



Tec

13 March 2014

Thames-Coromandel District Council
Proposed Thames-Coromandel District Plan
Private Bag 1001
THAMES 3540

THAMES-COROMANDEL
DISTRICT COUNCIL

13 MAR 2014

RECEIVED BY: Tami
1:22

Attention: District Plan Manager

**SUBMISSION TO PROPOSED DISTRICT PLAN IN RELATION TO SIGHT DISTANCE
AND INTERSECTION STANDARDS**

I am lodging the attached submission to the Proposed District. The matter is simple and dealt with on the form only.

I look forward to hearing from you about this submission in due course.

Yours sincerely

**Donald Sangster
Planner**

SANGSTER HOLDINGS LIMITED
T/A THAMES ENVIRONMENTAL CONSULTANCY
541 POLLEN STREET, P. O. BOX 342, THAMES 3540
PHONE: (07) 868 3079 EMAIL: das2@clear.net.nz

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

Submission Form

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

Your submission can be:

Online: www.tcdc.govt.nz/dpr
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

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

13 MAR 2014

RECEIVED BY: *TM*
9:22

Submitter Details

Full Name(s)

Donald Sangster

or Organisation (if relevant)

Thames Environmental Consultancy

Email Address

das2@clear.net.nz

Postal Address

PO Box 342 Thames 3540

Phone no.
include area code

(07) 8683079

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)

Section 39 Rule 5 Vehicle Crossing Tables 3 and 4

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:

There is an anomaly in the "Sight Distance" and "Location of Property Access Relative to Intersection" columns.

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

Retained Deleted Amended as follows:

Add Note 7 to read: ... where the "location of a vehicle crossing relative to an intersection" is less than the corresponding "sight distance", the shorter distance prevails.

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 Donald Jones Date 13/3/2014
Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

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

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

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

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

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

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





Tec 759

12 March 2014

THAMES-COROMANDEL
DISTRICT COUNCIL

12 MAR 2014

RECEIVED BY: Tani

Thames-Coromandel District Council
Proposed Thames-Coromandel District Plan
Private Bag 1001
THAMES 3540

Attention: District Plan Manager

**SUBMISSION TO PROPOSED DISTRICT PLAN IN RELATION TO PRIVATE WAY
AND INTERNAL ACCESS MATTERS**

I am lodging the attached submissions to the Proposed District Plan.

The attached documents refer.

1. Submission form.
2. Supporting statement setting out relief sought and reasons.

I look forward to hearing from you about these submissions in due course.

Yours sincerely

A handwritten signature in black ink that reads 'Donald Sangster'. The signature is written in a cursive, flowing style.

Donald Sangster
Planner

SANGSTER HOLDINGS LIMITED
T/A THAMES ENVIRONMENTAL CONSULTANCY
541 POLLEN STREET, P. O. BOX 342, THAMES 3540
PHONE: (07) 868 3079 EMAIL: das2@clear.net.nz

Proposed Thames-Coromandel District Plan



THAMES
COROMANDEL
DISTRICT COUNCIL

Submission Form

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

THAMES-COROMANDEL
DISTRICT COUNCIL

12 MAR 2014

RECEIVED BY: *Tui*

Your submission can be:

Online: 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

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) Donald Sangster
or Organisation (if relevant) Thames Environmental Consultancy

Email Address das2@clear.net.nz
Postal Address PO Box 342 Thames 3540

Phone no. (07) 868 3079
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^S relates to are:
 (please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

Sec 39 Rule 4, Sec 38 Table 5, Sec 38 Rule 7, Sec 41 rule 21 and table 6, Sec 44 rule 19 and table 7, sec 48' rule 16 and table 5, sec 54 rule 19 and table 6 sec 56 rule 23 and table 8, sec 57 rule 18 and table 8, sec 58 rule 20 and table 5, sec 18 - 18.2 and 18.3

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:

Protection is needed for existing internal access, private way dominant and servient tenements

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

Retained Deleted Amended as follows:

See attached document

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 Donald Jones Date 12/3/2014
 Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

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

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

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

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

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

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



Tec 759

12 March 2014

SUBMISSION TO PROPOSED DISTRICT PLAN

SUBMISSIONS ON ISSUES ARISING IN REGARD TO INTERNAL ACCESSES, AND PRIVATE WAYS

BACKGROUND

The following permitted rule has been notified in section 39 of the Proposed District Plan.

RULE 4 Internal access, private way

1. An internal access, private way is a **permitted activity** provided it meets the standards in Table 1 or Table 2.
2. An internal access, private way that is not permitted under Rule 4.1 is a **restricted discretionary activity**.
3. The Council restricts its discretion to matters 1, 6, 7 and 8 in Table 7 at the end of Section 39.

NOTE

1. Section 348 of the Local Government Act 1974 relating to private ways also applies.

Table 1 - Internal access, Private way Design Standards for Residential, Commercial and Industrial Areas						
	Area served	Max/Min Grade	Min legal width	Traffic lane	TOTAL	Passing bays
1.	1 - 4 lots or dwellings	20% max 0.5% min	3.3 m	2.7 m	2.7 m	Passing bays must be provided at maximum 100 m intervals or on bends, whichever is the lesser distance.
2.	5 - 8 lots or dwellings	16.7% max 0.5% min	6 m	2.7 m with passing bays	2.7- 5.0 m	Passing bays must be provided at maximum 100 m intervals or on bends, whichever is the lesser distance.

Table 2 - Internal access, Private way Design Standards for Rural Areas						
	Area Served	Max/Min Grade	Min legal width	Traffic lane	TOTAL	Passing Bays
1.	1 - 4 lots	20 % max with seal, 16.7% max without seal, 0.5 % min	6 m	3.5 m	3.5 m	Passing bays must be provided at maximum 100 m intervals or on bends, whichever is the lesser distance.
2.	5 - 8 lots	16.7 % max 0.5 % min	6 m	3.5 m with passing bays, seal required	3.5 - 5.0 m	Passing bays at maximum 100 m intervals or on bends, whichever is the lesser distance.

