

Sent: Thursday, 13 March 2014 13:01:36

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

Anthony Smythe

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### 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:**

Don't let corporates push you around, they have all ready damaged more then enough of the earth, don't let the beautiful Coromandel become another statistic. They don't need the money they only want it, sure NZ may benefit financially in the short term but think of the value a place like Coromandel will have in the future if it maintains its clean, healthy and intact landscape (where so much of the world will not). These companies are akin to Big Oil, driven by greed and the disregard of communities, the environment and what is morally right. NO MINING

**I would like to speak to my submission.**

- Yes

**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.**

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**Yours sincerely,**

Anthony Johan Smythe

**Date**

13/03/2014

# 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](http://www.tcdc.govt.nz/dpr)  
Using our online submissions form
- Posted to:** Thames-Coromandel District Council  
Proposed Thames-Coromandel District Plan  
Private Bag, Thames 3540  
Attention: District Plan Manager
- Email to:** [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)
- Delivered to:** Thames-Coromandel District Council, 515 Mackay Street, Thames  
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

### Submitter Details

Full Name(s)	ALUN MARSHALL	
or Organisation (if relevant)		
Email Address	alun.marshall@gmail.com	
Postal Address	152 CHARLES PREVOST DRIVE, THE GARDENS, AUCKLAND 2105,	
Phone no. <small>include area code</small>	(09) 267 9989	Mobile no. 0274 888975

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

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

### PRIVACY ACT 1993

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



## Your Submission

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

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

**My submission is:**

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

I support  oppose  the above plan provision.

**Reasons for my views:**

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

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

Retained  Deleted  Amended  as follows:

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

## Proposed District Plan Hearing

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

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

Signature of submitter *[Signature]* Date 13/03/2014

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

## Trade Competition

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

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

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

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

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

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

10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Alun Marshall 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,

  
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# Draft District Plan Submission

## Pauanui Community Office (Pauanui Ratepayers and Residents Association)

PO Box 89, Pauanui Beach

[pauanuicommunity@xtra.co.nz](mailto:pauanuicommunity@xtra.co.nz)

07 864 7736

Kim Coppersmith (Office Administrator)

### DOCUMENT COMMENTS

- A HUGE improvement on the operative district plan. Far easier to negotiate and understand**
- TABLES:** If a table wraps onto the next page it should have the column headings repeated at the top of the table.
- PAGE HEADER OR FOOTER** Each page should have a header or footer that shows the part, section and sub section (sub section when possible) i.e. PART VII ZONE RULES Section 43 Airfield Zone. This would make it much easier to realise you had moved into another section.

<b>PLANNING MAPS Section 29</b>	
<b>Pauanui Zone Maps</b>	
<b>Maps 29E</b>	
<b>Extra Density Zones (indicated in dark purple)</b>	
<b>Specifically The Glade Motor Camp and The Dunes (South Side)</b>	
Support/Oppose	Support
Comment	The Glade Motor Camp and The Dunes (south side) previously zoned as Extra Density are now being rezoned to Residential
Action	Retain this zoning change to residential

<b>PLANNING MAPS Section 29</b>	
<b>Pauanui Zone Maps</b>	
<b>Maps 29E, 29G &amp; 29H</b>	
<b>Extra Density Zones (indicated in dark purple)</b>	
Support/Oppose	Support in part
Comment	We concur that the areas proposed as Extra Density are appropriate for Pauanui <b>excluding</b> the areas identified on map 29H numbers 1, 3, 5, & 7 Harvard Court. These properties are adjacent to the airfield and as such the height allowance for extra density conflicts with the height allowance in the transitional surface 1 in 5 gradient for 50 m on the Southern side of the airfield.
Action	Retain the Extra Density areas as currently identified in the DDP for Pauanui, <b>but rezone 1, 3, 5, &amp; 7 Harvard Court properties adjacent to the airfield as residential.</b>

<b>PLANNING MAPS Section 29</b>	
<b>Pauanui Zone Maps</b>	
<b>Maps 29G</b>	
<b>Zone changes (various)</b>	
Support/Oppose	Support
Comment	We concur with the zone changes on this map.
Action	Retain

<b>PLANNING MAPS Section 29</b>	
<b>Airfield Height Restriction Overlay</b>	
<b>Map 29M</b>	
Support/Oppose	Support
Comment	We support the proposed runway strip size of 829 x 54, northern side 12 metre airfield amenity yard setback, southern side transitional surface 1 in 5 gradient for 50m and the take off/approach surface gradient for runway 05 & 23 of 1 in 20 to retain existing amenity values.
Action	Retain

<b>PLANNING MAPS Section 29</b>	
<b>Airfield Height Restriction Overlay</b>	
<b>Map 29M</b>	
Support/Oppose	Support in part
Comment	The 7m service lane on the northern side of the airfield should be shown on the district plan.
Action	Amend map 29M to show service lane

<b>PLANNING MAPS Section 29</b>	
<b>Historic Heritage Items</b>	
<b>Map 29E Historic Heritage item 254 - Former Carr Holiday House</b>	
Support/Oppose	Oppose
Comment	This property has been considerably modified since its construction and is not an accurate representation of its original appearance. The age of this house does not warrant such a designation. This will restrict and disadvantage this property and impact its property value.
Action	Remove item 254.
<b>APPENDICES (DDP Page 507)</b>	
<b>Historic Heritage Items and Areas Schedule</b>	
<b>A1.3 Table 8 Item 254 - Former Carr Holiday House</b>	
Support/Oppose	Oppose
Comment	As per above
Action	Remove item 254.

<b>PLANNING MAPS Section 29</b>	
<b>Pauanui Zone Maps</b>	
<b>Map 29H</b>	
<b>Change of zone for 9 Harvard Court from extra density to recreation passive</b>	
Support/Oppose	Support
Comment	This section was previously zoned extra density in the operative DP. This section is where the airfield hut is located and is included as part of the airfield manoeuvring and aircraft parking area. The zoning of recreation passive is more suitable.
Action	Retain

<b>PLANNING MAPS Section 29</b>	
<b>Pauanui Zone Maps</b>	
<b>All overlay maps in Section 29 showing the Future Coastal Protection Line</b>	
Support/Oppose	Oppose
Comment	The new Future Coastal Protection Line should not be included in the DP. The DDP states " <i>Land between the green dotted line and the green line is not currently at risk of coastal erosion. But this land may be at risk in the future from projected sea level rise over the next 100 years. The beach should be managed to sustain it long-term</i> " A long term Coastal Erosion programme involving WRC, TCDC, DOC and Coastal Property Owners should be developed. This would include more robust and accurate monitoring of erosion and sea level change specific to each area and would also include beach remediation and preservation programmes. This line will be detrimental to property values and has no substantial definitive scientific data to back up its location.
Action	Remove from DP.

<b>Part VI Overlay Rules (DDP Page 212)</b>	
<b>Section 28 Airfield Height and Noise Overlay</b>	
<b>Section 28.1.1 Airfield Use Height Overlay</b>	
<b>Table 1 Parameters</b>	
<b>Pauanui Airfield Night/Instrument flying "No"</b>	
Support/Oppose	Support
Comment	Pauanui airfield is not a suitable airfield to carry out IFR operations, therefore height restrictions should reflect the VFR requirements only.
Action	Retain

<b>Part VI Overlay Rules (DDP Page 214)</b>	
<b>Section 28 Airfield Height and Noise Overlay</b>	
<b>Section 28.4 Rule 2.1 (a) &amp; 2.1 (b) Pauanui Airfield Amenity Yard (12 metres from the boundary)</b>	
<b>No building is established within the yard</b>	
<b>No fence, plant or structure to exceed 1.2m within the yard</b>	
Support/Oppose	Support
Comment	This will retain existing amenity values and views.
Action	Retain

<b>Part VI Overlay Rules (DDP Page 216)</b>	
<b>Section 29 Biodiversity</b>	
<b>Section 29.3 Permitted Activities Rule 3) Clearing indigenous vegetation in the Rural Area</b>	
<b>No allowance for collection of firewood</b>	
Support/Oppose	Support in part
Comment	This rule does not allow property owners any allowance for clearance of indigenous vegetation for firewood use and encroaches on personal rights, may cause hardship due to the inability to provide home heating.
Action	Add an additional item to the permitted activity items (rule 3) to allow clearance of kanuka and manuka as per the Operative District Plan Section 4/Rule 422.5 "Clearing up to 5m <sup>3</sup> of manuka or kanuka per 12 month period for firewood purposes that is not located over pasture only."

<b>Part VII District Wide Rules (DDP Page 276)</b>	
<b>Section 38 Subdivision</b>	
<b>Section 38.7 Assessment Standards</b>	
<b>Table 2.13(c) Residential Subdivision Standards</b>	
<b>Minimum net lot area for lots not adjacent to a canal in Pauanui is 600m<sup>2</sup></b>	
Support/Oppose	Support
Comment	This rule is in alignment with the 2005 Vision Pauanui Community Plan and supports the retention the uncrowded residential amenity value of Pauanui.
Action	Retain

<b>Part VIII Zone Rules (DDP Various Pages)</b>	
<b>Various Sections e.g. airfield, coastal living, extra density, residential, rural, rural lifestyle, low density, pedestrian core</b>	
<b>Permitted Activities</b>	
<b>Visitor Accommodation</b>	
<b>There are no more than 6 tariff-paid visitors staying on-site at any one time</b>	
Support/Oppose	Oppose
Comment	This rule inhibits a ratepayer's ability to recover property expenses. The cost and ability to enforce this rule would be infeasible. This would also impact the number of visitor nights in the area thus reducing the economic benefit to local businesses.
Action	Remove rule

<b>Part VIII Zone Rules (DDP Page 323)</b>	
<b>Section 42 Commercial Zone</b>	
<b>Section 42.4 Rule 12.1(e)(ii), (iii), (iv) One dwelling per lot is a permitted activity provided</b>	
<b>Rules applying to a balcony or patio</b>	
<b>(ii) A balcony or patio for the dwelling is provided of no less than 6m<sup>2</sup> area and 2m minimum width</b>	
<b>(iii) is directly accessible from a habitable room of the dwelling to which it relates</b>	
<b>(iv) is designed to receive two hours of direct sunlight in the centre of the balcony/patio on 21 June each year</b>	
Support/Oppose	Oppose
Comment	<b>Absolutely ridiculous rules! In particular (iv)....!!!</b>
Action	Delete



<b>Part VIII Zone Rules (DDP Page 343)</b>	
<b>Section 44 Extra Density Residential Zone</b>	
<b>Section 44.5 Rule 15.1(a) Comprehensive Residential Development/Controlled Activities</b>	
<b>Minimum gross site area of not less than 2000 m<sup>2</sup> for Pauanui</b>	
Support/Oppose	Support
Comment	Rule states "In Pauanui, the minimum gross site area is not less than 2000 m <sup>2</sup> " This rule is in alignment with the 2005 Vision Pauanui Community Plan and assists in retaining the amenity value of no infill housing that currently exists in Pauanui.
Action	Retain

<b>Part VIII Zone Rules (DDP Page 346)</b>	
<b>Section 44 Extra Density Residential Zone/Assessment Standards, Matters and Criteria</b>	
<b>Section 44.9 Table 5 #3(a) Canal Residential Standards</b>	
<b>Canal Frontage Yard 4m</b>	
Support/Oppose	Support
Comment	This yard frontage applies specifically in Pauanui to the extra density area at the 'hammerhead' on the waterways and would be appropriate for development specifically in this area
Action	Retain

<b>Part VIII Zone Rules (DDP Page 422)</b>	
<b>Section 53 Recreation Passive</b>	
<b>Section 53.4 Permitted Activities</b>	
<b>Rule 9 Table 4 Maximum noise level standards</b>	
<b>4.2 Measured at any point within the notional boundary Monday – Saturday 7am to 10pm</b>	
Support/Oppose	Oppose
Comment	Our Association believes that 50dB L <sub>Aeq</sub> (15 min) is too restrictive and unrealistic in respect to noise generated by children playing in reserves. This specifically affects the flying fox at Gallagher Park, Pauanui that has been located in this park for over 35 years.
Action	Amend the permitted noise level in recreation passive zones of Monday – Saturday 7am to 10pm, Sunday 7am to 6 pm of <b>50 dB L<sub>Aeq</sub> (15 min)</b> to <b>60 dB L<sub>Aeq</sub> (15 min)</b>

<b>Part VIII Zone Rules (DDP Page 436)</b>	
<b>Section 54 Residential</b>	
<b>Section 54.8 Table 5 Assessment Standards, Matters and Criteria</b>	
<b>5.1 (m) and (n)</b>	
Support/Oppose	Support in part
Comment	(m) Our Association believes that a 2 m fence height is excessive and should be reduced to 1.8m. (n) Regulations relating to fencing should be equitably applied to all properties, regardless of whether the property adjoins a public reserve or walkway. Front yard height should be retained at 1.2m however side yard height that adjoins a walkway or recreation area should also be allowed to be the same as maximum fence height
Action	(m) DDP states 2 m - <u>Change to 1.8 m</u> (n) DDP states side yard 1.2m – <u>change to maximum fence height</u> (n) DDP states front yard 1.2m – <u>retain</u>

