

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?

TC114 proposed service lane Kapanga Road Coromandel Town. Affecting Lot 3 DPS 2334 Affecting Lot 2 DPS 2334 Affecting Lot 1 DPS 23107

Reason for Decision Requested

This proposed service lane access from Kapanga road is on PRIVATE PROPERTY and has an existing private garage and driveway.

Attached Documents

File
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Submitter Details

First Name: **Barbara**

Last Name: **Meredith**

On behalf of: **Barbara Meredith and Glenda Mawhinney**

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Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013 > PART VI - OVERLAY RULES > Section 32 - Landscape and Natural Character Overlay

Support

Oppose

Neutral

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

1. Overlay Map 13 - 593B Kuaotunu-Wharekaho Road (SH25) - Removal of Overlay of Natural Character designation from the front part of the property. 2. Removal of Rule 10 Activity Rule requiring a Resource Consent to build in this area. 3. Overlay Map 13 - Removal of Overlay of Amenity Landscape designation for remainder of property.

Reason for Decision Requested

1. We submit that our property have the Natural Landscape Overlay removed as: This area cannot be seen from the road apart from one very brief glimpse which will disappear within one year of current tree growth, there are 3-4 houses some kilometres away tucked into the adjoining hills that could see the property - but could not be considered visually obtrusive, our indigenous vegetation has been put into conveant with a very recent Resource Consent (SUB2013/89) to subdivide this particular area as a separate lot (known as Lot 1), the already approved house site will not dominate landscape or landform, there is no obscuring of any natural feature or any other of the criteria which would give cause to nominate this area as a Natural Landscape designation. 2. Removal of Rule 10 Activity Rule requiring a Resource Consent to build : As outlined above, we have already received resource consent approval for sub-dividing 2.7 hectares with an approved house site with engineering suitability report at extreme cost already. We strongly oppose the R.10 Activity Rule under the new plan that would require a resource consent to build. We consider that this would severely impede if not outright prevent, the ability to be able to sell this new Lot should this remain a requirement. We have been allowed to proceed with the sub-division under the old plan and request that it remain a Permitted Activity to build without any further restrictions over and above those already imposed on the approved current resource consent. 3. Removal of the Amenity Landscape Overlay: Even though we are 200 metres above sea level, a pair of binoculars would be required to see even a small piece of the property from the sea, from Whitianga or virtually from anywhere else, so we oppose the designation of Amenity Landscape on the rest of our property and the rules that would apply for the future. We have an historically approved House Site on Lot 2 which has been in place since we purchased the property in 2004, so request that it remain unencumbered. Under Section 9.1.3 Amenity Landscapes: The values are defined as being "those natural or physical qualities and characteristics of an area that contribute to people's appreciation of it's pleasantness, aesthetic coherence and cultural and recreational attributes" We fail to see how this applies to our property as it cannot be seen by anyone else except us and invited guests, so we oppose having the Amenity Landscape Overlay on our property.

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Submitter Details

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File
Submissions to draft District Plan

SECTION 32 PART III A CONSULTATION Draft Plan to Proposed Plan

8 Historic Heritage (Section 8)

I support the comments TCDC (Thames Coromandel District Council) make on the protection of heritage being important and our long and rich history being preserved.

It is pleasing to see new items added to the Heritage Register and District Plan. While there are a couple I would have liked to see added to Whangamata eg Whangamata Cinema, Old Opoutere School and House which is the Youth Hostel at Opoutere, Forestry Headquarters. It is pleasing to see the Whangamata Community Church as a new item. It is a start to recognising heritage on this side and does not deter the history for the others being recorded in writing.

I support the direction of TCDC to Include other 'methods' in the District Plan that recognise the economic importance of heritage resources to the District.

The Coromandel Peninsula has seen rapid residential and infill development since 1990. The Eastern Side of the Peninsula has seen the demolition of the Whangamata Hotel at Whangamata and the George Grey at Tairua – both premises that had a rich social history of place. Recent cutting down of a Redwood Grove at the back of the Tawa Tawa Hall, Opoutere raised concerns at the time in the local newspaper. However it was too late – the deed done. Even though these have gone it should not deter the oral stories and written stories and photographs of these places being recorded for future generations who are looking for what the past looked like.