SANGSTER HOLDINGS LIMITED
 T/A THAMES ENVIRONMENTAL CONSULTANCY
 541 POLLEN STREET, P. O. BOX 342, THAMES 3540
 PHONE: (07) 868 3079 EMAIL: das2@clear.net.nz

I

This is a very permissive rule that may be useful in its current form for “greenfields” development of a clear site in one initial ownership or development, but does not provide suitable protection for servient and dominant tenements along existing private ways (including rights of way, access lots, cross lease common areas, etc) where it is proposed by one or more parties to extend the existing use.

There are numerous examples of situations where additional consents have been granted off existing private ways without obtaining the written approvals of the servient and dominant tenements as affected parties. These have led to complaints and are often the cause of on-going issues between the land owners.

If a party sought to extend the number of houses or lots being used and complied with the notified standards above, this would simply be a permitted activity without reference to the neighbours. Dominant and servient tenement rights are protected under the Property Law Act 2007, but this is not sufficient reason to not protect them under the District Plan.

Accordingly it is submitted that section 39 rule 4 be amended to require a restricted discretionary consent where the use of existing private ways is to be extended where affected party written approvals have not been obtained, with a presumption of limited notification to those parties.

It is also submitted that relevant rules in the subdivision provisions and where applicable consequential changes to the zone provisions be amended to reflect the above as set out in the following relief.

RELIEF SOUGHT IN THE SUBMISSIONS:

The following changes to the Proposed District Plan are sought:

SUBMISSION 1

Substitution of the notified Section 39 Rule 4.1 with the following:

Section 39 Rule 4 Internal access, private way

1. An internal access, private way is a permitted activity provided
 - (a) It meets the standards in Table 1 or Table 2, and
 - (b) Where it is proposed to extend the use of an existing internal access, private way, the written approval of all existing servient and dominant tenements has been provided.

SUBMISSION 2

Section 38 Table 5 – Restricted Discretionary Activity Matters

Addition of an additional activity matter and assessment criterion as follows:

Matter

12. Effects of Increased Use of Existing Internal Access and Private Way

Assessment Criteria

- a) In the situation of existing internal accesses and private ways, whether the written approval of all dominant and servient tenements, being directly affected parties, has been obtained. If not, limited notification to the affected parties is to be undertaken.

SUBMISSION 3

Section 38 Rule 7 Subdivision creating one or more additional lots

Substitution of the notified Section 38 Rule 7.2 with the following:

2. The Council restricts its discretion to matters 8 – 10 and 12 in Table 5 at the end of Section 38.

SUBMISSION 4

Alterations to Section 41 Coastal Living Zone as follows:

Rule 21:

- Delete rule 21.3 in relation to non-notification.
- Add reference to “12” in rule 21.2a) referencing new criterion 12 in Table 6. Rule 21.2a) to read as follows:
The Council restricts its discretion to:
 - a) Matters 4-7 and 9-12 in Table 6 at the end of Section 41; and

Table 6:

- Add the following criterion to Table 6:

Matter

12. Effects of Increased Use of Existing Internal Access and Private Way

Assessment Criteria

- a) In the situation of existing internal accesses and private ways, whether the written approval of all dominant and servient tenements, being directly affected parties, has been obtained. If not, limited notification to the affected parties is to be undertaken.

SUBMISSION 5

Alterations to Section 44 Extra Density Residential Zone as follows:

Rule 19:

- Delete rule 19.3 in relation to non-notification.
- Add reference to “13” in rule 19.2 referencing new criterion 13 in Table 7. Rule 19.2 to read as follows:
The Council restricts its discretion to matters 3, 4, 6, 7, 10, 11 and 13 in Table 7 at the end of Section 44.

Table 7:

- Add the following criterion to Table 7:

Matter

13. Effects of Increased Use of Existing Internal Access and Private Way

Assessment Criteria

- a) In the situation of existing internal accesses and private ways, whether the written approval of all dominant and servient tenements, being directly affected parties, has been obtained. If not, limited notification to the affected parties is to be undertaken.

SUBMISSION 6

Alterations to Section 48 Low Density Residential Zone as follows:

Rule 16:

- Add reference to “8” in rule 16.2 referencing new criterion 8 in Table 5.
Rule 16.2 to read as follows:
The Council restricts its discretion to matters 2-8 in Table 5 at the end of Section 48.

Table 5:

- Add the following criterion to Table 5:

Matter

8. Effects of Increased Use of Existing Internal Access and Private Way

Assessment Criteria

- a) In the situation of existing internal accesses and private ways, whether the written approval of all dominant and servient tenements, being directly affected parties, has been obtained. If not, limited notification to the affected parties is to be undertaken.

SUBMISSION 7

Alterations to Section 54 Residential Zone as follows:

Rule 19:

- Delete rule 19.3 in relation to non-notification.
- Add reference to “13” in rule 19.2 referencing new criterion 13 in Table 6.
Rule 19.2 to read as follows:
The Council restricts its discretion to matters 4, 8, 10, 11, 12, 13 in Table 6 at the end of Section 54.

Table 6:

- Add the following criterion to Table 6:

Matter

13. Effects of Increased Use of Existing Internal Access and Private Way

Assessment Criteria

- a) In the situation of existing internal accesses and private ways, whether the written approval of all dominant and servient tenements, being directly affected parties, has been obtained. If not, limited notification to the affected parties is to be undertaken.

SUBMISSION 8

Alterations to Section 56 Rural Zone as follows:

Rule 23:

- Delete rule 23.3 in relation to non-notification.
- Add reference to “12” in rule 23.2 referencing new criterion 12 in Table 8.
Rule 23.2 to read as follows:
The Council restricts its discretion to matters 2, 4-9, 11 and 12 in Table 8 at the end of Section 56.

Table 8:

- Add the following criterion to Table 8:

Matter

12. Effects of Increased Use of Existing Internal Access and Private Way

Assessment Criteria

- a) In the situation of existing internal accesses and private ways, whether the written approval of all dominant and servient tenements, being directly affected parties, has been obtained. If not, limited notification to the affected parties is to be undertaken.

SUBMISSION 9

Alterations to Section 57 Rural Lifestyle Zone as follows:

Rule 18:

- Delete rule 18.3 in relation to non-notification.
- Add reference to “12” in rule 23.2 referencing new criterion 12 in Table 8.
Rule 18.2 to read as follows:
The Council restricts its discretion to matters 1, 2, 4, 6, 7, 10 and 12 in Table 8 at the end of Section 57, and all the matters in Table 5 in Section 38 Subdivision.