<b>Part VIII Zone Rules (DDP Page 436)</b>	
<b>Section 54 Residential</b>	
<b>Section 54.8 Table 5 Assessment Standards, Matters and Criteria</b>	
<b>5.2 Pauanui Standards</b>	
Support/Oppose	Support in part
Comment	(a) Our association believes that the limitation of 1 at $\leq 50\text{m}^2$ is too restrictive and should be increased by $10\text{m}^2$ . Retain any at $\leq 5\text{m}^2$ (b) (c) (d) no change
Action	(a) Increase to $\leq 60\text{m}^2$ (b) (c) (d) retain

<b>Part VIII Zone Rules (DDP Page 448)</b>	
<b>Section 56 Rural</b>	
<b>Section 56.4 Rule 5 Festival, event</b>	
<b>5.1(e) Is a permitted activity provided: it lasts no longer than 24 consecutive hours</b>	
Support/Oppose	Oppose
Comment	Our association believes that the limitation 24 hours for a festival in a rural area is too restrictive. A rural area is appropriate to hold festivals of a longer duration.
Action	Amend the permitted activity standard of 24 hours in a rural zone to 72 hours

<b>Part VIII Zone Rules (DDP Page 462)</b>	
<b>Section 57 Rural Lifestyle</b>	
<b>Section 57.4 Permitted Activities Rule 6 Earthworks</b>	
<b>6.1(h)(ii) Silt and sediment resulting from the earthworks remains within the site</b>	
Support/Oppose	Oppose
Comment	Our association believes that this restriction unfairly impacts on property owners within a rural lifestyle zone and is unnecessary, costly and complex to enforce
Action	Delete rule

<b>Part V Special Purpose Provisions (DDP Page 165)</b>	
<b>Section 26 Site Specific Activities</b>	
<b>Section 26.7 Standards</b>	
<b>Table 3 Community Halls</b>	
<b>Maximum noise received at the notional boundary of the site above the relevant permitted zone standard.</b>	
Support/Oppose	Oppose
Comment	Our association opposes the specific rule relating to noise standards for Community Halls. Council owned community facilities need to have noise standards appropriate for public use.
Action	Increase the permitted activity standard of noise levels for all Council owned community facilities/halls from zone standard + <b>15dB L<sub>Aeq</sub></b> (15 min) to zone standard + <b>20dB L<sub>Aeq</sub></b> (15 min)

<b>APPENDICES (DDP Page 527)</b>	
<b>Appendix 3 Significant Tree Schedule</b>	
<b>A3.3 Table 3 Tairua Pauanui Significant Tree Schedule</b>	
Support/Oppose	Supports in part
Comment	Our association believes that the Sequoia tree located at the end of Tangitarori Lane Pauanui fits the criteria specified in the DDP as a significant tree and should be included within the schedule. The tree is over 150 years old, has notable history and is an imposing land mark.
Action	Amend the schedule to include the above tree

<b>APPENDICES (DDP Page 527)</b>	
<b>Appendix 3 Significant Tree Schedule</b>	
<b>A3.3 Table 3 Tairua Pauanui Significant Tree Schedule</b>	
Support/Oppose	Supports in part
Comment	Our association believes that the Sequoia tree located at the end of Tangitarori Lane Pauanui fits the criteria specified in the DDP as a significant tree and should be included within the schedule. The tree is over 150 years old, has notable history and is an imposing land mark.
Action	Amend the schedule to include the above tree

<b>APPENDICES (DDP Page 527)</b>	
<b>Appendix 3 Significant Tree Schedule</b>	
<b>A3.3 Table 3 Tairua Pauanui Significant Tree Schedule</b>	
Support/Oppose	Supports in part
Comment	Our association believes that the pohutukawas located adjacent to the Mount Avenue Stream below #30 Mt Ave, opposite 16 Mt Ave, at the end of Florence Place and on the South End Reserve fit the criteria specified in the DDP as significant trees and should be included within the schedule. The trees are up to 1000 years old and are part of the Pauanui history and heritage.
Action	Amend the schedule to include the above trees

**Proposed District Plan Hearing**

We wish to be heard in support of our submission **YES**  
If others make a similar submission we will consider presenting a joint case **NO**



**Kim Coppersmith**  
**Office Administrator**

**Trade Competition**

I could gain an advantage **NO**  
I am directly affected **NO**

**Kim Coppersmith**  
**Pauanui Community Office**  
**(Pauanui Ratepayers and Residents Association)**  
**PO Box 89**  
**Pauanui Beach 3546**

[pauanuicommunity@xtra.co.nz](mailto:pauanuicommunity@xtra.co.nz)  
**07 864 7736**

**Form 5****Submission on proposed district plan***Clause 6 of Schedule 1, Resource Management Act 1991*

To Thames Coromandel District Council

**Name of submitters:**

Sally Atwell

Carolyn Dash

Wendy Harsant

Kaye Clapperton

Melissa Harsant

Mark Atwell

Sarah Hills

Stuart Clapperton

Joanne Todd

Lisa Clapperton

**This is a submission on the proposed Thames Coromandel District Plan (the proposal).**

We could not gain an advantage in trade competition through this submission.

**The specific provisions of the proposal that my submission relates to are:**

1. Planning Map 19A.
2. Part IV Area Issues Objectives and policies.
3. Section 27 Structure Plans.
4. Section 38 – Subdivision.
5. Section 3 Definitions.

**Our submission is:**

1. We own land at Hahei described as Part Lot 3 Deposited Plan South Auckland 1891, Part Lot 1 Deposited Plan South Auckland 1891 and Section 35 Block XII Otama Survey. This land is shown in Planning Map 19A as being within the Rural Lifestyle Zone.

2. While we support the identification of the land for future residential use, as explained below we consider that management of the development of the land through a structure plan as set out in the attached documents is a more effective planning technique to achieve the sustainable development purpose of the Resource Management Act 1991 (the Act).
3. In particular we consider that the structure plan approach as set out in the attached documents recognises the important landscape and ecological values of land and provides a long term development regime for the land that will preserve and enhance these values.
4. We consider that the structure plan approach also provides certainty as to the development outcomes for the land that cannot be achieved through the provisions of the Rural Lifestyle Zone.
5. We consider that the management of the future development of the land through the structure plan mechanism will provide a sustainable range of living opportunities that complement the physical and natural attributes of the land and the existing settlement of Hahei.
6. We consider that the Structure Plan approach will assist in achieving the purpose and principles of the Act by:
  - i. promoting sustainable management of the land resources.
  - ii. not require the unsustainable extension of existing physical infrastructure;
  - iii. assist in meeting the reasonably foreseeable needs of future generations by providing suitable zoned land for a range of residential opportunities;
7. Further, we consider that low density rural residential development of the type that is enabled by the Rural Lifestyle Zone provisions as contained in the proposal will not promote the sustainable use of the land in the same manner that a structure plan can for a number of reasons. In summary these are:
  - Low density rural-residential development requires the inefficient extension of physical infrastructure such as roads and communications.
  - Low density rural residential development perpetuates dependence on the private car and does not support the use of more sustainable forms of transport such as walking and cycling.

- Subdivision provisions for the zone will lead to ad hoc and iterative residential development of the land which may not support the sustainable use and development of natural and physical resources.
  - The subdivision mechanisms for environmental benefit lots in the zone may only achieve piecemeal environmental protection and enhancement.
8. There is no resource management need for such a zone to provide a “buffer” between the settlement of Hahei and the adjacent Rural zone as the topography of the land and vegetation and drainage patterns ensure that reverse sensitivity effects do not occur.
  9. Accordingly we consider that the subdivision provision for the Rural Lifestyle Zone in their current form will not ultimately achieve the objectives for the zone.
  10. The subdivision provisions for environmental benefits in the Rural Lifestyle Zone are vague and imprecise and refer to terms that are not defined or otherwise clearly identified in the proposal.

**We seek the following decision from Thames Coromandel District Council:**

1. *Either*
  - i. The deletion of the Rural Lifestyle Zone from planning map 19A.

*and*

  - ii. The inclusion of the attached Structure Plan in Part IV – Section 27 of the proposal.

*Or, and without denigrating from the above:*

  - iii. Amendment of clause 57.1 by the deletion of the words “*part-time farms or*” from the second paragraph.
  - iv. Amendment of clause 57.2 as follows:
    - Deletion of the third and fourth sentences.
    - Deletion of the words “*where both rural and*” from the fourth sentence.
    - Deletion of the words “*can co-exist*” from the fourth sentence.

- Deletion of the last bullet point.
  - v. The deletion of the last sentence of clause 57.1.
  - vi. Amendment of clause 38.6, Rule 10, 1 c) to allow for a minimum area of each new lot in the Rural Lifestyle Zone to be 2,500m<sup>2</sup>.
  - vii. The inclusion of accurate and precise definitions within the proposal either at Clause 38.6 or within Section 3 of the following terms:
    - Under-represented ecosystem.
    - Indigenous biodiversity.
    - Indigenous ecosystem.
    - Ecological stepping stone.
    - Ecological corridor.
    - Biodiversity gains.
  - viii. Deletion of clause 38.6 Rule 10. 1 f) in its entirety.
  - ix. Deletion of clause 38.6 Rule 10. 2. In its entirety.
  - x. Amendment of the table at clause 38.7 to allow for a minimum net lot area in the Rural Lifestyle zone of 2,500 m<sup>2</sup>.
2. Such further additions, deletions or consequential amendments necessary as a result of the matters raised in this submission.
  3. Adopt any other relief as to give effect to this submission.

**We wish to be heard in support of our submission**

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

.....  
(Authorised agent for:

Sally Atwell

Carolyn Dash

Wendy Harsant

Kaye Clapperton

Melissa Harsant

Mark Atwell

Sarah Hills

Stuart Clapperton

Joanne Todd

Lisa Clapperton)

Date: 13 March 2014

Address for Service of Submitter:

C/- Green Group Ltd

P O Box 105 153

Auckland 1143

Contact person: Owen Burn

Telephone: 09 3600466

021 610 019

Email: [owen@greengroup.co.nz](mailto:owen@greengroup.co.nz)



## ATTACHMENTS

1. Hahei Structure Plan: Provisions.
2. Hahei Structure Plan: Plan A.
3. Hahei Structure Plan: Plan B

## HAHEI STRUCTURE PLAN

### 1. DESCRIPTION

The Hahei Structure Plan area covers approximately 39 hectares of land located to the south of the settlement of Hahei and encompasses three lots located either side of Hahei Beach Road.

The land is the remnant of a farm property established at Hahei by the Harsant family in 1912. The topography of the land has an amphitheatre form overlooking the existing Hahei settlement to the north. Ridges enclose much of the land, with a gully formed by the Wigmore Stream marking the southern boundary. The ridges to the west and south are largely covered in regenerating indigenous vegetation interspersed with exotic weed species dominated by pinus pinaster pine.

The mid to lower slopes are largely in pasture and used for grazing stock. A number of small streams and associated wetland areas traverse the lower parts of the land. On the eastern side of the Structure Plan area there is an extensive low lying wetland area bounded by the Wigmore Stream which originates to the south of the Structure Plan area and flows northward through the eastern parcel of land. The streams and associated wetland areas are currently in a degraded state as result of damage by stock over a number of years.

### 2. ISSUES

The land has important local landscape values in that it forms both the gateway to the settlement of Hahei and a visual backdrop to the settlement.

While these landscape values are important to the local community, the ecological values of the land have been degraded by conventional pastoral farming practices. This is especially evident in the watercourses and wetlands which have been degraded by the incursion of stock. The ridgeline forest is also dominated by invasive pinus pinaster which is inhibiting the regeneration of indigenous species.

The unique characteristics of the land require an holistic approach to development of the land to retain the valued landscape qualities and promote ecological restoration that cannot be achieved through a conventional subdivision approach.

There is limited land available for further residential development within the existing Hahei Settlement and the community preference is to limit any expansion of the physical extent of the settlement.

### 3. PURPOSE

The purpose of this Structure Plan is to provide for additional residential development adjacent to the existing settlement Hahei that complements the existing settlement and landscape features. The Structure Plan provides a range of living opportunities which are related to the physical attributes of the land. Two distinct neighbourhood cells of conventional residential development are provided on either side of Hahei Beach Road enclosed by restored watercourses and wetland areas together with two small groups of residential sites abutting Jackson Place. Larger sites are located on the mid-slopes but below the forested ridgeline which is protected and enhanced to maintain a visual backdrop to the existing settlement. The entry experience to Hahei is also strengthened by a "gateway reserve" along Hahei Beach Road.