The Whangamata Archaeological “ Digs ” at the Whangamata Wharf area in the 1970’s revealed a very interesting pattern of settlement from Iwi to European. Such studies also form good written documentation for future generations to study “how we were. “

I support the inclusion of Wilderness near Whitianga (Hansen) and the Michael King home at Opoutere listed as heritage items in the District Plan.

It is my view that Michael King as a historian gave us writings that are of National Significance. The last book published “ A History of New Zealand “ is a concrete example given its reprinting and number of copies to date.

It is my view that Wilderness also is a significant heritage site giving an example of community living. Dan Hansen was a legend to many on the Coromandel in his day – the Wilderness Honey renown – my own memories are of the special trips to Opoutere Market to ensure supplies from Dan.

I support the retention of the old Kopu Bridge on the Heritage Register

My belief is that it is an icon – both for social history and its significant structure of its kind. Recently on a visit to Hobart, Tasmania we were taken to see a bridge from early days – significant in structure – and shown with great pride by the locals as a significant heritage site. If we take away the old bridge – what have we to show?

I support the preservation of the Stone Wharf at Whitianga.

This is one of the such earliest structures surviving in New Zealand and

Should remain. It is still being used today.

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Submitter Details

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Submitter

Agent

Both

Submission

Attached Documents

File
Parson submission District Plan

PROPOSED THAMES COROMANDEL DISTRICT COUNCIL DISTRICT PLAN**Submission made by: PJ & MA Mahoney****Ratepayers: 8 Florence Place, Hahei Beach*****In Support of this Submission******Ratepayers T H and JV Parson.******49 Sarahs Hill, Hahei.*****Reference: Part 3C – Consultation**

From reading the proposed changes to the TCDC District Plan, it does appear that the drafters have either not considered or adequately reflected the views of the Hahei community as incorporated in the detailed submissions and report originally prepared and submitted to Council under the document:

Hahei Community Plan

Draft 2005 to 2015

The submissions as previously presented to Council at its behest, followed very exhaustive and detailed consultation with members of the Hahei Beach community. The results were incorporated in the plan submitted to Council. Essentially the opinion of the community at that time regarding future growth of the Hahei Village was the recommendation that: *the TCDC accept the plan as a positive step forward by the community in determining the destiny and future of Hahei. It was also suggested that the views incorporated in the community plan be incorporated in the Council's Strategic Plan.*

It is indeed unfortunate that the now proposed reviewed TCDC Plan does not appear to make specific reference to nor incorporate the recommendations as then presented to Council, with the emphasis of Council now apparently being on the blueprint and identification of the principal growth areas, namely: Thames, Coromandel township, Whitianga and Whangamata.

The current review of the District Plan does however incorporate some proposals for rezoning of part of the rural land on the western fringe of the Hahei Village area. This former rural zoned land is now to be considered as a "rural lifestyle" zone. However, without any specific details or disclosure, there appears to be no regard had to the obvious requirement for a comprehensive review to be undertaken by Council regarding

the need for sustainable infrastructure essential for preserving the existing amenity and in consideration of any future growth strategy for the Hahei Village area.

The infrastructure issues which need to be identified and planned include:

(a) **Sewage/waste water disposal**

Acceptable sewage disposal for all existing properties and ratepayers, before any consideration is given for further land to be developed for residential purposes. Anecdotally, comments/suggestions have been made that the existing TCDC Treatment Plant in Pa Road has available capacity for further development. If there is currently excess capacity in this treatment plant, why is this not being utilised for the benefit of existing ratepayers, rather than the continuation of existing septic tanks and individual in ground sewage disposal systems?

(b) **Water reticulation**

Again, this is a critical infrastructural element which needs to be addressed, with as many as three or possibly four separate water supply systems operating in the village. Many of the rateable properties within the village area do not enjoy the advantages of a reticulated water supply and rely upon tank and roof fed supply which is not a satisfactory long term solution.

(c) **Stormwater disposal**

There appears to be no specific reference to Council's planning or intentions for appropriate stormwater disposal/run-off, particularly where this discharges into the Wigmore Stream and other smaller waterways. The lack of any coherent long term planning or implemented policy in this regard has given rise to major health issues in both the Wigmore Stream/Estuary as well as in the Tutaritari Reserve/Stream. These matters need to be clearly addressed in any planning for development within the Hahei Village urban area.