Table 8:

- Add the following criterion to Table 8:

Matter

12. Effects of Increased Use of Existing Internal Access and Private Way

Assessment Criteria

- a) In the situation of existing internal accesses and private ways, whether the written approval of all dominant and servient tenements, being directly affected

parties, has been obtained. If not, limited notification to the affected parties is to be undertaken.

SUBMISSION 10

Alterations to Section 58 Village Zone as follows:

Rule 20:

- Delete rule 20.3 in relation to non-notification.
- Add reference to “10” in rule 20.2 referencing new criterion 10 in Table 5.

Rule 20.2 to read as follows:

The Council restricts its discretion to matters 1, and 4-10 in Table 5 at the end of Section 58.

Table 5:

- Add the following criterion to Table 58:

Matter

10. Effects of Increased Use of Existing Internal Access and Private Way

Assessment Criteria

- a) In the situation of existing internal accesses and private ways, whether the written approval of all dominant and servient tenements, being directly affected parties, has been obtained. If not, limited notification to the affected parties is to be undertaken.

SUBMISSION 11

Inclusion of an issues statement and objectives and policies into section 18 to support the above rule proposals, as follows:

18.2 Issues

8. Increased subdivision and residential development along existing internal accesses and private ways can lead to amenity and other effects in relation to the existing dominant and servient tenement holders.

18.3 Objectives and Policies

Objective 6

That all parties in relation to existing internal accesses and private ways are appropriately considered when subdivision or increased development relying on those internal accesses and private ways, is proposed.


Policy 6a

That where written approvals of servient and dominant tenements are not obtained, limited notification of the proposed development and / or subdivision to those parties that have not granted written approvals, will be undertaken.

THE REASONS FOR THE RELIEF SOUGHT

Dominant and servient tenements of existing internal accesses and private ways need protection that the Plan as notified denies. It particularly denies this protection in the various non-notification rules in sections 41, 44, 48, 54, 56, 57 and 58 of the notified Plan.

The various proposed changes will enshrine those protections into the Plan thus avoiding the risk of future Judicial Reviews and other litigation that could arise from operation of the Plan as proposed.

A handwritten signature in black ink, appearing to read "Donald Sangster". The signature is written in a cursive, flowing style.

Donald Sangster
Planner MNZPI

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
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
- 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)	Lynley Lockwood	
or Organisation (if relevant)	Whangarua Holdings Limited	
Email Address	lyn@hallmark-vealestate.co.nz	
Postal Address	PO Box 91151 Vic St West Auckland 91151	
Phone no. <small>include area code</small>	027 271 5859	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)

Rule 4: Visitor Accommodation

My submission is:

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

I support oppose the above plan provision.

Reasons for my views:

see attached letter.

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

Retained Deleted Amended as follows:

or maximum amend as per letter.

Proposed District Plan Hearing

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

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

Signature of submitter [Signature] Date 16 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



10th March 2014

Dear Mayor Leach and TCDC Councilors,

**RE: Letter in support of my Submission on the TCDC Proposed District Plan
Section 54.5 Rule on Visitor Accommodation**

This is Lyn Lockwood shareholder in Whangavista Holdings Limited ownership of 127 Pacific View Drive Whangamata.

We **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 we believe the rules:

- Will decrease the income received from holiday homes Hallmark Real Estate manages – income owners use to offset expenses such as rates and maintenance and to make them viable to own.
- Could reduce the value of the property as holiday home ownership becomes less desirable in the Coromandel due to the limitations imposed on holiday rental.
- Will not change the amenity effects arising from holiday home usage on the Coromandel

The proposed changes

- Will jeopardise and adversely effect financial stability of business and services in particular small business relying on the seasonal influx to boost their viability.
- The services and business make the towns of Coromandel attractive to visit without them the towns will become less desirable and other areas will be chosen instead as a holiday destinations.

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

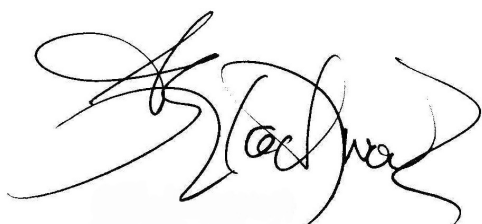
(ii) Amend all references to the permitted activity conditions for *Visitor Accommodation* in the various zones throughout the Proposed Plan relating to "*6 tariff-paid customers on-site at any one time*" instead amending this to "*12 tariff-paid customers on-site at any one time*", and delete any condition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

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

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

I look forward to your response.

Yours faithfully,



Sent: Wednesday, 12 March 2014 6:41:57 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Renee Annan

Address

56 Waiotahi Road
Thames 3500
New Zealand

[Map It](#)

Phone

07 868 9153

Email

r.annan@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 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 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.

- Yes

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,

Renee Rose Annan

Date

12/03/2014

Sent: Wednesday, 12 March 2014 6:49:58 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Sarah Fallon

Address

11 Salisbury Place
Hamilton 3216
New Zealand

[Map It](#)

Phone

0279531516

Email

zillaf@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 Plan and sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.

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

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

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

My further comments:

The environment can be destroyed in minutes, but it takes a life time to restore it.

I would like to speak to my submission.

- No

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

- No

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

Yours sincerely,

Sarah Fallon

Date

12/03/2014

Sent: Wednesday, 12 March 2014 19:03:19

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Olivia Kaeppeli

Address

40 Gray Ave
Kuaotunu 3592
New Zealand

[Map It](#)

Email

liv.101@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,

Olivia Kaeppeli

Date

12/03/2014

19, Seaview Avenue,
Te Puru,
R.D.5,
Thames 3575.

13 March 2014

Thames Coromandel District Council,
Private Bag,
Thames.

THAMES-COROMANDEL
DISTRICT COUNCIL

13 MAR 2014

RECEIVED BY: Tani

11:29

For the attention of the Planning Department

Dear Sir,

Submission to the Proposed District Plan

Please review the Coastal Erosion and the Overlay lines as depicted on Map 26C as they appear to be based on information different to what is actually the case out side our property at 19 Seaview Avenue and adjacent properties.

There is no coastal erosion and in fact there is a build up of the coastline from two sources.