### 4. OBJECTIVES AND POLICIES

#### Objective 1

Protect and enhance areas of regenerating indigenous forest and wetland areas

#### Policy 1a

Development shall be planned, designed and located to:

- a) Retain significant areas of existing indigenous vegetation;
- b) Ensure the removal of weed species from areas of regenerating indigenous forest;
- c) Enhance the habitat values water courses and wetlands through removal of weed species and enhancement planting.
- d) Ensure stormwater discharges are managed so that the environmental values of watercourses and wetlands are not compromised;
- e) Provide public access to along the Wigmore Stream which does not compromise habitat values; and
- f) Ensure that residential development is consistent with the enhancement of existing habitat values.

#### Objective 2

Create pattern of development that retains existing landscape qualities

#### Policy 2a

Subdivision within the structure plan area shall be in general accordance with Plan A and implement the development concepts in Plan B.

#### Policy 2b

Open Space Areas shall be retained to:

- a) Protect the amenity of the existing Hahei settlement;
- b) Define boundaries of areas for residential development and contain them within neighbourhood precincts;
- c) Create a network of open space areas reserved from development which include:
  - Existing wetlands and watercourses;
  - Planted roadside corridors;
  - Pedestrian linkages;
- d) Provide linkages between the open space areas within the structure plan area and the accessways, roads, reserves and other recreation areas located outside the structure plan area.
- e) Protect and Enhance the landscape values of the open space areas.

#### **Policy 2c**

Open Space Areas shall either be held in private ownership and be subject to conservation covenants under the Conservation Act 1987 be vested in the Council.

#### **Policy 2d**

Create appropriate pedestrian access within the subdivision to link existing walkways to Hahei Beach.

#### **Policy 2e**

To maintain the existing character within the structure plan area, the ratio of open space areas to developed areas shall meet a ratio of 35 per cent open space vested as public land or covenanted as private open space to 65 percent development.

#### **Objective 3**

Utility and infrastructure services are established to provide for current and future development.

#### **Policy 3a**

All necessary plant, facilities, utilities, pipes, ancillary equipment and other works shall be undertaken to cope with peak demands from any proposed new subdivision.

#### **Policy 3b**

Provision of utility and infrastructure services shall take into account the results of monitoring of capacity and performance of existing systems.

## 5. RULES OF THE STRUCTURE PLAN

### SUBDIVISION

#### RULE 1 Subdivision of open space land

1. Subdivision of open space land is a controlled activity provided:
  - a) The subdivision is to vest land in the Council as a reserve under the Reserves Act 1977
  - b) All other subdivision of open space land is a non-complying activity.
  
2. The Council reserves its control over the matters in Table 2 in this structure plan.

#### RULE 2 Subdivision of land in the Residential, Large Lot and Rural-Residential Areas

1. Subdivision in the Residential, Large lot and Rural Residential Areas is a restricted discretionary activity provided:
  - a) It is in accordance with the Structure Plan A; and
  - b) It implements the concepts in Plan B; and
  - c) The subdivision standards in Section 40 are met with the exception of lot size rules. Within the Structure Plan Area:
    - i) The minimum lot size within the Residential Area shall be 600 m<sup>2</sup>;
    - ii) The minimum lot size within the Large Lot Area shall be 1000m<sup>2</sup>;
    - iii) The minimum Lot size within the Rural-Residential Area shall be 5000 m<sup>2</sup>; and
  - d) The subdivision provides for the design and development of neighbourhoods as shown in Plan A where subdivision is proposed within the Residential Area; and
  - e) A Landscape Management Plan for all Open space areas that are within the parent lot that implements the concepts in Plan B is prepared and approved by Council. The management plan shall address the following:
    - i) Identify existing areas and type of indigenous vegetation within the lot.
    - ii) Within the Open Space (Forest) area specify methods and time frames for the eradication of pinaster pine.
    - iii) Within the Open Space (Wetland) area specify the techniques and methods (including planting) to restore habitat values in watercourses and wetlands.
    - iv) Detail the means by which the on-going protection and maintenance of new and established planting will be ensured;

- v) Detail mechanisms to be used to ensure the eradication and on-going control of weed species.
  - vi) Detail the mechanisms to ensure that stock and domestic predator species are excluded from Open Space zone areas.
  - vii) Detail the legal mechanisms for the protection and ownership of Open Space areas
- f) At no cost to Council, all necessary plant, facilities, utilities, pipes, ancillary equipment and other works shall either, be in place, or shall be undertaken, expanded or upgraded to cope with peak demands from both existing and proposed subdivision as follows:
- I. Disposal of stormwater via systems shall be capable of being accommodated within the Structure Plan area either by soakage to ground or conveyance to an existing watercourse within the Structure Plan area.
  - II. Disposal of wastewater via on site systems that meet council standards for all new lots within the Large Lot and Rural Residential Areas.
  - III. Disposal of wastewater in accordance with council requirements to either to the existing Hahei treatment plant or to an approved treatment facility for all lots within the Residential Areas.
2. The Council restricts its discretion to all the matters in Table 2 in this structure plan and the matters in Table 4 of Section 40 Subdivision.
  3. Subdivision in the Residential, Large Lot and Rural-Residential areas which does not meet the standards in Rule 2 is a discretionary activity.
  5. All other subdivision is a non-complying activity.

Table 1 - Controlled Activity Matters for subdivision	
1.	The appropriateness of classification of the reserve.
2.	The necessity for part or all of the land to be vested as a reserve.

Table 2 -Restricted Discretionary Matters for subdivision			
Matter		Assessment Criteria	
1.	Effects of the standard(s) that are not met	a)	Whether actions, if any, taken to avoid, remedy or mitigate the effects of not meeting the standard(s) are effective.
		b)	Whether pedestrian linkages are provided within the

		subdivision to connect with existing internal accessways and existing walkways to Hahei beach.
	c)	Whether the subdivision design and roading layout protect public views from Hahei Settlement to the Open Space (forest) area
	d)	Whether roads are drained to swales and watercourses.
	e)	Whether the gateway reserve areas are designed and to provide an appropriate entry to Hahei and are vested in the Council or protected by an alternative legal mechanism.
	f)	Whether Open Space zones (forest and/or wetland) are retained in private ownership subject to conservation covenants granted under the Conservation Act 1987 or are vested in the Council.

## LAND USE

### RULE 1 Land use activities in Open Space areas

1. The following activities are permitted provided they comply with the standards in Section 57
  - a) Emergency service training, military training;
  - b) Informal Recreation;
  - d) Earthworks; and
  - e) Minor upgrading or removal of any existing above-ground electricity line;
  - g) Underground electricity lines; and
  - h) Minor upgrading or removal of any existing above-ground telecommunication line; and
  - j) Water, wastewater, stormwater infrastructure
  - k) Structures and/or works that facilitate public access through and within Open Space areas including boardwalks, footpaths, parking areas and vehicle accessways.
  
2. All other activities, including buildings are non-complying activities.

### RULE 2 Land use activities in the Residential, Large Lot and Rural-Residential Areas










1. All land use activities in the Residential, Large Lot and Rural-Residential Areas are subject to the Rules in Section 58, with the following exceptions:
  - a) The maximum height is 8 m; and

c) Yard requirement for lots abutting an Open Space Area is 7.5 m.



# PLAN B

## LEGEND

-  RESIDENTIAL
-  LARGE LOT
-  RURAL-RESIDENTIAL
-  OPEN SPACE - FOREST / RIDGE
-  POHUTUKAWAS - GATEWAY RESERVE
-  STREAM CORRIDOR - RIPARIAN AND WETLAND PLANTING
-  BOARD WALK
-  OPEN SPACE
-  STREET TREE PLANTING



SUBDIVISION CONCEPT PLAN  
 94 / 111 Hahei Beach Road  
 AUGUST 2013



# PLAN A

## LEGEND

-  RESIDENTIAL
-  LARGE LOT
-  RURAL-RESIDENTIAL
-  OPEN SPACE - WETLAND
-  OPEN SPACE - FOREST / RIDGE
-  GATEWAY RESERVE



SUBDIVISION STRUCTURE PLAN  
 94 / 111 Hahei Beach Road  
 AUGUST 2013



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## Submitter Details

First Name: **Grace**

Last Name: **Barnes**

On behalf of: **Note: Ray Davis also an owner on a seaside section of Koromiko Drive has also advised by phone that she supports this submission and a clear reduction in the subdivision or lots allowable. Regretfull**

Street: **74 Kawaha Point Road**

Suburb: **Kawaha Point**

City: **Rotorua**

Country: **New Zealand**

PostCode: **3010**

Daytime Phone: **073482698**

Mobile: **0274121115**

eMail: **barn.grace@gmail.com**

Trade competition and adverse effects:

I could  I could not

gain an advantage in trade competition through this submission

I am  I am not

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

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

Correspondence to:

Submitter

Agent

Both

## Submission

### Consultation Document Submissions

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

Support

Oppose

Neutral

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

I have a property at 12 Koromiko Drive, Coromandel. Re: Zoning and Subdivision Standards-Koromiko Drive, Coromandel. Proposed Zoning as "Low Density Residential Zone" limiting any subdivision to a minimum net area 2,500m2 and minimum average lo density to 1 per 3,000m2 is in my view too large and should be reduced.

### Reason for Decision Requested

Koromiko Drive is a fully developed subdivision connected to all services including sewerage, water and power and the minimum subdivision allowed should be more consistent to that of Coromandel Town. The current average area for the seaside sections are about 6,000m2 and even subdividing to an average of 3,000m2 is too large for a subdivision so close to town. There is no reason why the average section should be more aligned with that of the Coromandel Town, especially as all services are already in place. Also note that a lot of the residence are elderly and maintenance of large sections can be physically overwhelming. It is requested that the Zoning is amended to allow smaller sections or a minimum average area of not more than 1,800m2 or rezoned to Village Zone, Coastal Living Zone or Zoned as part of Coromandel Township, or whatever Zoning will allow a much smaller average subdivisional lot.

## Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Ben**

Last Name: **Parsons**

Street: **RD 1**

Suburb: **Thames**

City: **3578**

Country: **New Zealand**

eMail: **peaceprone@gmail.com**

Trade competition and adverse effects:

I could  I could not

gain an advantage in trade competition through this submission

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

Correspondence to:

Submitter

Agent

Both

## Submission

### Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART I INTRODUCTION > Section 1 - Background and How to Use the Plan

Support

Oppose

Neutral

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

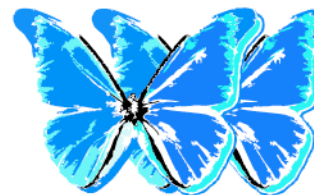
In Proposed District Plan, Article 1.1, the use of the word 'promote' should be replaced with the word 'ensure'.

### Reason for Decision Requested

The intention of the council must be uncompromising in the first instance or the rest is subjectively unfounded.

## Attached Documents

File
on coro is



submission to the district plan  
by ben parsons

ON Coromandel Island  
where Kiwis sing  
wingless birds drop poison from Wellington  
Weekend suburbs of Auckland, Prague,..  
There's a waiting-list for Perfect calm,  
for methadone's long fingers

EASY swing of flaxen charm,  
Axemen fish for Hippie-balm,  
get beetroot, Coroglen on Sunday,  
get bee-jelly from your neighbour one day...  
In Coroglen on N.Y.E.  
sell liquor-licenced reggae,  
WITH a sleepy wind, on mecurial tides,  
Bring seven, snapping, in, alive

IDLE travellers through heaven's gate,  
send the kids to a far-off slate,  
"You'd better look like you're busy, mate.  
The dole is banned in Colville."

Free-camping cows stream silty in at five,  
Kauri stumps wade lost in mangrove dreams,  
Festering seam of time-caught quartz!  
Cook's Beach is closed for Winter

Oh! Hauraki Penninsula!  
Erect yet sullen One,  
You wander silenced, starved, alone,  
A child, beaten empiric bloody, torn,  
From his Pohutakawa home

But chances are,  
that within,  
mistaken orders,  
absolves the sin!



THAMES-COROMANDEL  
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

## Proposed Thames Coromandel District Plan

### Submission by

Name: Benjamin Dawson  
 Address: 5 Kopu-Hikua Rd, RDC Thames 3578  
 Phone: 021804489 Email: peaceprover@gmail.com

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 within the Conservation Zone and classifying mining activities as prohibited activities.
- I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to **Prohibit** Mining Activities under people's homes.
- I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.

### I oppose Section 37 - Mining Activities.

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

## I oppose Section 14 - Mining Activities.

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

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

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

My further comments:

If our aim is Māuaakitanga, then Māuaakitanga should be our purpose, and our purpose would be manifest.

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

Yours sincerely,

Signature:

Date:

13/3/2014

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## Submitter Details

First Name: **Robbie**

Last Name: **Starr**

Street: **238 The Booms Avenue**

Suburb:

City: **Thames**

Country: **New Zealand**

PostCode: **3500**

Daytime Phone: **0272934963**

Mobile: **0272934963**

eMail: **rmstarr@clear.net.nz**

Trade competition and adverse effects:

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Correspondence to:

Submitter

Agent

Both

Submission

Attached Documents

File
TCDC submit firewood



12/03/2014

Re: District Plan proposal on firewood use on private property

To whom it may concern,

I would like to submit that the proposed influence of the resource consent process on the harvesting of Firewood species for private and commercial use be it less than or greater than 5 cu is unfair and reeks of nanny state. Many people rely on this as a source of total or partial income and as they have purchased the land with free title should be allowed to harvest the main species, being Kanuka and Manuka, readily renewable source of wood at their leisure without interference from the council.

