeme and Diana Bennett, with Anne Bennett:

Reasons for My/Our Views

Anne Bennett was advised during a January 2014 meeting with NZTA Hamilton's Caitlin Kelly that the reason for the road widening, which we oppose, was "coastal erosion."

NZTA Christine Green's 27 January 2014 email to neighbouring Thornton Bay resident Michael Bollingford stated in part "...by continuing to keep the designation in place we protect the state highway access corridor and prevent further private development infringing the SH boundary."

These are two differing opinions. As we have not previously been aware of this NZTA designation, we are taking this once in 10 year opportunity to state our views and recommendations.

Background

This property has been owned by various family members continuously since 1918. The footprint of the current house, completed in 1974, was moved rearwards from the road-side site occupied by its predecessor. The present bach is positioned above the high tide and SH road surface. Road widening for any reason would significantly impact on the safe drive-on access and egress from this property.

NZTA should clearly designate which current properties are too close to State Highway 25, rather than add what appears to be a blanket overlay during the 10 Year planning cycle.

Erosion/Flooding

Hill-side, rather than coastal, erosion has previously occurred when heavy rainfalls, coupled with high, windblown tides and debris, blocked up culverts and water flowed into lower lying areas of Thornton Bay. Our property, bordered by a creek, with an under-road culvert, is on a slightly higher part of the roadway, where Thames/south-bound traffic starts to build up speed.

Any increase in the sealed road surface would exacerbate run-off and surface flooding on to lower lying areas of Thornton Bay, adding to road corridor instability.

We also recommend that regular clearance of roadside streams/culverts by responsible, paid-for contractors would ensure that culverts do not block and overflow during high intensity rainfall.

Property Access

After Cyclone Drena, culvert number 126 immediately outside our property was replaced. Without authority, the road seal was then widened, and the lower part of our 2 access driveways relaid. The drive-on slopes became much steeper. Ever since, every time a vehicle with towbar drives up either of these steeper accessways, the towbar "grates" on the concrete. This is evident in the attached photos.

Any further road widening would significantly impair our property access and ability to safely turn around, on our property, before exiting onto SH 25.

Speed/Carparking

Thornton Bay, a 50km zone, has a high speed camera "tally." Many people, young and old, cross the road from houses to the beach. Thornton Bay is also a popular roadside parking area for travellers who stop to walk or swim there.

Road widening of any kind would encourage further unsafe speeding and make it more hazardous to cross the widened road. Widening would reduce parking space available on the seaward grass verge.

Signage

SH25 is a very scenic route, with long slow traffic queues, sometimes leading to impatient and unsafe passing. This scenery is also what draws tourists, in slower moving vehicles, to the entire Coromandel.

We believe NZTA should create and indicate more "pullover/passing zones" along the entire coast road. For reasons previously stated, Thornton Bay should not be one of those designated places, however!

Road Corridor Alternatives

Vehicle traffic volumes are increasing annually on all Coromandel roads. SH 25 is an important gateway to Coromandel and eastern alternative.

We encourage TCDC to explore further shipping/wharf and road timetabling options which would help remove heavy traffic from peak-time SH25 use.

Conclusion

Our family is very fortunate to own our little piece of the Coromandel. This designated road widening would significantly affect our property and we believe would not improve the actual highway flow, or safety. *What is the point of overtaking on a widened road if traffic then has to slow to a comparative crawl around the next corner, or where the road width is constrained by culverts or roadside trees?*

Photographs are enclosed. We welcome your on-site inspection of SH25 from our property. This would enable us to demonstrate potential issues affecting Thornton Bay and perhaps encourage joint agreement for improved long-term TCDC and NZTA road planning solutions.

Photographs:

1. SH 25 Thornton Bay looking north towards Te Puru, taken outside 352 Thames Coast Rd.
2. SH25 Thornton Bay, heading south towards Thames. Shows Culvert #126 on right hand side, and the gentle downward road slope heading towards the well-known speed trap!
3. Culvert 126 – this is one of many culverts and trees along the entire route which constrains the width of the existing SH25.
4. South Side (Thames) entrance to 354 Thames Coast Rd, Thornton Bay. This shows the concrete strip replaced (without authority) after Cyclone Drena and culvert 126's replacement. The marks on the concrete are from towbars grinding on this steeper access driveway.
5. North (Te Puru) side entrance to 354 Thames coast Rd, Thornton Bay. Comment as for photo 5. (Access from this side is the steeper of the two drive-ons).