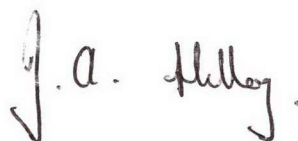
One is natural placement of material and growth of Kykuyu Grass. This build up has been continuous over the past 12 years or so and at this time is approximately 2 metres in size.

The other is due to the reduction of wave power due to the spreading of rocks dredged from the Te Puru Stream each year by WRC Contractors. This material is placed between high and low water levels and is gradually building up the coastline in addition to the effect of the reduction of wave power.

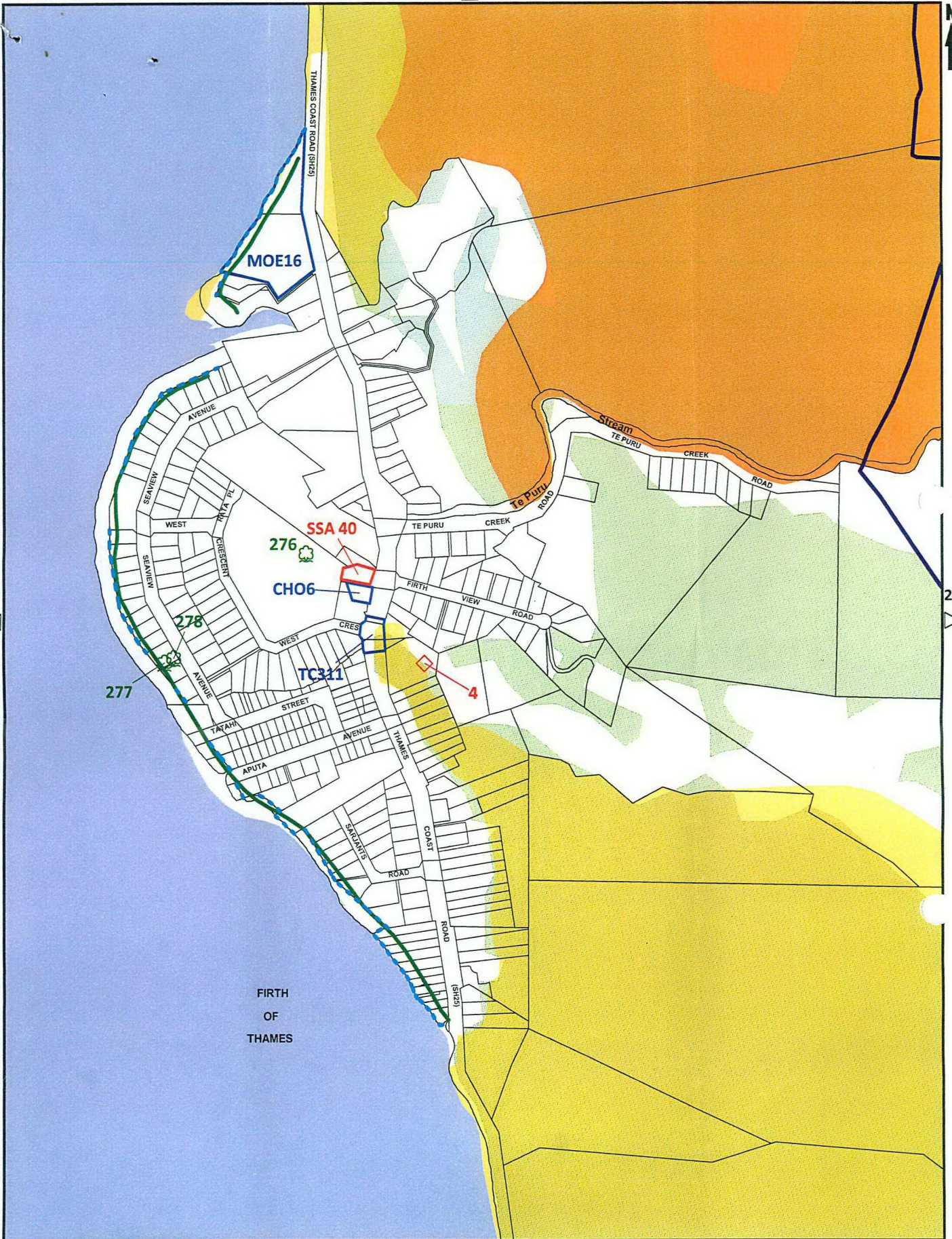
The other matter of concern is that there are some 544 pages of the proposed plan to review in the detail required for submissions. This is clearly an impossibility for the average person who simply does not have the time for all of this.

If there is a hearing for the submission process i wish to be heard at it and to have the problem I have raised discussed by the people qualified in coastal erosion science who are party to the proposal

Yours faithfully

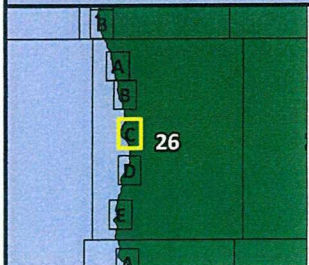


John Hillery



26

26

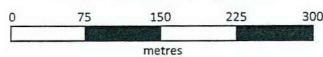


MAP 26C OVERLAYS

TE PURU

PROPOSED DISTRICT PLAN - December 2013

Scale 1:7,500 at A4 Paper Size



Cadastral information derived from Land Information New Zealand's Core Record System (CRS). CROWN COPYRIGHT RESERVED.



MAP PRINTED
13 December 2013

Sent: Wednesday, 12 March 2014 6:52:42 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Graham Brown

Address

62 Kiwitea Str, Sandringham
Auckland 1041
New Zealand

[Map It](#)

Phone

64272016705

Email

graibrown@gmail.com

My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

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

• The Coromandel Peninsula Blueprint, where community values were assessed, has not been fully translated into the Plan and sustainable 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.

- Yes

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,

Graham Brown

Date

12/03/2014

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
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
- 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)	Lyn Lockwood principal + licensee	
or Organisation (if relevant)	Hallmark Real Estate	
Email Address	lyn@hallmark-realestate.co.nz	
Postal Address	PO Box 91151 Vic St West Auckland 91151	
Phone no. include area code	027 271 5859	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)

Rule 4: Visitor Accommodation

My submission is:

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

I support oppose the above plan provision.

Reasons for my views:

see attached letter.

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

Retained Deleted Amended as follows:

or maximum amend as per letter.