I am a big advocate of native re-vegetation and the preservation of these tracts of land, but the fact is that by clearing these renewable (and fast growing) species you are actually encouraging the sprouting and development of dormant seeds and seedling of more desirable species for habitat of insects and birds alike.

Hands off! The resource consent should be kept to control earthworks and excavation which have a far further reaching consequence when done in bulk than the right of a man to earn a living, and supply a need to the community, by processing firewood off his own property.

Thankyou for your time

Regards

Robbie Starr

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## Submitter Details

First Name: **Chris**

Last Name: **Carlsson**

Street: **921 Kennedy Bay Road**

Suburb:

City: **Coromandel**

Country:

PostCode: **3583**

Daytime Phone: **07 8667291**

Trade competition and adverse effects:

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gain an advantage in trade competition through this submission

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Correspondence to:

Submitter

Agent

Both

## Submission

### Consultation Document Submissions

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

Support

Oppose

Neutral

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

Part II section 6 - Significant Natural Areas Designations (SNA) I object to the whole plan.

### Reason for Decision Requested

I object to the whole plan specifically the SNA as the restrictions that are put on us as landowners and Cost also the lack of factual information on Biodiversity. the effect on property values and resale (what is the effect if SNA and overlays are on LIMs? )

Thames-Coromandel Proposed District Plan - November 2013 > PART II - OVERLAY ISSUES, OBJECTIVES AND POLICIES > Section 9 - Landscape and Natural Character

Support

Oppose

Neutral

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

Part II Section 9 - Landscape and Natural Character I object to this whole plan

### Reason for Decision Requested

I object to this specifically with regard to the cost for the landowners also the effects on the values for the owners. What is the effect on the number of buyers that will be interested when owners have to/want to sell.

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

Support

Oppose

Neutral

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

Section 18 Transport I object to this whole plan.

### Reason for Decision Requested

I object to this specific part with regard to the Kennedy Bay Road on the Kennedy bay side ,it is unsafe and very dangerous if on coming traffic do not know how to pull over, us we then end up in the water table!!

or worse over the bank. Coromandel Thames District Council really need to take some time to look at this road, as we are ratepayers also.

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

Support

Oppose

Neutral

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

Part VI - Section 29 Biodiversity I object to this whole plan, I object to this regarding the part the we have to have a resource consent to the cutting of firewood.

**Reason for Decision Requested**

I object to this whole plan, In 1999 the district plan allowed 50m3 to be cut and now its 5m3 what changed ? and how was it changed? I heat my home by a fire and also cook and get hot water, this is daily and a necessity, The growth on my property grows faster then we can use. So the loss of tree's is not an issue .

Attached Documents

File
No records to display.

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## Submitter Details

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Daytime Phone: **07 865 8993**

Mobile: **021 493 886**

eMail: **ross@rms-surveyors.co.nz**

Trade competition and adverse effects:

I could  I could not

gain an advantage in trade competition through this submission

I am  I am not

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

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Correspondence to:

Submitter

Agent

Both

## Submission

### Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

Support

Oppose

Neutral

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

Sec 38.4 Rule 2 Boundary Adjustment

#### Reason for Decision Requested

The restriction on existing lots changing by no more than 5% is too stringent .20% is a more reasonable figure.

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

Support

Oppose

Neutral

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

Sec 38 Rule 3 Conversion of cross lease titles into fee simple titles

#### Reason for Decision Requested

This rule should be amended to include the conversion of unit titles into freehold titles.

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

Support

Oppose

Neutral

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

Sec 38 Rule 5 Subdivision around two or more dwellings.

Reason for Decision Requested

This rule should be amended to allow subdivision around dwellings granted land use consent around dwellings granted land use consent under previous plans and also existing dwellings that have been granted building consent.

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### Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

Support

Oppose

Neutral

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

Sec 38.2 Activity status for subdivision

### Reason for Decision Requested

The activity status for most subdivision types has moved up a level from controlled to restricted discretionary at best of from discretionary to non complying. This introduces additional cost and uncertainty to the consent process for no apparent environmental benefit. A clear set of rules for controlled activity subdivision is required for a greater range of subdivision

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

Support

Oppose

Neutral

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

38.4 Rule 2

### Reason for Decision Requested

The controlled activity criteria for boundary adjustments are too restrictive. The 5% area limit appears to be arbitrary. The requirement to comply with the subdivision standards in Table 3 is unreasonable for adjusting the boundaries between existing titles

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

Support

Oppose

Neutral

Which provisions do you like or want to change in the Thames-Coromandel Proposed District plan?  
Rule 38.4 Rule 3 Conversion of Cross lease titles into fee simple titles

**Reason for Decision Requested**

This rule should be amended to include the conversion of unit titles into freehold titles

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

Support

Oppose

Neutral

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

Sec 38.4 Rule 5 Subdivision around two or more dwellings.

**Reason for Decision Requested**

This rule appears to restrict controlled activity subdivision to dwellings that have that have been granted land use consent under this plan. The rule should be amended to include all dwellings that have been granted land use consent under former plans and/or existing dwellings that have been issued a building consent .

Attached Documents

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Correspondence to:

Submitter

Agent

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## Submission

### Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

Support

Oppose

Neutral

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

Sec 38.5 Rule 7 Subdivision creating one or more additional lots.

### Reason for Decision Requested

This rule has comprehensive standards for subdivision and should be a controlled activity rather than a restricted discretionary activity.

## Attached Documents

File

No records to display.



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### Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

Support

Oppose

Neutral

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

Sec 38.5 Rule 8 Subdivision creating one or more conservation lots

#### Reason for Decision Requested

The priority areas identified on Map 1 for restricted discretionary activities are too restrictive. There are no discretionary activity assessment criteria. There is no provision for conservation lots for re-establishment of indigenous vegetation particularly along the coast. This rule should be rewritten to provide for these matters.

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

Support

Oppose

Neutral

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

Sec 38.6 Rule 9 Subdivision creating one or more additional lots

#### Reason for Decision Requested

There are no discretionary activity assessment criteria for assessing these subdivisions.

## Attached Documents

File

No records to display.

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### Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

Support

Oppose

Neutral

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

Sec 38.7 Assessment Standards, Matters and Criteria

### Reason for Decision Requested

Item 2(b) should be deleted. Minimum nett lot area should be determined by the ability of the site to accommodate onsite wastewater disposal

## Attached Documents

File
No records to display.

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## Submission

### Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART I INTRODUCTION > Section 3 - Definitions

Support

Oppose

Neutral

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

Sec 3 Definitions

### Reason for Decision Requested

Comprehensive Residential Development should mean development of a site for two or more dwellings. The requirement that at least two of the dwellings be attached has no architectural merit and should be deleted.

## Attached Documents

File
No records to display.

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## Submission

### Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART I INTRODUCTION > Section 4 - Information Requirements for Resource Consents

Support

Oppose

Neutral

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

Sec 4 Information Requirements For Resource Consents

### Reason for Decision Requested

This section is too prescriptive for plan requirements and needs to be rewritten to reflect electronic plan generation. Subdivision application plans should be prepared by Licensed Cadastral Surveyors to ensure the correct land tenure information is presented with the subdivision application.

## Attached Documents

File
No records to display.

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Submitter

Agent

Both

## Submission

### Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VIII - ZONE RULES > Section 54 - Residential Zone

Support

Oppose

Neutral

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

Sec 54 Residential Zone

### Reason for Decision Requested

The residential zone rules should be rewritten to provide for comprehensive residential development for two houses or more as a controlled activity on sites over 800m2 .The rules should encourage good architectural design principles

## Attached Documents

File

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First Name: **Ross**  
 Last Name: **Stewart**  
 Organisation: **Stewart Group Ltd**  
 On behalf of: **Leopold Family Trust**  
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- Submitter  
 Agent  
 Both

## Submission

### Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PLANNING MAPS > Map 38A - Whangamata - Inset Map

- Support  
 Oppose  
 Neutral

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

Planning Map 38A Whangamata

### Reason for Decision Requested

Part Sec 14 and Sec 20 Blk XVI Tairua Survey District should be rezoned from Rural to Residential. This 3.8 hectare block of land is surrounded by the Whangamata Golf Course and abuts Residential zoned land on the opposite side of State Highway 25

## Attached Documents

File
No records to display.

## Introduction

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## Submitter Details

First Name: **Simon**

Last Name: **Farrell-Green**

Organisation: **Blackjack Protection Society**

Street: **36 Cresta Avenue**

Suburb: **Beach Haven**

City: **Auckland**

Country:

PostCode: **0626**

Daytime Phone: **0211623850**

Mobile: **0211623850**

eMail: **simon@farrellgreen.com**

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Correspondence to:

Submitter

Agent

Both

Submission

Attached Documents

File
Submission from Blackjack Protection Society

**Blackjack Protection Society**  
**Submission on the Proposed Thames-Coromandel District Plan**

**TO:** Thames Coromandel District Council  
 Private Bag, Thames 3540  
[customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)

**FROM:** Blackjack Protection Society  
 Contact Name: Simon Farrell-Green  
 36 Cresta Avenue, Beach Haven, Auckland  
[simon@farrellgreen.com](mailto:simon@farrellgreen.com)

1. This is a submission on the Proposed Thames-Coromandel District Plan ("PDP") from the Blackjack Protection Society ("BPS").
2. BPS could not gain an advantage in trade competition through this submission.
3. BPS was formed in March 2007 to advocate for sustainable outcomes in the local area, particularly on the Kuaotunu Peninsula. The members all have personal or family associations with Opito Bay which date back to the 1950/60s including involvement the mining issues in the 1970s. BPS has made submissions on local issues and was a party to the legal processes involved in the subdivision consent at Skippers Rd, Opito Bay.
4. BPS wishes to be heard in support of its submission.
5. If others make a similar submission, BPS will consider presenting a joint case with them at a hearing.

***General Comments***

6. BPS requests that the PDP give effect to the New Zealand Coastal Policy Statement 2010 ("NZCPS"). In particular, the PDP must encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth (Policy 6(1)(c)), identify areas of the coastal environment where particular activities and forms of subdivision, use and development are inappropriate and may be inappropriate (Policy 7(1)(b)), preserve the natural character of the coastal environment (Policy 13) and protect the natural features and natural landscapes of the coastal environment (Policy 15).
7. BPS requests that the PDP give effect to the vision contained in the Coromandel Peninsula Blueprint for development to be concentrated within three main urban hubs (Thames, Whitianga and Whangamata) and for the special character of small coastal settlements, such as Opito Bay, to be preserved.

***Zoning***

8. BPS supports the application of the Coastal Living Zone to the existing Opito Bay settlement.



9. BPS does not support the application of the 'coastal living' zone to the area north-west of the existing Opito Bay settlement (identified in Appendix 1). This subdivision has not occurred and, if it were not for defective planning provisions in the operative plan, consent should not have been granted. In the event that the existing subdivision consent is not exercised, the application of a coastal living zoning would allow relatively intensive development to occur (in excess of that consented). As a result, the zoning should reflect the existing rural values of the area. BPS requests that the area identified in Appendix 1 is zoned Rural.
10. BPS supports the application of the Rural Zone to the wider Opito Bay area.

### ***Dwellings and Subdivision***

11. BPS seeks strong objectives and policies for the Coastal Living Zone and the Rural Zone which will ensure the maintenance of the values and character of these Zones, including preventing any residential sprawl, protecting outstanding natural landscapes, amenity landscapes, natural character areas, and indigenous biodiversity.
12. BPS opposes permitted activity status for one dwelling per lot in the Coastal Living Zone and in the Rural Zone within the coastal environment overlay. This does not provide for the matters in section 6(a) and (b) RMA or give effect to the NZCPS. BPS requests controlled activity status with control to be reserved over matters including location of building platform, floor area, height, colour, reflectivity, planting, earthworks, effects on landscape, natural character and biodiversity, and other relevant matters.
13. BPS opposes restricted discretionary activity status for subdivision creating one or more additional lots in the Residential Area (which includes the Coastal Living Zone). The Coastal Living Zone must be managed in accordance with the NZCPS to preserve the special character of this area. OBRA requests discretionary activity status for subdivision creating one or more additional lots.
14. BPS does not support the 600 m<sup>2</sup> (reticulated wastewater) and 1000 m<sup>2</sup> (no reticulated wastewater) minimum lot sizes proposed for subdivision in the coastal living zone. These do not adequately provide for maintaining the values and characteristics of the Coastal Living Zone nor do they provide adequate land for onsite sewerage disposal. BPS requests that the minimum lot sizes are returned to those specified in the operative district plan for the Coastal Residential Policy Area (800 m<sup>2</sup> when lot is able to connect to reticulated wastewater and 1200 m<sup>2</sup> where lot is unable to connect to reticulated wastewater).
15. BPS opposes discretionary activity status for subdivision creating one or more additional lots in the Rural Zone. This does not give effect to the NZCPS or reflect the Coromandel Blueprint vision. BPS requests that subdivision creating one or more additional lots in the Rural Zone is prohibited.
16. BPS opposes all rules for two or more dwellings per lot. These rules would allow adverse effects equivalent to those resulting from subdivision to occur with less oversight. This does not accord with sound planning practice. BPS requests that rules for two or more dwellings per lot are deleted and subdivision consent is required.