SH25 Thornton Bay

North towards Te Pahi

Photographed from 352 Thames Est
Road



SH 25 Thornton Bay
Heading south towards Thames
Shows culvert # 126 on RHS
and gentle downward road
slope towards speed trap!

1
2
6

Culvert 126

immediately in front
of 354 Thames Coast
Road, Thornton Bay

This and many other
similar culverts, constrains
road width and reduces
speeding in this area of
Thornton Bay.

South side entrance to
354 Thames East Road
Thomton Bay

Shows concrete strip replaced
(without authority) after cyclone
Drena, which made driveway
access steeper.

Marks on concrete from 'ladder cars'
towbars.



North side entrance to
354 Thames Coast Road
Thornton Bay

Shows concrete strip replaced
(Contract authority) after Cyclone Drena
This made driveway up from road
steeper.

Marks on concrete are from
laden cars towbars.

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

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

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Submitter Details

Full Name(s)	Suzy Frost (J.T. Trust)	
or Organisation (if relevant)		
Email Address	suzy.frost@extra.co.nz	
Postal Address	PO Box 109.435 Newmarket Auckland 1149.	
Phone no. <small>include area code</small>	09. 520. 3477	Mobile no. 021. 777 901

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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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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 Ampros V Date 11/3/14

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

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



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 Suzy Frost and I own a holiday home in Pauanui.

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

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

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

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

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

As Principal Relief

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

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

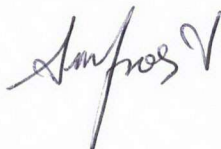
(ii) Amend all references to the permitted activity conditions for *Visitor Accommodation* in the various zones throughout the Proposed Plan relating to "6 tariff-paid customers on-site at any one time" instead amending this to "12 tariff-paid customers on-site at any one time", and delete any condition 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

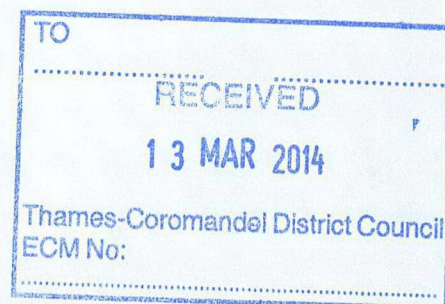
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Submitter Details

Full Name(s) Sally Johnstone
or Organisation (if relevant) _____

Email Address spj@ilug.co.nz
Postal Address ROI
Ngatea 3597.

Phone no. () include area code
Mobile no. 021 032 9845

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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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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

Scotty Hoyle

Date

10-3-14

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

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Y

N

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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 Sally Johnson and I own a holiday home in Whanganui.

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:

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

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

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

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

I look forward to your response.

Yours faithfully,

Sally Johnson

Sent: Wednesday, 12 March 2014 4:39:48 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Tina Spencer

Address

320 Boat Harbour Road
RD 1 Whitianga 3651
New Zealand

[Map It](#)

Email

tinasaweigh@hotmail.com

My submission is:

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

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

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

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

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

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

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

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

I oppose Section 37 - Mining Activities.

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

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

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

I oppose Section 14 - Mining Activities.

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

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

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

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

- The Coromandel Peninsula Blueprint, where community values were assessed, has not been fully translated into the PDP 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,

Tina Spencer

Date

12/03/2014

Proposed Thames-Coromandel District Plan



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Submitter Details

Full Name(s)	Brian & Pamela Kirtlan		
or Organisation (if relevant)	Kirtlan Investments Ltd		
Email Address	pkirtlan@xtra.co.nz		
Postal Address	8 Baverton Dr Dannemora Auckland 2016		
Phone no. (include area code)	09 2714611	Mobile no.	021 714006

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Signature of submitter  Date 12/3/14

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8 Baverston Dr
Dannemora
Auckland 2016

10th March 2014

Dear Mayor Leach and TCDC Councilors,

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

We are Brian and Pamela Kirtlan and 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.

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- 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

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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,


Brian H & Pamela J Kirtlan
(Kirtlan Investments Ltd)