Proposed District Plan Hearing

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

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

Signature of submitter [Signature] Date 16 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

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
Section 54.5 Rule on Visitor Accommodation**

This is Lyn Lockwood principal and licensee of Hallmark Real Estate Licenced Agent REAA 2008 property manager for a holiday homes in Whangamata

We **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 we believe the rules:

- Will decrease the income received from holiday homes Hallmark Real Estate manages – income owners use to offset expenses such as rates and maintenance and to make them viable to own.
- Could reduce the value of the property as holiday home ownership becomes less desirable in the Coromandel due to the limitations imposed on holiday rental.
- Will not change the amenity effects arising from holiday home usage on the Coromandel

The proposed changes

- Will jeopardise and adversely effect financial stability of business and services in particular small business relying on the seasonal influx to boost their viability.
- The services and business make the towns of Coromandel attractive to visit without them the towns will become less desirable and other areas will be chosen instead as a holiday destinations.

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 managed by an onsite manager.

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,



Submission to the Thames Coromandel District Council on Proposed District Plan 2013

Address for service:
 John & Bev Sanford,
 318 Marshall Crescent,
 Thames 3500
 Tel: 07 869 0080
 Email:jsanford@xtra.co.nz

John wishes to speak to the submission.

We thank you for the opportunity to have an input into this plan.

General Comment

We do accept that we do need rules and regulations but when they infringe on individual rights on private property with no compensation for the public good we have to ensure that the benefits far outweigh the costs.

The word significant means many different things to many different people. The value of a landscape, vegetation, historic site or buildings or Maori cultural sites all have different values to different people with differing degrees of significance. With no compensation given the plan needs to make sure that the rules only protect of the utmost significance.

Parts in the plan we wish to specifically comment on are:

Part IV Area Issues in the Rural Area 24.2.2

The plan states that rural activities need to be managed to control reverse sensitivity issues but it is the intrusion of residential ideals on lifestyle blocks in rural areas that are the problem.

Solution sought – Amend 24.2.2 to read that normal farming activities practiced in the rural environment can be practiced as the norm.

Part IV Area Issues in the Rural Area 24.3.5a

Water quality is legislated by the Regional Council and their domain.

Solution sought delete 24.3.5a

Part VI Landscape and Natural Character 32.3.1a

Farm buildings are a normal part of a farming landscape and should not be restricted to 50 metres.

Solution sought – That 32.3.1a exempts farm buildings from the plan.

Part VI Overlay Landscape and Natural Character 32.3.51

We are opposed to a suggested rule that allows one dwelling per lot but as a discretionary activity as it could be declined.

Solution sought – make it a controlled activity

Part VIII Zone Rules in the Rural Zone 56.4.6 Earthworks

Should allow for normal farming activities such as forming road, races, fence lines and other normal tasks of shifting dirt e.g. filling around water troughs.

Solution sought – change the definition of earthworks 56.4.6 to include normal farming operations.

Part VIII Zone Rules Rural Zone

We support this provision that retains farming as a permitted activity.

Section 29 Biosecurity Rules 1-4

Clearing manuka/kanuka in the Rural Zone has been negated by overlays of Coastal Environment Line, Amenity Values, Landscape and Natural Character Areas.

Solution sought – clearer rules for the overlays to allow for the harvesting of at least 10cu per lot to allow for the many uses required and more than one family supplied, irrespective of the overlay. Put it in as a permitted activity.

The Coastal Environment Line is a line drawn on the maps without scientific reason (a ridge line), covers most farms on the Coromandel to the D.O.C estate and should be either removed or put back to the line of the Waikato Regional Council setback rules.

Heritage Item No. 170 overlay planning map 31L Old Kopu Bridge.

Solution sought – should not be retained unless self-funding with no Council contribution to its upkeep. The middle swing section could be set up as a working model on the shore to preserve its history with photo boards telling its history as a good compromise.

Sent: Wednesday, 12 March 2014 18:53:48

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

frank waitai

Address

174 nomanby road
paeroa 3600
New Zealand

[Map It](#)

Phone

647 862 8182

Email

tamatera@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 Plan and sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.

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

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

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

My further comments:

mihī ki te whenua
tangi ki te tangata
ki te tara o te ika a maui
ko moehau a waho'ko te aoha a uta
tu ko te rae o hauraki

Marutuahu kowhau rau!

I would like to speak to my submission.

- No

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

- No

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

Yours sincerely,

Frank Geneva Waitai

Date

12/03/2014

Submission to Thames-Coromandel District Council Proposed District Plan 2014

Submission from:

*Chris Stark
180 Glenfern Drive
Rd 1
Coromandel Town 3581*

Ph 07 8667 930

Chrisstark@farmside.co.nz

This submission is supported by:

*Sue Wright
147 Woollams Ave Coromandel
Ph 8668039
Judith Jannis
Waiuna Bay Road, Coromandel
Ph 8668832*

We wish to be heard in support of this submission.

1. HERITAGE POLICY AREAS. - Sec 8 p52.

1.1 Background:

Several years ago, the Coromandel Community was advised that Council had decided not to continue their objection to an application for a commercial and residential apartment development in the Coromandel Heritage Policy Area (145 Wharf Road) on the grounds that;

“The District Plan, Heritage Protection Zone, is not robust enough to stand up to a challenge in the Court”. (CEO Steve Ruru).

We tried very hard to ascertain exact details but Council staff were unable to be more specific. As a result, The Coromandel Community Plan, after extensive public consultation, identified that the community wished this problem to be rectified in the new District Plan.

Quote:

- *“Heritage requirements in the District Plan to be updated to avoid ambiguity”*
- *“A District Plan robust enough to have meaningful Heritage Policy that protects buildings in the CBD and surrounding areas and ensures that all new development is sympathetic and appropriate.”*
- *“Research and retention of our heritage in consultation with local communities.”*
- *“Heritage register to be given protection under the District Plan.”*

- *The heritage that we have and wish to protect, preserve and restore is more than buildings; it is a mixture of people, buildings and sites. An environment that sustains these is of vital importance to the health and future development of the ward.*

1.2 Concerns:

- a) My concern is that the Proposed District Plan does not do what the Community wanted but more importantly, it will not achieve its own intentions. There has long been concern that with the current plan, the rules do not always support high-level policy statements meaning that those policies cannot always be put into effect. I believe that the same problem applies to the proposed plan.
- b) The rules themselves seem to have become more vague with many of the specific requirements either removed or changed to read things “should” happen. ***By removing these specific requirements from the rules, the changes made seem to me to be akin to solving the speeding problem on a motorway by removing the speed limits!***
- c) There is too much that is left to the discretion of the planner. We have seen in the past that this has caused huge discrepancies in what developers believe they can do, what the District Plan intends and what the Community has said it wants.
- d) I am further concerned that the proposed rules for Heritage Policy Areas are even less defined and therefore less effective than those for heritage sites in the rest of the town. They certainly do not seem to be more ‘robust’ – (Council’s word).