(d) **Parking for beach access**

It is well recognised by most residents and observant visitors, that there is a undersupply of available community parking for those wishing to utilise the beach and other amenities. This situation is notably evident with the shortage of parking for the multiple thousands of visitors over the summer period wishing to visit Cathedral Cove.

This shortfall will likely be further exacerbated if the suggested Council/Mayor's proposed coastal walkway project linking Hahei Beach with Hot Water Beach is pursued.

(e) **Beach resource**

The attractive Hahei Beach is an amenity which over a defined period in the summer months receives intensive use and provides much enjoyment to residents, visitors and in particular family groups. The beach however has over recent years become far more congested with concessionaires and licensed operators operating from the beach for various tourist related activities. This coupled with the growing number of tractors and motorised vehicles, particularly along the eastern end of the beach near the Wigmore Stream/Estuary, is now well at capacity with little or no further capacity in the event of further urban development.

Further, there is inadequate monitoring and policing by Council of vehicles which travel along the beach beyond the indicated Council signs at the foot of Wigmore steps. The demand for trailer and tractor parking could possibly be partially alleviated over the peak 4/5 week period by Council identifying and the public utilising some of the nearby reserves. However, this will need to be appropriately policed and monitored to ensure that residents can still enjoy the benefits of these vested reserves, particularly for young children and families and their recreational activities.

Proposed rural lifestyle zoning

The proposed District Plan identifies approximately 38.5 hectares or 96 acres of land, formerly zoned rural, adjoining the western fringe of the Hahei Village area now to be rezoned "rural/lifestyle". This land bisected by the Hahei Beach Road, together with the adjoining 8 acre allotment on the western corner of Hahei Beach Road, is apparently identified as an area suitable for low density subdivision down to a minimum of 2.0 hectares per allotment.

The proposed rules also provide that the two hectare allotments can with adoption of a structure plan and appropriate resource consent approvals be reduced further to a minimum of 600 square metre building site. The proposal as such: is to rezone this land based on the existing rules and create the opportunity for further intensive residential development without appropriate regard being given to provision of and addressing essential infrastructure elements as identified above. The long term potential of this land

for future development under the proposed "*rural lifestyle*" zoning could well then provide up to a further 200 building allotments which will place further demand and constraints on the existing infrastructure services with particular impact on: sewage disposal/treatment, stormwater run-off, water supply, available parking within the existing village area and future utilisation of the beach, particularly with additional tractors, boats and motorised transport.

Submission

It is the writers' submission that:

- Any further intensive residential development within or adjoining the Hahei Village area should not proceed until Council has undertaken a comprehensive investigation and report on the essential infrastructure requirements for the existing and any planned future development.
- That the "*rural lifestyle*" zoning as proposed and rules associated therewith, are inappropriate and inconsistent with the inherent objectives of the District Plan to provide sustainable development in this location which will preserve and enhance the amenities of the locality as well as avoid development which is detrimental to both the environment and the attractiveness of the locality.

Proposed Structure Plan for incorporation in the proposed District Plan as submitted by owners/applicants of 38.5 hectares of the "*rural lifestyle*" land

The suggestion of a draft Concept or Structure Plan being considered and incorporated as a part of the "*rural lifestyle*" zoning change, is in the submitters' view a totally inappropriate mechanism to be considered or adopted by Council when addressing the prospects for future development of land so zoned. The current proposal as suggested by the existing owners is in our respectful submission arguably an attempt to enhance the value of this land for the possible eventual sale to an independent third party who could in the same manner as the present owners then likely use the Structure Plan or Concept Plan as the base negotiating document for further potentially more intensive development.

It is therefore submitted that the "*rural lifestyle*" zoning as proposed should provide as a permitted use: subdivision to the stated minimum of 2.0 hectares but with any further or intensive development being the subject of a notified application where the community and affected property owners/ratepayers, will have the opportunity to consider the proposal in greater detail and make their respective submissions accordingly.

The scale and type of development for this “rural lifestyle” land should not be left to the discretion of planning officers and applicants based on a Council adopted Structure Plan, without due regard to the overall effect and impact on the existing Hahei Village development and the opportunity for affected property owners/ratepayers to make appropriate submissions.

The Hahei Village with its special character and attractiveness should not be compromised and treated for future residential development in a manner similar to that which has taken place over recent years in nearby Cooks Beach and in other coastal locations such as Whangamata and Matarangi. The unique qualities of this special area of Hahei should be protected and any future development only undertaken with provision of sustainable supporting infrastructure.