### ***Structure Plans***

17. BPS opposes the removal of structure plans from the PDP, in particular Structure Plan 342.4 (Ohinau Drive Opito). This structure plan included environmental protection matters and

addressed the issue of walking access to Crayfish Bay and Red Bay. BPS seeks the re-inclusion of environmental protection and recreation matters included in Structure Plan 342.4 (Ohinau Drive Opito) within the PDP.

***Landscape, amenity and natural character***

18. BPS supports the outstanding natural landscape classification of the islands off the western and eastern headlands of Opito Bay and the amenity landscape and natural character overlays applying to the beachfront in Opito Bay.
19. BPS requests that the areas classified 'amenity landscape' on the western and eastern headlands of Opito Bay (identified in Appendix 2) are classified as outstanding natural landscapes.

***Walking access to Crayfish Bay and Red Bay***

20. The Crayfish Bay and Red Bay areas are a valuable recreation resource for residents and visitors to Opito Bay and the Thames Coromandel District. They have been identified as an essential part of the 'Coromandel Great Walk'. BPS supports the 'recreation passive' zoning of these areas.
21. BPS is concerned about the lack of walking access to Crayfish Bay and Red Bay. There is no safe public access from Opito Bay to Crayfish Bay or from Crayfish Bay to Red Bay and beyond. The lack of walking access to Red Bay and beyond is caused by (1) the track through the DOC reserve is dangerous in parts because it is 'pinched' between the cliff edge and fences bordering the neighbouring land, and (2) the neighbouring landowner is not willing to allow access.
22. BPS seeks that additional area is zoned 'recreation passive' to provide for access to the Crayfish Bay and Red Bay areas or any alternative relief to remedy the issue outlined in paragraph 21.

**DATED** 14 March 2014

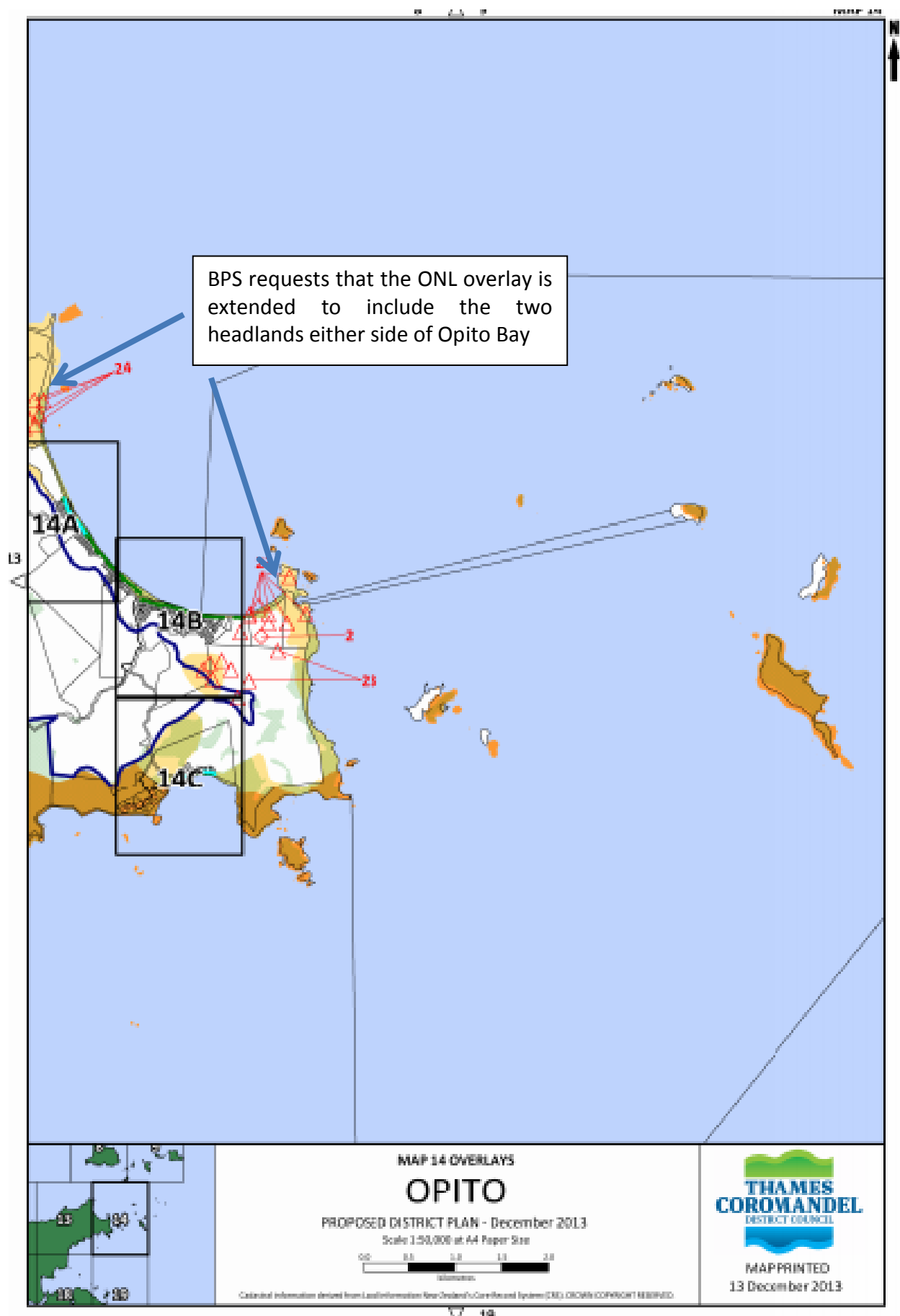
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**Simon Farrell-Green**  
**Blackjack Protection Society**

APPENDIX 1 – MAP 14A SHOWING AREA OF COASTAL LIVING ZONING OPPOSED



APPENDIX 2 – MAP 14 SHOWING AREAS FOR WHICH OBRA SEEKS ONL OVERLAY



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## Submitter Details

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Last Name: **McAlonan**

On behalf of: **MJ and RM McAlonan (McAlonan Family Trust)**

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Trade competition and adverse effects:

I could  I could not

gain an advantage in trade competition through this submission

I am  I am not

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

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

Correspondence to:

Submitter

Agent

Both

## Submission

### Consultation Document Submissions

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

Support

Oppose

Neutral

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

PART VI - OVERLAY RULES, Section 29 - Biodiversity, Rule 3 - Clearing Indigenous vegetation in the rural area, refers: I am generally supportive of the proposed rule as I am supportive of the desired outcome that indigenous biodiversity be preserved. However I oppose Rule 3 as it is currently written because it does not provide for the judicious removal of firewood, specifically manuka, kanuka and other suitable firewood species, for domestic purposes. The removal of firewood for domestic purposes, be it by removing selected individual trees or by clearance of a modest small area, is not inconsistent with the desired outcome that Rule 3 seeks to achieve. It could be argued that removal of selected trees is a 'Sustainable use' (Rule 4). If this is the case I oppose Rule 4 as it is currently written. The decision I seek from Council is that Rule 3 be amended to include a proviso along the following lines. 'o) that such clearance is of a small scale'....(possible area limit?)....'or is by way of individual tree extraction for firewood being collected for non commercial, domestic purposes'....(consumption?)....'ie not for sale'. I would be comfortable with alternative wording that achieved the outcome I am seeking which is that the small scale harvesting of firewood for domestic use be a permitted activity.

### Reason for Decision Requested

My reasons are included in the statement above.

## Attached Documents

File

Proposed District Plan

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## Submitter Details

First Name: **Peter**

Last Name: **Gilbert**

Organisation: **LPG Association of NZ Inc**

On behalf of: **LPG Association of NZ Inc**

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Submitter

Agent

Both

Submission

Attached Documents

File
Supporting information for the LPG Association submission on the Auckland Unitary District Plan March 2014



## **Supporting information for the LPG Association submission on Thames Coromandel Proposed District Plan.**

### **1. LPG ASSOCIATION OF NEW ZEALAND Inc**

1.1 The LPG Association represents all major LPG companies in New Zealand. It was founded in 1977, and is responsible for:

- Setting industry technical and safety standards, and working with members and other stakeholders to promote the safe and efficient use of LPG;
- Working with Government and officials to develop effective and responsible legislative and regulatory environments;
- Producing Codes of Practice and contributing to relevant Standards;
- Ensuring appropriate cylinder filling training is available for industry personnel and producing training materials;
- Support members efforts to promote LPG;
- Gathering statistical information on LPG use in New Zealand;
- Providing a forum for members to share relevant information and keep up with date with developments.

### **2 BACKGROUND**

The LPG Association has been finding that consumers are being adversely affected by the significant variations in District Plan standards between territorial authorities and in the duplication between District Plan standards and those provisions of other statutes as they relate to the storage and use of LPG.

The inconsistencies and duplication result in LPG customers/ratepayers having to pay both for a location certificate under the HSNO Regulations and a resource consent to the local authority. Added to the extra cost is the additional time and complexity caused by this duplication.

#### **2.1 MANAGEMENT OF HAZARDOUS SUBSTANCES.**

##### **Duplication between Legislation**

Section 31 of the RMA enables territorial authorities to establish, implement and review objectives, policies and methods to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the district. This includes the control of any actual or potential effects of the use, development or protection of land, including for the purpose of preventing or mitigating any adverse effects arising from the storage, use, disposal or transportation of hazardous substances.

At the same time the HSNO legislation controls the import, manufacture or use (including disposal) of hazardous substances (ie, substances that have hazardous properties). The HSNO Act came into effect on the 2<sup>nd</sup> of July 2001, and comprehensively reformed the law relating to

the management of hazardous substances and new organisms in New Zealand. The purpose of the HSNO Act is to protect the environment, and the health and safety of people and communities, by preventing or managing the adverse effects of hazardous substances and new organisms. Principles to be recognised and provided for in the legislation include safeguarding the life-supporting capacity of air, water, soil, and ecosystems. There are a number of matters to be taken into account in relation to the purpose of the Act, which include the sustainability of all native and valued introduced flora and fauna, intrinsic value of ecosystems, public health, relationship of Maori with the biophysical state, economic and related benefits and costs, and New Zealand's international obligations. The HSNO Act is implemented by the Environmental Protection Authority (EPA).

The EPA is also required to take into account the need for caution in managing adverse effects, where there is scientific and technical uncertainty about those effects.

Regulations established under the HSNO Act by the EPA are intended to be performance based. Under these regulations, each hazardous substance is assigned one or more hazard classification based on the hazardous properties of the substance. In short, the more hazardous a substance is, the greater will be the controls that apply to it. In other words, HSNO is specifically intended to manage risk.

Council is required to act in a manner consistent with the HSNO Act, and so are the users of hazardous substances.

We accept that section 31 (of the RMA) as set out above enables the City Council to manage any adverse effects arising from the storage, use, disposal or transportation of hazardous substances within the District Plan. However there must be a clear and justifiable need to do so, due to the obligations inherent within section 32 of the RMA. Section 32 imposes a discipline on decision makers to properly evaluate the appropriateness of a proposed objective in achieving the purpose of the Act. And secondly, an evaluation of any proposed policies, rules and other methods must focus on the benefits, costs, effectiveness, efficiency and risks of each.

Ultimately there is no compulsion within the RMA for Councils to regulate hazardous substances, unless a fulsome evaluation in terms of section 32 determines that such a regulatory step is appropriate to achieve the purpose of the Act.

## **2.2 GUIDE - MANAGING HAZARDOUS SUBSTANCES- INTERFACE BETWEEN HSNO and RMA.**

Currently there is no uniform approach to setting and administering the quantity of LPG that can be stored and used as a permitted, controlled or discretionary activity. However the Ministry for the Environment in conjunction with Local Government NZ and the Institute of Planning produced a guidance note for local authorities dealing with the HSNO and district plan interface.