1.3. I would like to see:

1. Council Staff able to explain in simple language how the proposed plan is more robust than the existing plan and therefore able to be upheld in the Environment Court. This needs to *not* be by the removal or weakening of the rules or the removal of items from the heritage schedule.
2. Coromandel acknowledged as an area with different requirements from the rest of the Peninsula (e.g. overall streetscape, character area). A way needs to be found to identify and cater for these so that the town’s heritage protection needs can be met and not hinder or be hindered by the needs of the rest of the Peninsula.
3. The rules made far more defined, not less, so that they actually back up the policy statements.
4. Heritage Policy Area rules made more stringent than General Heritage Site rules.
5. All statements requiring that certain things ‘should be taken into consideration’ etc, changed to read ‘must be taken into consideration etc’. This still gives flexibility in decision-making as points need only be given consideration but it at least assures that they are.
6. A special character design requirement for the Coromandel Town CBD.
7. A ‘special character’ overlay, as recommended by Anne McEwen, for certain areas outside the CBD, which governs design requirements for new buildings so that they are built in sympathy with their surrounding streetscape. (e.g. Hospital precinct, Kelso Lane).
8. Extend the Heritage Policy Area down to Jacks Point and out to Whangapoua Rd Intersection as requested in the Community Plan. (Note. This would cover several buildings that are earmarked for removal from the schedule and others that we would like to see included on it).
9. If this is not possible, then a ‘special character’ overlay applied to govern anew development in this area.
10. Any building over a certain age, (say 50/75 years), be encouraged, when applying for any resource consent, to maintain or enhance the original design of the building.

11. Identify an area for future expansion of the commercial zone and zone it for such expansion with appropriate design guidelines and/or heritage overlay. (*Note, an area in Kapanga Road has been identified for this by the 2005 Land Use Planning Study done for the Community Board by Boffa Miskell*).
12. This could and should identify an area for larger scale buildings, such as a supermarket so that the small scale and heritage nature of shops and buildings in the current CBD is preserved.
NB: I acknowledge that this no longer applies to the proposed 4-Square supermarket site in Wharf Rd, nevertheless I think it is a matter that should be given consideration so that in future developers and residents will have more certainty about where and what can be built.
13. Include in the rules that in the CBD no more than one "blind" window per building, (i.e. a false window or one that has been painted out) be allowed.
14. Greater consideration given to the wishes of Coromandel people when a large number request that any proposed development be publicly notified.

1.4 Conclusion:

For me the test as to whether or not this proposed plan is an improvement on the existing, is, would such as the apartment and commercial development planned for 145 Wharf Road be allowed under the Proposed District Plan? If so, then we have improved nothing, if not then we might be getting somewhere. If such an application was initially declined, would Council be willing to defend that decision in the Environment Court?

2. REMOVAL OF PROPERTIES FROM THE HERITAGE SCHEDULE. - Appendix A 1.3 table 3 p 497

2.1 Background:

Approximately 44 items have been earmarked for removal from the Proposed District Plan, Heritage Schedule. (Appendix 1) and a large number of trees from the Tree register.

I have no way of knowing what the owners of the effected properties prefer so can only speak from the point of view of a member of the community that cares about maintaining the heritage and streetscape of the town. Several more items have been added to the schedule and I support these inclusions.

The current district plan includes a Heritage Register comprised of 97 properties identified by the two Heritage Studies for Coromandel beginning as early as 1994. They were included as a result of the heritage and streetscape study done by Di Stewart and Boffa Miskell commissioned by TCDC for the 1996 District Plan.

In the report, "*Coromandel Township Heritage and Planning Issues Study*" Di Stewart states, amongst other things, that;

- *There is a unique "village" character that does not exist to the same extent in any other settlement or town on the Peninsula. It is a strong element in the town's visual attractiveness and in its heritage significance. Domestic housing is a dominant factor in this character.*

But most significantly, she said that –

- *Because of the small scale of Coromandel, each house of heritage value is more important to the overall significance of the township than would be the case in a larger scale urban fabric. Removal of, or damage to, an individual house in Coromandel would have an impact well beyond its immediate location and would contribute to the eroding of the heritage value and special character of the town as a whole.*

2.2 Concerns:

- a) My major concern is that this important conclusion that has stood us in good stead in the past and is now

being overlooked entirely.

I can see no reason why this statement is no longer relevant.

b) The removal of the majority of items from the schedule is hard to understand but the removal of most of the buildings in the CBD is even harder, despite them being included in a Heritage Policy Area. The centre of town is the heart of our heritage character and should have greater protection not less.

c) *The removal of a building or site from the schedule because there is not considered to be enough detailed information about its past, titles and/or owners or it was not associated with a person of note is not justified. Just because this information might be scarce does not alter the fact that the property is historically significant in the overall character of the town and/or its relationship to the story of the town.*

d) The importance of Streetscape has been totally overlooked in the proposed plan. It was identified quite clearly in the existing plan as of major significance to Coromandel. It needs to be included again and its importance stressed.

e) Changes to the rules again present problems, e.g. the ability for a building to be removed from its site simply because it is not occupied or is no longer economic is simply unfathomable. Any owner wanting to remove a building could easily comply with both these requirements.

f) The removal of a building from the Schedule simply because it has been moved onto its current site from another location or has been modified in some way does not remove its history. Unless the modification has totally changed the character of the building these things become part of its story and should just be noted.

g) There has been no public demand for these properties to be removed from the schedule but of course if you offer to remove them some owners will be happy to oblige because of their concerns at possible costs and difficulties that might arise if they remain on the schedule.

h) Although the information gained by Council about the properties planned for removal from the schedule will be held by Council and available to the public on request, I am concerned that this information will become overlooked as time passes as there is no record of it in the District Plan. How will people know it exists?

g) There has been no public consultation about the removal of so many notable trees from the register and no explanation given except that they no longer meet the requirements of the STEM scale. I am concerned that the level required for trees to be included has been set too high.