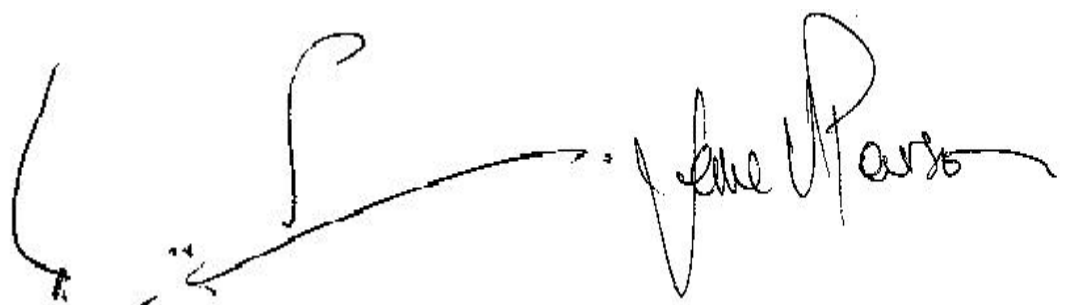
In Support of this Submission

Thomas Hay Parson

Jane Vivian Parson

49 Sarahs Hill Hahei

49 Sarahs Hill Hahei

A handwritten signature in black ink, appearing to read 'Jane Vivian Parson', is written over a horizontal dotted line. The signature is fluid and cursive, with a large initial 'J' and 'P'.

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Submitter Details

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DISTRICT PLAN submission

DISTRICT PLAN SUBMISSION

SECTION	POLICY/RULE	SUPPORT/OPOSE	REASONS	RELIEF SOUGHT
Section 6 Biodiversity	6.1 Background	Support	The unique and special biodiversity values of the Coromandel cannot be overemphasised. Biodiversity is a large factor in the desirability of the Coromandel as a place to live or visit. Protection of biodiversity should be the first priority, before any consideration of development of any kind. There are some areas which cannot be subdivided without serious impacts on the remaining biodiversity and the protection of them should be paramount. The emphasis in this section is allowing subdivision use and development “provided that..” rather than in protection of biodiversity as the most important factor.	
	6.2 Issues Objective 1	support Support in part	The objective that biodiversity is maintained, restored and enhanced is supported. However, this should not be only in relation to subdivision.	Remove the qualification that Indigenous biodiversity is maintained, restored or enhanced at the time of subdivision, use and development.
	Policy 1a	Support in part	Again the emphasis seems to be on subdivision use and development, rather than the maintenance and enhancement of biodiversity. The Blueprint project directs subdivision to	Change Objective 1a to read Subdivision use and development shall only be occur where biodiversity can be safeguarded. Subdivision shall

SECTION	POLICY/RULE	SUPPORT/OPOSE	REASONS	RELIEF SOUGHT
			<p>the three main centres of Thames Whitianga and Whangamata. Blueprint was the result of extensive consultation but seem to be ignored within the proposed plan. If a higher priority is given to development in these areas, the impact on biodiversity will be far less as in many cases these areas are already compromised.</p>	<p>a) Retain the ecological sustainability and natural characteristics of indigenous vegetation; and b) Minimise earthworks within and adjacent to areas of indigenous vegetation; and c) Locate buildings, structures and accesses outside of areas of indigenous vegetation; and d) Apply buffers around land use activities to minimise adverse effects on areas of indigenous vegetation; and e) Avoid the introduction of pest species and introduced predators into habitats where nationally threatened and at risk fauna and flora live; and f) Maintain, enhance or restore the functioning of ecological corridors and linkages, wetlands and dune systems; and g) Consider ongoing management of priority locations mapped in Section 38 Subdivision, including legal protection, restoration, enhancement, pest control and stock exclusion.</p>
	Policy 1b	Oppose in part	This is not strong enough and it is difficult to see how clearance of indigenous vegetation	Change the should to shall in Policy 1b