The guidance note is fairly detailed and some of the important points made are:

***In general, hazardous facilities which comply with the HSNO requirements for the management of hazardous substances should not have significant actual adverse effects on the environment. The RMA need only deal with particular risks associated with a particular site that are not already managed by the generic controls under HSNO.***

***Additional land use controls under the RMA may be appropriate for substances not controlled by HSNO or for issues which are not within scope of HSNO, such as reverse sensitivity. They***



*may also be appropriate where a site has unusual characteristics which are not contemplated or addressed by the relevant HSNO controls. These might include proximity to water courses or potable water supplies, cultural issues, and effects on adjoining sites. Plan provisions should not duplicate requirements imposed by the HSNO Act or other statutes. Inclusion of hazardous substance controls in plans should be the exception rather than the rule, and included only when a rigorous section 32 analysis shows that these controls are justified. As the planning framework for hazardous facilities under the RMA focuses solely on land use planning aspects, it is complementary to the controls under the HSNO legislation. Its elements do not represent a competing control mechanism. Therefore controls imposed under resource management plans should not be in conflict with HSNO requirements, should not repeat them, but may add a higher degree of environmental protection where necessary in the local context.*

The guide clearly restates the point that local authorities do not have to get involved in consenting for LPG facilities as HSNO covers all generic issues for the potential effects of LPG.

Inclusion of hazardous substance controls in plans should be the exception rather than the rule, and included only when a rigorous section 32 analysis shows that these controls are justified.

### **3. RELIEF SOUGHT and SUBMISSION.**

So where does this leave Local Authorities looking at dealing with LPG in district plans. Clearly the guide issued by the Ministry in conjunction with Local Government NZ and the Institute of Planning indicates that for substances such as LPG, plans should not include any provisions unless there are specific unusual site conditions.

The Association recognises however that for larger quantities of LPG it is perhaps reasonable and pragmatic for district plans to include provisions for LPG storage. However the trigger levels for what is permitted, controlled or discretionary must be set at a sensible level, which will greatly reduce the instances of duplication of regulation and increased costs for consumers.

#### **3.1 - 38.5 Rule 3. Retail sales of LPG, petrol or diesel.**

The Association does not support the proposed wording for LPG and proposes the following amendment:

- a) The site has no more than:
  - i) An aggregate six tonnes of LPG stored; and
  - ii) One LPG storage tank **or a number of LPG cylinders.**

The reason for this is the move towards selling prefilled cylinders on service stations rather than actually filling on site. The prefilled cylinders are kept in cages which comply with the HSNO requirements and Appendix G of the soon to be released revised AS/NZS 1596 2014 Storage and Handling of LPG. The maximum quantity of LPG stored in cylinders in cages under AS/NZS 1596 is 1250kg.

#### **3.2 - 38.6 table 1 Aggregate Quantity Table.**

The Association supports the proposed trigger limits for LPG detailed in table 1 for Industrial areas and commercial, rural and transport areas, as being at a level which will only capture significant quantities of LPG and therefore only involve a relatively small number of installations in the resource consent procedures.

However the Association does not support the 100kg trigger limit in the “all other areas” category.

The Association proposes that the trigger limit for LPG in table 1 for the “All other Areas (most sensitive)” category, be amended from 100kg to 300kg. This would remove the majority of residential and small commercial consumers from resource consent issues.

For residential use the usual capacity of the LPG cylinders supplying a normal sized house is 90kg (2 X 45kg cylinders). However for larger homes this can increase to 180kg (4 X 45kg cylinders) or 220kg using a single in-situ fill cylinder. When storage of incidental 9kg cylinders for barbecues etc. is also factored in the 100kg permitted trigger limit will continue to involve many residential and small commercial consumers in the resource consent process.

All locations which have 100kg of LPG and above require a HSNO location certificate issued by a Test Certifier. From 2010 it is an offence for an LPG supplier to supply LPG to a location that has 100kg of LPG or more and does not have a location certificate. This ensures that all sites that need location certificates have them and are therefore compliant with the HSNO Regulations.

As the mentioned in section 32V(b) of the plan and explained in the advice from the Ministry for the Environment guide, this layering of RMA requirements on top of HSNO Regulations is not justified. For these relatively small amounts of LPG storage it is questionable what Council officers can add to the requirements of the HSNO Regulations. In a Ministry for the Environment review of hazardous substance consents issued by territorial authorities it was clear that the consent conditions merely asked for proof of HSNO compliance. This increases costs to the consumer and the supplier in terms of money and time and for no increased safety or environmental outcomes.

In the recently released Auckland Unitary plan, the residential area permitted activity limit for LPG is 1000kg. This may seem high but it adheres to the principle that the RMA should not impose further regulation unless site specific considerations require it. This trigger limit of 1000kg effectively means that Auckland will not involve itself in LPG storage in residential areas unless significant quantities are involved.

The district plans of Hastings and Napier as well as the proposed plan for Palmerston North, do not include any hazardous substance activity limits. They have taken the view that as proposed in the planning guideline, HSNO takes care of all issues around hazardous substances, both on site and off.

## **CONCLUSION**

- 4.1 The LPGA could not gain an advantage in trade competition through this submission.
- 4.2 The LPGA wishes to be heard in support of its submission.
- 4.3 The LPGA would welcome the opportunity to meet with Council officers and other interested parties to develop constructive solutions.

**LPG ASSOCIATION OF NZ INC**

**Date:** 12<sup>th</sup> March 2014



**Signature:**

---

Peter Gilbert Executive Director

**Contact person:** Peter Gilbert

**Address for service:** PO Box 1776  
Wellington 6140

**Telephone:** +64 4 914 1765

**Email:** peter@lpga.org.nz

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## Submitter Details

First Name: **brian and ann**

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Correspondence to:

Submitter

Agent

Both

## Submission

### Consultation Document Submissions

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

Support

Oppose

Neutral

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

Oppose road widening provisions for Ngarimu and Thornton Bays

### Reason for Decision Requested

Popular beach area, widening may restrict parking; widening would likely encourage traffic move quicker, it is a 50 km zone and already Policing shows great number of infringements; corner in area and thus restricted view; a toilet is on Adams road corner on the opposite side of the road to the beach, if anything there should be a pedestrian crossing for safety,, and in particular for children crossing; and, there is no clear definition of the works proposed

## Attached Documents

File

No records to display.

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## Submitter Details

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Correspondence to:

Submitter

Agent

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## Submission

### Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

Support

Oppose

Neutral

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

Seeking changes to Figure 1 of Section 38 to more adequately identify priority locations for protection and restoration of indigenous ecosystems - including estuarine wetlands (including intertidal and contiguous freshwater wetlands and their riparian margins), coastal dunelands and gravel beaches. Also seeking changes to the relevant rules in the plan pertaining to this figure/map (including e.g. Rule 8 of Section 38) to better incentivise restoration of identified priority coastal ecosystems (e.g. estuarine wetlands and contiguous freshwater wetlands and riparian margins; dunelands; gravel beaches).

### Reason for Decision Requested

At the moment the plan does not provide adequate incentives (e.g. conservation and/or environment lots) to encourage the restoration of ecosystems critical to the integrity, functioning and resilience of the coastal environment. There is considerable potential around the coast of the district and incentives should be provided to encourage landowners to undertake such restoration. The provisions as currently written (e.g. Rule 8 part 3) also provide significant obstacles to restoration of critical ecosystems in the Rural Zone. I would like to see the priority ecosystems better identified and appropriate incentives to encourage restoration of such areas in all relevant zones. In my opinion, Figure/Map 1 of Section 38 of the proposed plan is seriously deficient and does not adequately identify the critical indigenous ecosystems that are a priority for restoration and enhancement. It is based entirely on SNA's which are merely small remnant fragments of critical ecosystems.

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 38 - Subdivision

Support

Oppose

Neutral

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

### Reason for Decision Requested

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## Submitter Details

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Submission

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File
District Plan Submission

## **General Concerns**

### **Settlement development and growth**

The proposed approach to settlement development does not give sufficient attention to all the work that has been done on the Blueprint Project, to which we contributed, and will result in significant adverse environmental outcomes. Neither does it give effect to Policy 6(1)(c) of the NZCPS.

We would wish to see provisions to prevent settlement development and growth outside Thames, Whitianga and Whangamata, and in particular to prevent settlement development and growth in the Rural Zone, in the coastal environment, in outstanding natural landscapes, amenity landscapes, natural character areas, and areas of significant indigenous biodiversity.

### ***Subdivision***

We would wish to see objectives and policies to reflect the NZCPS direction to consolidate development and avoid sporadic/sprawling development and preserve small coastal settlements and the rural environment.

We would also wish to see prohibition on subdivision in the Rural Zone, coastal environment, outstanding natural landscapes, amenity landscapes, natural character areas, areas with significant biodiversity, and sensitive landforms (including ridgelines and headlands).

We opposes the inclusion of rules providing for 'two or more dwellings per lot'. The activity of 'two or more dwellings per lot' results in similar or the same adverse effects as subdivision. The rules should require subdivision consent to be sought.

### ***Coastal Protection***

The coast is one of the most outstanding aspects of the Coromandel Peninsula. It has unfortunately been compromised in many places by insensitive and substandard development. We would wish to see

- Prohibition on subdivision in the coastal environment, outstanding natural landscapes, amenity landscapes, natural character areas, areas with significant biodiversity, and sensitive landforms (including ridgelines and headlands).
- Control on dwellings in the coastal environment, with control reserved over matters including location of building platform, floor area, height, colour, reflectivity, planting, earthworks, effects on landscape, natural character and biodiversity, and other relevant matters.
- Provisions providing for the protection of landscape values, natural character and indigenous biodiversity.

### ***Mining***

Mining activities have been separated out from other activities. This recognises that mining activities have different characteristics to other activities. However, there is the potential for this to be interpreted as providing for mining activities. The introductory material should clearly indicate that mining activities have been separated out to ensure adequate control of mining activities is achieved.

Mining activities have significant adverse effects. We seek amendments to the plan to ensure it provides controls on mining activities that safeguard the character and values of the district. In particular:

(a) Prohibition on mining in the coastal environment, the conservation zone, outstanding natural landscapes, amenity landscapes, natural character areas, areas with significant biodiversity, and sensitive landforms (including ridgelines and headlands).

(b) Discretionary activity status for mining in other areas with public notification required.

(c) Strong provisions to manage potential contamination effects of mining, mine rehabilitation, including bond requirements and no net biodiversity loss.

### ***Indigenous biodiversity***

The proposed plan does not include provisions that will safeguard biodiversity in the district. There is no robust assessment of significant ecological areas, and an over-reliance upon assessment at the time of subdivision to capture and protect areas of value. This will constrain the capacity for monitoring and enforcement and result in "death by a thousand cuts".

### ***Notification***

We oppose the removal of the discretion to publicly notify resource consent applications. In particular, notification should be required for resource consent applications for:

- Activities in Amenity Landscapes, Outstanding Natural Landscapes and Natural Character areas, particularly subdivision, dwellings and other large buildings.
- Activities which involve the removal of indigenous biodiversity, particularly areas which may be classified as 'significant'.
- Activities in the Coastal Environment, particularly subdivision, dwellings and other large buildings, and activities on headlands and ridgelines.

### **Economic Benefits**

Discussion of economic benefits and opportunities does not give any guidance on the analysis of economic activities. A further statement is required that any analysis of economic activities shall be rigorous and include analysis of externalities. This will assist in ensuring the full impact of the activity both over time, spatially and in relation to other activities such as eco-tourism is taken into account.

## **Specific Issues**

### **Section 14.1**

*'The District has a long history of mining for gold and other minerals'*. The district also has a long history of Kauri logging. This does not constitute a pretext for resuming the activity. This preamble should be removed.

*'While mining can have economic benefits to the District'* In line with the comment above, the need for economic benefits need to be comprehensively quantified and the long term damage and costs associated with earlier mining activities acknowledged.

### **Section 14.2.2**

This gives mining activities priority over other forms of development. We oppose such prioritisation.

### **Section 14.3 - Objectives and Policies**

These do not reflect community and biodiversity values required by the Waikato RPS, the Resource Management Act and the Hauraki Gulf Marine Park Act.

### ***Objective 1a***



We require that '*significantly*' be removed from this objective

**Objective 1b**

We require that '*or compensate for*' be removed from this objective

**Section 15.3 - Objectives and Policies**

**Policy 3a**

We oppose this policy as it stands. It should be reworded as: "*Growth in the Coastal Environment is to be clustered in, around or adjacent to existing settlements and shall retain the existing character, and scale of that settlement. Growth in the Coastal Environment outside existing settlements and existing and planned infrastructure is to be prevented.*"

**Policy 4d**

Rural lifestyle development should be limited to the Rural Lifestyle Zone. It should be re-worded as, "*Rural lifestyle development in the Rural Lifestyle Zone or in areas of identified poor quality soils and that are not within identified areas of outstanding or amenity landscapes, natural character or in the coastal environment or significant ecological areas shall provide opportunities to enjoy rural living while enhancing existing or degraded biodiversity.*"

**Policy 6c**

Esplanade reserves should be required as a matter of course. It is necessary to achieve the objective. The policy should be re-worded as follows, "*Esplanade reserves or strips shall be required to provide access to streams, rivers and the coast at subdivision stage.*"

**Section 16.2.1**

Any subdivision can adversely affect the District's special values – that is, there are situations where the adverse effects of subdivision must be avoided as they cannot appropriately be remedied or mitigated. "Poorly planned" should be deleted from this statement.