2.3 I would like to see:

1. The Heritage Schedule remain as it was with the exception of the few items that either no longer exist, or have been altered to such an extent that they are no longer relevant or safe to maintain.
2. Greater consideration of the intrinsic value of a building or site regardless of lack of information about its owners or legal history.
3. The rules for removal of buildings from their sites amended to encourage owners to retain those buildings and not remove them.
4. Financial assistance for heritage building owners, such as no, or reduced, charge for required resource consent applications.
5. As a last resort, and *only* as a last resort, the creation of a two-tier heritage schedule with a second schedule created to include all those buildings that have been removed from the main schedule. This would enable owners and others to know that these buildings are historic and that their history is known and valued. They may not necessarily need to get a resource consent if they want to do work on their properties but would be encouraged to have regard for the

history of the property.

6. TCDC and Destination Coromandel acknowledge the value of the heritage that Coromandel Town has and can offer the Peninsula as a whole, not just for the sake of our heritage but also the future economic well-being of the District.
7. Further buildings and sites added to the schedule. (See appendix 2).
8. I would like to see the STEM score level revisited with a view to re-including many of the trees planned for removal from the register.

2.4 Conclusion:

The challenge here is, in 10, 20, 50 years time, will Coromandel be just another rural town with a few old houses or will it be one that is known for its beauty, special character and significant heritage and valued as such across the Peninsula and indeed the whole country.

Submission from C Stark.
Appendix 1

COROMANDEL/COLVILLE COMMUNITY BOARD AREA ITEMS INTENDED FOR REMOVAL FROM PROPOSED DISTRICT PLAN.

Current DP Number;

Item No 1 Taurua Place, Coromandel. House – 1870

- *Need proof of Lillis ownership. Still registered with HPT who don't realise it has been moved. Is relocation relevant, house still has its history?*

Item No 9 1374 Rings Road, Coromandel. House

Mr Norris, Minister, lived there. Upon his death Mrs Norris married Charlie Turner. They moved to Firlawn House. Arthur and Patsy Pratt and family lived there. 1952.

Item No 10 1210 Rings Road.

- *House removed.*

Item No 11 1205 Rings Road. House

W.K Peachey. The house then owned by H.A. Rowse for many years. He had the Drapery Business. "H.A. Rowse" Draper at Bank corner.

Original owners may have been Barkers. He had a bookshop in the building that is now Coro Café.

Peachey's moved to the Lower butcher's shop built by Mr Denize. Also house, now the Pepper Tree, was built by the butcher. Mrs Lou Denize nee Park planted the Pepper tree.

Item No 16 729 Rings Road. House

Next to Methodist Church, was once owned by Mrs Battson and her sister Queenie Martin. Then Ernie Marmont and wife lived here. Bill Hart Snr and wife lived here.

One of Mrs Battson's sons worked at the family's Battson Plumbers in Pollen Street, Thames. Mrs Battson was Lena Darling's (nee Park) Great Gandmother.

- *Two neighbouring cottages are important together. KEEP BOTH.*

Item No 17 719 Rings Road. House

Carline Barber lived there 1915 – 1920. Had Barber Shop next to Umu, Wharf Road.

Mrs Ellison Brown lived here and took in lodgers.

1930's – 1950's Joe Davies bought house and Shirley and Wally Te Huia lived here.

House now used for Church, 7th Day Adventists?

Item No 18 629 Rings Road. House.

- *Now owned by Top 10 Holiday Park at 636 Rings Road.*

Item No 20 865 Rings Road. Feral House (1880-1910)

Mr Tommy Warner early resident, member of the Silver Band.

Item No 24 109 Pagitt Street. House

Old Mrs McKenzie and her son Andy lived here in the 1940's – 50's. Andy McKenzie continued to live there until the 70's.

Item No 27 2 Watt Street. Schubert House

In 1940's the Dobbs family lived there.

Item No 28 22 Watt Street. House

Built by Wingfield in 1905.

Later resident, Mr Martin and his brother Jo had shares in a mine and developed the first peltan wheel in Coromandel.

Item No 29 141 Watt Street. House

Was the house of Henrietta and ? Turner.

Item No 30 222 Watt Street. Cottage (1870)

Possibly built by Charles Ring for employees.

- *House has been renovated.*

Item No 31, 245 Edward Street. House (Wells)**Item No 32 230 Watt Street. House (McNeill)****Item No 33 475 Albert Street North, C. House****Item No 34 335 – 385 Albert Street. House**

- *To be removed by Council as it is in flood path.*

Item No 40 415 Kapanga Road. House

Frasers were the original owners 1906. Their son owned the theatre at the Colconda Hotel.

J H Lucas and family lived (rented) here in 40's, 50's and 60's.

Des and Bev Somers had it for several years.

Item No 42 448 Wharf Road. House. (Anderson)

- *Building no longer exists on site. Moved to Whangapoua Road.*

Item No 43 316 Wharf Road. House - (Now Work Co-operative)

Riley House then Potae.

- *Interior unmodified. Significant interior*

Item No 45 229 Hauraki Road. Cottage.

Mrs Pringle lived here. She was the pianist at Methodist Church. (J. Bronlund Dec 2012).

Item No 46 205 Hauraki Road. House

It is agreed and that this house has been so changed that it should be removed from the Schedule.

All buildings originally scheduled in town centre should be retained on the schedule regardless of any protection provided by being in the Heritage area. These buildings give the backbone of the town's Heritage values.

Item No 53 209 Kapanga Road, C. The Trust Bazaar Shop

- *As this is a modern replica of the original shop there is no objection to its deletion from the Schedule.*
-

Item No 54 225 Kapanga Road., Building 1901, Te Korowai Hauora O Hauraki.

Sisters Misses Edith and Ruth Davies ran it as a dressmaking shop.

Eric Gamble made Doll's furniture after World War 2.