SECTION	POLICY/RULE	SUPPORT/OPOSE	REASONS	RELIEF SOUGHT
	Policy 1c	Oppose in part	<p>could occur with resulting in these issues</p> <p>If this policy is intended to enable subdivision of part of a parcel of land to provide for protection of biodiversity and it will be protected through covenant, and not built on, then I would support it. However there needs to be no net loss of biodiversity for the whole area and this should not be an offset to allow for loss in the remaining land .</p>	
	Policy 1e	Oppose in part	<p>Care should be taken in allowing subdivision to affect biodiversity if it is not rare or nationally endangered. There is so much pressure on the coastal environment that there is a need to carefully restrict development in this area, particularly as species need the space to retreat inland if coastal erosion or climate change make their existing habitat unviable.</p>	
	Objective 2	Support		
	Policy 2a	Support		
	Policy 2b	Support	<p>Particularly support “where there is no alternative option.”</p>	<p>Retain where there is no alternative option in the policy</p>

SECTION	POLICY/RULE	SUPPORT/OPOSE	REASON	RELIEF SOUGHT
Section 7 Coastal Environment			The coastal environment is significant to the Coromandel region and the reason many chose to work and holiday here. It is of the utmost importance that it is protected from indiscriminate development, both for the protection of communities and biodiversity.	
	7.2 Issues		The use of the coastal environment as a place to work and play cannot be “balanced “ against the protection of the coastal environment. It is no longer a wise move to allow development or to create infrastructure along the coastline	Change to statement to reflect the need to protect the coastal environment as a buffer against climate change and sea level rise.
Section 9 Landscape and natural character	9.1.3 Amenity Landscapes	Oppose in part	I disagree with the last sentence in para 3 The key to retaining the amenity landscape's balance is maintaining the main elements of the landscape through subdivision, use and development. This reads as though the landscape's balance will be achieved by subdivision use and development. The emphasis should be on maintaining the main elements of the landscape	Change emphasis. i.e. Subdivision use and development shall maintain the main elements of the landscape
	9.2 Issues	Support		
	9.3 Objectives and Policies Objective 1	Oppose	Areas of outstanding natural landscape should not be used for subdivision, use or development but remain as areas protected for the future.	Change objective to read Outstanding landscapes remain outstanding & their values & characteristics are protected from inappropriate subdivision use and development and resulting adverse cumulative

				effects
	9.3 Policy 1c	Support		
	9.3 Policy 1e	Oppose	It is unlikely that an outstanding natural landscape can be restored.	Delete policy
	9.3 Objective 2	Support		
	9.3 Policy 2a	Support in part	b) If locating below the ridge line is not possible then consent should not be granted.	Change to Avoid prominent landscape features unless locating below the ridge line would cause significant geotechnical or erosion issues or would damage natural character
	9.3 Objective 3	Support		
	9.3 Policy 3a	Support in part		c) Seawalls entered twice
	9.3 Policy 3b	Support		
	9.3 Policy 3c	Oppose	It is unclear what this policy is about	Clarify
	9.3 Policy 3d	Support in part	The 100 year timeframe in i) means nothing will happen	Remove "over a 100 year timeframe."
	9.3 Objective 4	Support		
	9.3 Policy 4a	Support		
	9.3 Policy 4b	Support in part	As above remove 100 year time frame	Remove 100 year time frame
S.14 Mining Activities	14.3 Objectives & Policies	Oppose		
	14.2 Issues	Support		
	14.3 Objective 1b	Oppose	It is difficult to see how mining can provide either social or environmental benefits to the region.	
	14.3 Policy 1a	Oppose	Mining should not be allowed to occur in areas of	Change to prohibit mining in

			outstanding landscape or high natural character	areas of outstanding landscape overlay or natural character overlay .
	14.3 Policy 1b	Oppose	Mining should not be allowed in coastal environment. These areas are fragile and precious.	Change policy to prohibit mining in coastal environment
	14.3 Policy 1c	Oppose in part	While these criteria are good, they are mostly unenforceable because of the nature of mining. e) Council does not have the ability to restrict truck movements if a road licence has been paid.	
	14.3 Policy 1f	Oppose	If the effects cannot be avoided mining should not occur	Delete policy
	14.3 Policy 3b	Oppose	Minimization of effects is not good enough	Change policy from “are minimised” to avoided
S.15 Settlement & Growth	15.3 Objectives	Support in part	I support all of the policies in this section with the exception of policy 1d. Why restrict Low density settlement to those areas with infrastructure and other development constraints. Surely low density settlement should be allowed within subdivision area.	Delete policy 1d.
	15.3 Policy 3a	Support		
	15.3 Policy 3b	Support in part	Not all coastal environment areas are suitable for marine activities	Add “if appropriate.”
S 49 Marine Service Zone	49.1 Zone Description	Oppose in part	Tairua marina should not be included in this zone. It has been designed to function in the same manner as a waterways complex, with currently approved consents for high density housing. It is the intention of the developers to build apartments and townhouses over much of the site. The site is surrounded by residential housing and any marina type activities beyond the selling	Remove Tairua marina from the Marine Service Zone and include in similar zone to waterways development.