**Objective 5**

The use of "unnecessarily" or "inappropriately" render the statement meaningless. A clever planner can always demonstrate the necessity or appropriateness of a course of action. It should be amended to require avoidance of subdivision on headlands and ridgelines.

**Policy 6e**

This policy should be deleted. Subdivision should not be allowed in the coastal environment.

**Policy 8a**

Esplanade reserves should be required as a matter of course.

**Policy 8b/Policy 8d**

A 20m esplanade reserve width should be required as a matter of course.

**Planning Maps**

**Map 29b**

We support the retention of Residential Zoning Status and the removal of the proposed Extra Density Residential status along SH25. This would have had the potential for adverse effects on Landscape and Natural Character in the township and increased the traffic entering a state highway directly rather than using collector routes.

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## Privacy Statement

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## Submitter Details

First Name: **Anita**

Last Name: **Murrell**

Organisation: **New Zealand Pork**

On behalf of: **New Zealand Pork Industry Board**

Street: **94 Dixon Street**

Suburb: **Te Aro**

City: **Wellington**

Country: **New Zealand**

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Trade competition and adverse effects:

I could  I could not

gain an advantage in trade competition through this submission

I am  I am not

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

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

Correspondence to:

Submitter

Agent

Both

## Submission

## Attached Documents

File
TCDC Proposed Plan Sub March 2014



13 March 2014

New Zealand

Dear Sir / Madam

### **Thames-Coromandel Proposed District Plan**

Please find attached a submission from the New Zealand Pork Industry Board (NZPork) on the Thames-Coromandel Proposed District Plan.

We have reviewed the proposals for their impact on pig farming in the district. We have noted a number of areas where we feel further consideration or direction is required.

NZPork appreciates the opportunity to comment, and we would be pleased to elaborate further on our submission. Please contact me in the first instance via the details below.

Yours sincerely

A handwritten signature in black ink, appearing to read "Anita Murrell".

Anita Murrell

Environmental Advisor

Phone: 04 917 4752, email: [anita.murrell@pork.co.nz](mailto:anita.murrell@pork.co.nz)

**SUBMISSION ON the Thames-Coromandel Proposed District Plan**

**TO:** Thames-Coromandel District Council  
Private Bag  
Thames  
3540  
New Zealand

**SUBMISSION ON:** Thames-Coromandel Proposed District Plan

**SUBMITTER:** NZ Pork Industry Board

**CONTACT DETAILS:**

NZPork  
Anita Murrell  
New Zealand Pork  
PO Box 4048  
WELLINGTON 6140

Email: [anita.murrell@pork.co.nz](mailto:anita.murrell@pork.co.nz)

Phone: 04 917 4752

Mobile: 029 220 3300

NZPork is not a trade competitor who could gain an advantage in trade completion through this submission.

NZPork wishes to speak at the hearing on this submission. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

I am authorised to act and represent NZ Pork in making this submission.



Anita Murrell  
13 March 2014

## Introduction

The submitter, the New Zealand Pork Industry Board (NZPork), is a producer board whose statutory function is to represent the industry good interests of pig farmers and help in the attainment of the best possible net on-going returns. There are around 150 registered commercial producers, comprising a relatively small but significantly integrated sector of the New Zealand agricultural economy.

Large commercial operations, such as pork production units, provide a range of economic and social benefits to the region. These operations have an important flow-on effect to the community, forming an integral part of the rural economy as they utilise other farming resources such as grains for feed production as well as providing employment.

NZPork is funded by producer levies and actively promotes “100% New Zealand Pork” to support growth in the volume and value of New Zealand grown pork. Nationally, the total economic activity associated with domestically farmed pigs has been estimated to be in the range of \$750 to \$900 million pa (NZIER, 2007).

NZPork producers are facing a number of economic, social and environmental challenges in order to remain sustainable. Over the last 20 years, production has remained relatively constant while total pig numbers have dropped and the industry has undergone significant rationalisation (i.e. fewer and larger farms). Currently, nearly all production is consumed locally and makes up approximately 55% of the domestic market supply.

The contribution of imported pork to NZ’s total pork consumption has increased significantly over the last 10 years. This competition for supply has placed demands on pork producers, who have responded by developing highly efficient systems that are capable of competing against imported products. However, product margins for the industry remain tight and conversations with farmers have indicated that the cost of obtaining consents and remaining compliant is one of the key concerns.

NZPork maintains a strong focus on supporting research to optimise the efficiency and sustainability of farming systems. Environmental management has been an explicit strategic focus over the past 30 years. Throughout this period, NZPork has been pro-active in working alongside central government and local authorities to research the environmental impact of industry practices, to develop best management tools, and to support producer uptake.

NZPork is keen to see that the productive capability of the rural environment is maintained and enhanced and that conflicts between competing land use is avoided. There are challenges for the farming sector, Council and the community on how to manage the rural environment and its resources. For the farming sector, there are no alternative locational choices available. These productive rural activities need to be in this environment.

## Part I, Section 3 – Definitions

### *Intensive Farming*

Using the term “weaner” to refer to stocking rate may cause difficulty in implementing policy and rules. Weaner is a term used to describe pigs recently weaned and does not adequately describe all pigs that may be run outdoors. NZPork suggests that the word “weaner” be removed from the definition.

To ensure The Plan is effects based, NZPork suggests that the stocking rate of pigs triggering a definition of Intensive Farming is removed from the definition and replaced with “*pigs (excluding progeny up to weaning) stocked at a rate that precludes the maintenance of ground cover*”. This would allow farmers to manage their land more effectively with regard to the capacity of the soil to support stock, enabling more efficient minimisation of effects than an arbitrary stocking rate. The suggested wording also eliminates the need to use a term describing the size of pig (such as weaner).

### *Reverse Sensitivity*

NZPork supports the inclusion of a definition of reverse sensitivity as this is an important issue in productive rural environments. We suggest removal of the word “adverse” due to its negative connotations, and that the definition instead be worded “*...when an existing lawfully established activity may have effects that change the amenity of nearby land, and a new activity that is sensitive to those effects is proposed...*”

### *Yard*

In other district plans “setback” is more commonly used than “yard” when defining space where no buildings can be located. In order to provide further clarity for activities that may be carried out in more than one region, NZPork suggests adding the sentence “*Yard may also be referred to as setback or setback distance in some planning documents.*”

## Part IV, Section 24 – Rural Area

### *24.1 Background*

The background gives a good overview of activities in the Rural Area. NZPork is strongly supportive of the recognition given to the contribution of primary production and rural industry to the social and economic wellbeing of the District. We also strongly support the description of reverse sensitivity, including effects that should be expected in the Rural Area.

### *Policy 3b*

NZPork submits that the effects of lawfully established rural industry does not necessarily lower the amenity of the Rural Area (as discussed in the background, these effects are to be expected in this area), but they do alter it. We therefore suggest the wording of the policy be changed to “*Existing lawfully established rural industry and quarry activities in the Rural Zone shall operate without being compromised by non- rural activities requiring differing levels of amenity.*”

### *Policy 4d*

NZPork seeks recognition in this policy that, although some control is required, large buildings or collections of buildings are integral to rural activities and industry.

## **Part VIII, Section 56 – Rural Zone**

### *56.2 Zone Purpose*

NZPork supports the statement that the zone is predominantly a working environment and that effects associated with primary production activities are to be expected. We also agree that the contribution of these activities is important to the district, but suggest the contribution is more than just economic. The District also benefits socially and culturally from primary production – employment is created, communities are formed and supported and social networks are enhanced through the linkages formed around rural industries.

This section lists some other components that contribute to the character of the Rural Zone, and NZPork suggests that increased runoff and riparian degradation is somewhat unfairly attributed to this zone, when in fact these modifications to natural waterbodies can be also be observed, often to a greater extent, in urban areas.

### *56.4 Permitted Activities*

Rule 4 - NZPork strongly supports the permitted activity status of farming in the Rural Zone.

### *56.5 Restricted Discretionary Activities*

Rule 20 – NZPork opposes the restricted discretionary activity status of intensive farming in the rural zone. Intensive farming is a feature of many rural areas in New Zealand, compatible with the activities expected in the zone, and there is no alternative location for this activity. NZPork suggests that intensive farming should be a permitted activity in the Rural Zone, providing certain standards are met.

## **Part VIII, Section 57 – Rural Lifestyle Zone**

### *57.4 Permitted Activities*

Rule 12 – NZPork strongly supports the permitted activity status of farming in the Rural Lifestyle Zone.

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## Submitter Details

First Name: **Brett**

Last Name: **Wilson**

Organisation: **Whangamata Ratepayers Association**

Street: **145 Patuwai Drive**

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City: **Whangamata**

Country: **New Zealand**

PostCode: **3620**

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Mobile: **021 935222**

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

Trade competition and adverse effects:

I could  I could not

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I am  I am not

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

- a. adversely affects the environment, and
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Correspondence to:

Submitter

Agent

Both

Submission

Attached Documents

File
District Plan Submission 11th March 2014



11<sup>th</sup> March 2014

## PROPOSED THAMES COROMANDEL DISTRICT PLAN

### Submission from **Whangamata Ratepayers Association**

To support the TCDC Economic Development Activity project it is essential that sufficient land be zoned for residential development in Whangamata.

Whangamata Ratepayers Association supports Economic Development and population growth initiatives.

An increase in permanent residents is essential to support

- New and existing businesses
- Sports and recreational clubs
- Growth in the rating base
- A reduction in the current development costs...currently an impediment to growth
- An existing and expensive infrastructure (waste water, reticulated water etc) which is under utilised.

Whangamata has an aging population and as such is at best static. New residents will include retirees therefore Residential, Low Density Residential and Extra Density Residential all need to be considered with a balance of affordable options as well as premium locations.

### REQUIRED DECISION

That Council/Whangamata Community Board review capacity for all types of residential development and re zone as necessary.

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## Submitter Details

First Name: **Greg**

Last Name: **Semmens**

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Suburb:

City: **Mount Maunganui**

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Mobile: **021 02618344**

eMail: **gregs@tahatai.school.nz**

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Submitter

Agent

Both

## Submission

### Consultation Document Submissions

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

Support

Oppose

Neutral

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

I oppose the coastal erosion line for Te Puru South.

### Reason for Decision Requested

There has been no sign of erosion at my beach front property over the last 20 years. Talking to locals there has been no erosion for last 60 years.

## Attached Documents

File

No records to display.

## Introduction

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## Submitter Details

First Name: **Murray**

Last Name: **Amesbury**

Street: **RD8**

Suburb:

City: **Hamilton**

Country: **New Zealand**

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

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Correspondence to:

Submitter

Agent

Both

## Submission

### Consultation Document Submissions

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

Support

Oppose

Neutral

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

29.3 Permitted Activities Rule 3: Clearing indigenous vegetation in the rural area

### Reason for Decision Requested

Thank you for the opportunity to make a submission. We support the permitted activities listed but submit that an additional permitted activity needs to be added that would allow private landowners / householders to remove a limited amount of indigenous vegetation (eg manuka / kanuka) without the need for a permit for the purposes of: heating / cooking / wood smoking etc. This could be limited to an annual amount per person.

## Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Lyn**

Last Name: **Pine**

Street: **81 Penzance Road**

Suburb: **Mairangi Bay**

City: **Auckland**

Country: **New Zealand**

PostCode: **0630**

Daytime Phone: **0272887000**

Mobile: **0272887000**

eMail: **lyn.pine@gmail.com**

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I am  I am not

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Correspondence to:

Submitter

Agent

Both

## Submission

### Consultation Document Submissions

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

Support

Oppose

Neutral

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

I require the Council to remove the Historic heritage provision from the schedule relating to The former Tairua School Teachers House at 147 Main Road, Tairua. Item 253. Map 29D Overlays and plan.

### Reason for Decision Requested

The house has been significantly altered over the years and many of the external features are not what was originally built. The heritage provision potentially takes away the right to develop this large housing site with either new single or multiple dwellings and effectively reduces the value of the investment. In addition I understand the site is not the original site that the house was built on so has no historical importance. There are many examples of this type of cottage, in far better repair than No. 147, e.g Auckland, Thames.

## Attached Documents

File
No records to display.

# 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](http://www.tcdc.govt.nz/dpr)  
Using our online submissions form

**Posted to:** Thames-Coromandel District Council  
Proposed Thames-Coromandel District Plan  
Private Bag, Thames 3540  
Attention: District Plan Manager

**Email to:** [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)

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

### Submitter Details

Full Name(s)	Lyn Pine	
or Organisation (if relevant)		
Email Address	lyn.pine@gmail.com	
Postal Address	81 Penzance Rd, Mairangi Bay	
Phone no. <small>include area code</small>	027 2887000	Mobile no. 027 2887000

**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)

Historical Heritage Provision - To be removed from proposed plan. Item 253, Table 3 - Tairua-Pouanui Historical Heritage sites Map 29 D. Overlays & Plan "The former Tairua School teachers house"

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:

The existing house has been significantly altered over the years and many of the external features are not original in shape or material. The heritage provision potentially takes away our right to develop this large housing site with either new single or multiple dwellings and effectively reduces the value of our investment. The site is not the original site where house was first built. Historical importance is reduced. There are many better examples of this type of cottage in better repair, ie. Thames.