- *District Plan shows incorrect information in that building was washed off its foundations in 1950's and then reinstated.*

Item No 55 265 Kapanga Road., Shop Coromandel Accommodation.

- *Butcher's railing still visible inside.*

Item No 56 145 Wharf Road.

- *House gone -burned down.*

Item No 57 18 Kapanga Road. Four Square Store

This was Farmers but before that it was "Gambles" Grocery Store. The Farmers store was closed in Coromandel and opened in Thames. Stor bought by Mr Sherlock and made into a Four Square Store. Then it was owned by Galbraiths.

Item No 58 24 Kapanga Road. Four Square Office & Storage.**Item No 59 36 Kapanga Road. Laundromat.****Item No 60 46 Kapanga Road. Shop. 'Weta'**

A very old shop. - still has shingles under the corrugated roof. Was Fish & Chip shop, in the 1940's – 50's a milk bar, then a Grocers shop and in the 60's was used as taxi depot run by Rod McKeddy then Roley Chaney ran 3 taxis from here. Mrs Leek then sold art work/paintings in the shop 1990.

- *This is one of the most important shops to retain.*

Item No 61 80 Kapanga Road. Coromandel Surgery.

Building had various uses, shown in a photograph taken at the end of the Boer War 1902. Mr Goodchild used the front rooms to run his business. He had moved there from a shop beside the picture theatre.

Item No 64 745 Rings Road. Elim Church (Former Methodist Church)

Guides and Brownies were housed here at back of church – 1940's – 1950's.

- *Needs clarification from HPT*
- *A replica of the original church but is built from original materials from that church.*

Item No 66 1165 Tiki Road. Old Davies Homestead

This is one of the oldest houses in Coromandel and is very run down.

- *This building needs saving but needs the cooperation of the owner.*

Item No 67 270 Tiki Road. Wilson House

Much of the cladding has been replaced with corrugated iron.

- *Needs to be further investigated with co-operation of owners.*

Item No 68 234 Tiki Road. House (formally Anglican Vicarage).

The Inglis family lived here for many years. 1920's to 1950's. Mr U B Inglis was one of the last teachers in the School of Mines. Later Anglican vicars here after World War 2. Now part of a motel complex.

- *The owner wants to retain its scheduling.*

Item No 70 682 State Highway 25. House

This house is on what is commonly known as Ladies Mile. The following families are some who lived there: The Gorrie family, then the Allen family, Charles Geard, Doug Ariell and son Geoff and families Doug Brier and family. The house was then rented to Algers family and others.

Item No 77 32 Whangapoua Road. House “Pumpkin Cottage” (1883-1901)

House was owned by Ted and Ellen Goodchild after World War 2 and ran the Stationers, Book and China shop that had been Miss P. E. Thomas's (now the surgery 80 Kapanga Rd).

- *Need to verify whether Mr Cadman built this house for his farm workers.*

Item No 78 Adjacent to Driving Creek Rd and Rings Road intersection. -Drinking Trough.

Last of many such troughs throughout Coromandel and Top Town. A similar trough used to be on the Tiki Road outside the “Assay House”.

- *Another small drinking trough thought to be on Tokatea track.*

Item No 79 Below Bridge, Wharf Road. Stone Wall

- *Is this “The Admiral’s wall”? is there any of the original wall left?*

Item No 80 2076 Rings Road. House**Item No 81 2628 Rings Road. House**

- *Need to verify if Charles Ring had this house built.*

Item No 82, 1000 Tiki Road. House (1896)**Item No 83, 1070 Tiki Road. House**

- *Burned to ground 2000*

Item No 84 1825 Tiki Road, House (James)**Item No 85 65 Kingston Street. House****Item No 87 2590 Tiki Street. (2580 on letter box) House****Item No 88, 2795 Tiki Road. House.**

Darlings bought it from Mr Davies. McPherson 1902.

Item No 89 1040 Tiki Road. House 1894 – 1903

Mannions lived in the house. His son Deny went out to the Wanganui Island.

Item No 90 1565 Tiki Road, C. House (Simmonds)

County Clerk’s house.

Item No 91 205 Albert Street. House

Re-located from Hawkes Bay (1997)

- *What history did it have in its original position?*

Item No 92 Tauranga Waka Site – Native Landing Reserve, Parangu

Strongman’s Marine Site - Furies Creek.

- *QUERY: comment “nothing to manage” (Ann McEwan). What if large scale excavations were proposed at this site?*
- *NOTE This land was gifted to local Maori for landing and trading. It is now under water and land- fill.*

Includes brief comments FYI where relevant. Further information is available on some properties.

Submission from Chris Stark
Appendix 2

FURTHER BUILDINGS AND/OR SITES TO BE CONSIDERED FOR INCLUSION ON THE COROMANDEL-COLVILLE HERITAGE SCHEDULE.

1. Marge Moore's home on Te Kouma Road
2. Heard Homestead in Heard Bay
3. Hannaford Home in Te Kouma (still occupied by Mr. Hannaford)
4. Pt Charles Library
5. Pt Charles Wharf
6. Bell Home, Tuataewa
7. Little church in Kennedy Bay
8. Russeks house at Waikawau (opposite boat ramp on southern side of the bridge)
9. Lillis Mine
10. Kapanga Mine and old hut
11. All other known mines and their associated remaining structures
12. Woolshed Bay on Wanganui Island – (old stone tank or farm shed)
13. Firth Homestead, Wyuna Bay
14. Webster home on Wanganui Island
15. House with hanging "Miners cottage" sign on Rings Road
16. Little house opposite church at Manaia
17. Communes in northern part of the ward - maybe some or one of these is worth noting – a significant part of the Coromandel story
18. Boat maintenance/haul out area, Patukirikiri Reserve
19. Waimate Island – heritage fruit trees in what remains of an orchard
20. Two Historic Bridges - Rings Road
21. Barrett's cottage, Woollams Avenue
22. At least one 1940's/1950's "spanish" bungalow house
23. The two old baches on Jack's Point
24. Investigate old horse trough up at top of Tokatea Hill
25. Old red shed in Pounds Street site of old Coromandel power station
26. White bungalow, post 2nd World War, badly in need of a paint, Tiki Road next to Pita Road. This design is found not just in New Zealand, it is a specific style of that time.

It would be very easy to find other building and sites that would benefit from being included on the schedule.