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

Retained  Deleted  Amended  as follows:

The former Tairua School Teachers House at 147 Main Rd, Tairua, Historical Heritage Provision be removed completely from T-Coro. Proposed Plan.

### 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 14/3/14

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

### Trade Competition

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

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

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

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

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

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

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



## Introduction

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## Submitter Details

First Name: **Barbara**

Last Name: **Ritchie**

Street: **17 Emmerdale Drive**

Suburb: **RD 1**

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

Trade competition and adverse effects:

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Correspondence to:

Submitter

Agent

Both

## Submission

### Consultation Document Submissions

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

Support

Oppose

Neutral

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

Rule 2: We agree with the changes to Visitor Accommodation if they can be enforced. We do not believe this is possible in Hahei. Rule 14: We believe that these dwellings at 18 Emmerdale go against 'matters 4 in Table 6' - Building bulk and design. The design of the buildings reflects on our property.

### Reason for Decision Requested

Rule 2: We believe that matters 3, in Table 6, specifically – b)Whether the location and operation of the activity is in accordance with the purpose of the zone. The Coastal Living Zone allows for commercial activity but we believe this operation is like that of a 'motel' or 'campground' dwelling and should not be allowed on a residential cul-du-sac street. The units are designs from the Hot Water Top 10 Campground and should not be allowed as they are commercial. Rule 14: We believe this to be an example of two dwellings on one property and should not be allowed.

Thames-Coromandel Proposed District Plan - November 2013 > PART VIII - ZONE RULES > Section 57 - Rural Lifestyle Zone

Support

Oppose

Neutral

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

We believe a moratorium should be placed on any zoning change until such time as the village infrastructure is addressed and improved and there are some answers as how we handle parking and the impact on the beach.

### Reason for Decision Requested

We are opposing the proposed plan to change the zone on Hahei Beach Road (i.e. 132 , 94 and 111 Hahei Beach Rd) from 'Rural' to 'Rural Lifestyle' on the basis that no consideration has been demonstrated regarding the current Village Infrastructure or Village planning for the future.

## Attached Documents

File

**RULE 2**      *Visitor accommodation*

1.            *Visitor accommodation is a permitted activity provided:*
  - a)            *There are no more than 6 tariff-paid visitors staying on-site at any one time; and*
  - b)            *The activity occurs within an existing dwelling, minor unit or accessory building.*
2.            *Visitor accommodation that is not permitted under Rule 2.1 a) is a restricted discretionary activity provided there is a manager in residence on the site.*
3.            *The Council restricts its discretion to matters 2 and 3 in Table 6 at the end of Section 41.*
4.            *Visitor accommodation that is not a permitted activity under Rule 2.1 b) or a restricted discretionary activity under Rule 2.2 is a discretionary activity.*

We agree with the changes to Visitor Accommodation if they can be enforced. We do not believe this is possible in Hahei. Many of the houses are being rented now. In our case we have complained many times to Council regarding our neighbour's activity. I attach our previous submission on the subject. This particular dwelling is a completely commercial operation. There are two dwellings (campground chalets) that are being rented out all year long. No owner uses them. They are rented by the night or week. The owner is an absentee ratepayer. They have someone manage it but that person is not on site. There is a sign in front with a phone number on it and a vacancy flag out all the time they are not rented. People looking for accommodation knock on our door all the time to rent them. We are tired of this.

Therefore, should these Rules be accepted into the District Plan we would expect the rule to be enforced. Presently, the chalets boast of being able to each sleep 4 with additional bedding available (1 queen , 2 twins and a sleeper couch in both chalets) which would sleep 12 . Plus, they provide cots for children.

We are now also experiencing that our neighbours on the other side of us are now renting their holiday house out all year long. They use it personally on the holidays. So there is now a constant change of visitors renting from 2 nights to a week. There is no onsite manager. They use a local person to clean after the renters have left.

With both properties if there is a noise problem or 'other' there is no one to go to. Renters wander all over our property now. We cannot call Council to deal with it every time.

We are permanent residents of Hahei and live on a residential street. We are now trying to sell our house. With these commercial campground rentals next door our property value has dropped and we are having difficulty selling as interested people see the activity next door and then are not interested. We had one couple actually tell us they loved our house but the with commercial rentals next door they could not buy.



We believe that matters 3, in Table 6, specifically – b)Whether the location and operation of the activity is in accordance with the purpose of the zone. The Coastal Living Zone allows for commercial activity but we believe this operation is like that of a ‘motel’ or ‘campground’ dwelling and should not be allowed on a residential cul-du-sac street. The units are designs from the Hot Water Top 10 Campground.

RULE One dwelling per lot

14

1. *One dwelling per lot is a permitted activity provided it meets the standards in Table 5 at the end of Section 41.*
2. *One dwelling per lot that is not permitted under Rule 14.1 is a restricted discretionary activity.*
3. *The Council restricts its discretion to matters 1, 4 and 6 in Table 6 at the end of Section 41.*

We believe that these dwellings go against ‘matters 4 in Table 6’ - Building bulk and design. The design of the buildings reflects on our property. Because they are identical cave like metal hut type buildings and are very close together (within a couple metres) they create a sound echo tunnel causing disturbance to our home. They are an eyesore to the residential area.

On our original complaint and submission we advised these were two dwellings on one section which is not allowed per the current District Plan and in the new Plan. Council advised us the dwelling on this property is a house and a sleepout.

Per the Plan:

*The definition of Dwelling in the Plan is: Dwelling means a building, buildings, or portion of a building that contains in a contiguous area one kitchen, at least one toilet and at least one habitable room, that is not otherwise defined in the Plan. The dwelling has its own access from the outside or from a shared foyer. The dwelling may have more than one kitchen, however if the kitchen forms part of a second contiguous area that can be defined as a dwelling (as per above), it is a second dwelling or minor unit.*

Both house and sleepout have identical floor plans, refrigerators, dishwashers, microwaves, hotplates, satellite TVs, washing machines, dryers, bathrooms and small laundry tubs that are located near the kitchen. The house has a bench sink and the sleepout does not (they use the small laundry tub). Therefore, we believe this to be an example of two dwellings on one property and should not be allowed.

We are opposing the proposed plan to change the zone on Hahei Beach Road (i.e. 132, 94 and 111 Hahei Beach Rd) from 'Rural' to 'Rural Lifestyle' on the basis that no consideration has been demonstrated regarding the current Village Infrastructure or Village planning for the future.

1. It is in direct conflict with the Hahei Community Plan. Please refer to TCDC's web page with the Hahei Community Plan.
  - In the 2004 Hahei Survey, the overwhelming majority thought Hahei was 'Special' because of its 'Small Village charm, unspoilt safe beach and low density housing, no high rise buildings and non commercialism.'
  - The majority of the respondents want no further expansion for the current town boundary. They fear any rezoning of the village boundary will destroy the special character of Hahei and should not be extended without consideration of infrastructure and maintaining the rural Village atmosphere
  - No infill housing – section size 600 sq. metres serviced, 800 sq. metres unserviced
  - No high rise buildings, maxim of 8 metres
  - Any proposed expansion of the rural areas need to incorporate 'Green Belts/Buffer Zones'
  - Overall, concern exists that the current infrastructure cannot support existing properties let alone additional loads.
2. The land is currently zoned 'rural'. Hahei will lose its 'village' feel and will then extend well beyond the current village limits. Going a step further if subdivisions are allowed to go ahead what is to stop each owner of a larger section of land subdividing further. The community and district plans state that non-serviced property must be a minimum of 800 sq. metres for coastal village. Yet, currently as long as each section 'averages' 800 sq. metres, five sections could be cut out of an acre. There is an example of this at 21 Emmerdale. A section was subdivided leaving one unserviced section at 634 sq. metres and it was approved. Emmerdale Drive is a perfect example of a subdivision gone wrong.
3. Accessibility off Beach Rd is dangerous. It is a 70K zone and does not become 50K until nearly to Jackson Place (this has just been changed - it was 70K right up to Jackson Pl.). There are hills that block the view of someone pulling out from a driveway.
4. Impact on the beach - Current recreation areas are believed to be adequate, but the beach would become increasingly strained if further expansion occurs. The beach is only 1.5 km long and relatively narrow. The beach incurs heavy impact during warm holiday periods and increased numbers would be detrimental to the Beach Environment. Imagine just 20 new houses with 40 cars and 20 boats! There can be up to 80 tractors parked on the beach a day. There has to be an alternative parking area.
5. The village does not have a commercial area that can service the population now. Increasing the size of the village without expanding the commercial services offered will continue to exasperate the problem.
6. Visitor parking is a problem that has to be sorted before any further development can happen. If a subdivision were to be added most residents would drive to the beach. Footpaths would have to be installed for safety.

We believe a moratorium should be placed on any zoning change until such time as the village infrastructure is addressed and improved and there are some answers as how we handle parking and the impact on the beach.

## Introduction

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## Submitter Details

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Trade competition and adverse effects:

I could  I could not

gain an advantage in trade competition through this submission

I am  I am not

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

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

Correspondence to:

Submitter

Agent

Both

## Submission

### Consultation Document Submissions

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

Support

Oppose

Neutral

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

Mining The Plan allows for mining activities across zones and overlays that are completely inappropriate for mining including rural, residential, coastal, conservation and significant natural areas. We do not want another Waihi in Whangamata, Thames, Whitianga or anywhere else! Coromandel Harbour Facilities Project Planning for development of Coromandel Harbour should be a bottom-up process, not the top-down approach currently being taken by the TCDC of a ferry terminal at any cost; any sediment dredging in Coromandel Harbour should be limited to a maximum of 1000 cubic metres per annum. I support the idea proposed by Barry Brickell of an extended wharf from Fureys Creek with humble facilities that are designed to suit the towns historic character and charm and protect it from becoming another suburb of Auckland, with the associated financial issues associated with increased property prices and imposing commercial developments. Town Planning There needs to be more attention paid to the aesthetic nature of structures (houses and commercial buildings) that are being built in Coromandel Town. The historic colonial style of the original buildings is a starting point that lends the town significant character and appeal, but this is being continually degraded by large modern structures that have an imposing and artificial relationship with the surrounding landscape whether they be homes or baches. Humble kiwi baches emanating simplicity are becoming a thing of the past. Regulation regarding resource consents There is in general too much focus on creating regulation that becomes counter productive, cumbersome and generates resentment within the community towards the council. Council would do well to shift towards more active consultation and education within the community. I believe that better education regarding the environment and our place within it including our built environment would avoid regulation to a large degree and avoid unnecessary costs. Felling kanuka etc for firewood There needs to be allowance for personal use WITHOUT RESOURCE CONSENT, this is a breach of our basic freedoms and is not councils concern. Commercial use should be monitored and education provided as to the effects on the environment. Possible licenses issued for large amounts.

### Reason for Decision Requested

The District Plan should be a framework for future-proofing the environment of the Coromandel Peninsula and for promoting its cultural and historical culture, and its native biodiversity. It should also provide for the safety and well-being of local residents. A fundamental objective of the District Plan should be to promote sustainable development. This does not mean economic development at any cost, and the District Plan should not facilitate the location of heavy or extractive industries or other unsustainable and capital-intensive economic development. A planning process for the future use of Coromandel Harbour should be an integral part of the current marine spatial planning initiative – Seachange – of the Hauraki Gulf Marine Park Forum, in which TCDC should be playing a leading role by example.

## Attached Documents

File

No records to display.

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## Submitter Details

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Trade competition and adverse effects:

I could  I could not

gain an advantage in trade competition through this submission

I am  I am not

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

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

Correspondence to:

Submitter

Agent

Both

## Submission

### Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VII - DISTRICT-WIDE RULES > Section 37 - Mining Activities

Support

Oppose

Neutral

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

Section 37.3: Mining activities, permitted activities. In my view, prospecting and exploration should not be permitted activities, but rather prohibited, or at least non-complying activities.

### Reason for Decision Requested

The Coromandel peninsula has many landscapes of outstanding natural quality which deserve to be protected for future generations from the purely private profit-driven motives of those who wish to exploit mineral resources. I, along with many other local residents, oppose mining on the peninsula and the proposed district scheme should acknowledge that concern.

## Attached Documents

File

No records to display.

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I am  I am not

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Correspondence to:

Submitter

Agent

Both

## Submission

### Consultation Document Submissions

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

Support

Oppose

Neutral

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

All provisions that restrict the right of property owners to cut Manuka and kanuka for private firewood use on their land should be removed .

### Reason for Decision Requested

These items are the property of the owners of the land on which they grow and no one else therefore only the property owner should have a say over their use.

## Attached Documents

File

No records to display.