			<p>of fuel pump out facilities would have an adverse impact on the area.</p>	
	<p>49.2 Zone Purpose</p>	<p>Oppose in part</p>	<p>Tairua Marina is not suitable for industrial activities. Marine farming or fishing industries could not operate from the space available and would have an adverse effect on the surrounding (both existing and proposed) residential housing. The marina basin abuts the Esplanade beach and boat launch area and any industrial activity would impact on the existing use. As part of the marina construction the developers are to provide a beach, creation area and a public walkway around the shoreline. Industrial activities would not fit within this existing Environment Court</p>	

			approved development.	
	49.4 Permitted Activities Rule 1 Commercial	Accept	The activities listed as permitted are acceptable. A restaurant would be better grouped under this rule that rule 3.	Move restaurants from Rule 3 to this rule
	49.4 Rule 2 Industrial	Oppose	See above Tairua marina is not suitable for industrial activities Boat maintenance activities or haul out facilities would be highly inappropriate in this area and would adversely affect the adjoining properties. None of these activities (with the exception of fuel sales and restaurants would be appropriate at the Tairua marina	Remove Tairua marina from this classification
	49.4 Rule 3	Oppose	Tairua marina is not suitable for these activities	Remove Tairua marina from this classification. Move restaurants to rule 1
Maps			I found these difficult to assess on line some days, others were okay. They were often difficult to follow	Place the key on every map to avoid the need to return to the key map each time.

Introduction

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

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

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

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

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

Privacy Statement

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

Submitter Details

First Name: **Gary & Anne**

Last Name: **Fowler**

Organisation: **Fowler**

Street: **408 Settlement Road**

Suburb: **408 Settlement Road**

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PostCode: **408**

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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
No records to display.

Submission on Thames-Coromandel District Council Proposed District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Thames-Coromandel District Council

Private Bag

THAMES 3540

Attention: District Plan Manager

Name of submitter: Alastair Sims for 8 Acres Ltd

38 Orchard Rd

Hahei Beach

WHITIANGA

Phone: 078663-997 -- 021544720

Email: alastairsims@xtra.co.nz

These submissions relate to the area of land located at what was 132 Hahei Beach Road, Hahei and what is now 122A Hahei Beach Rd Hahei. with the legal descriptions being Lot 2 Deposited Plan 460494. The property is located on **Map 19A Zones (Hahei)** and **Map 19A Overlays (Hahei)**.

My submissions are in 2 parts. Submission 1), is an objection to the zoning of the subject property as rural lifestyle and proposes a zoning of low-density residential. In the alternative is submission 2), this submission is in support of the rural lifestyle zone but is an objection to the numeric standards that accompany a zoning of rural lifestyle. This second submission is proposed in the event that the council see fit not to accept submission 1). There are a number of points that are common to both arguments which I propose to present in this introduction.

All parties to this process aspire to a diverse, vibrant and sustainable community. No one has ever expressed any interest in "inappropriate development". The debate centers only around what is "appropriate". I have spent my working life since the late 1990s creating what I consider are appropriate subdivisions of property

and I believe I can state with some authority what the constituent factors of an appropriate subdivision in this area are.

It is well recognized that the Coromandel Peninsula will enjoy some growth and that this growth will include a significant number of those property owners in the absentee landowner category, the owners of holiday houses. These are people generally, but not solely, from Auckland and the Waikato who aspire to own houses on the beaches of the Coromandel for their recreational pursuit. This growth must be catered for in the areas that people wish to occupy. Hahei is one of those areas.

In order that a village such as Hahei can maintain its much admired charm there must be some allowance for growth. Failure to do this will tend to create an upmarket urban ghetto devoid of any of the character that is currently held in such high regard. The entire Coromandel needs a wider range of development options as possible to fulfill the expressed "diverse, vibrant and sustainable community". What I propose for the subject property is but one such option.

The submission is as follows:

1. To amend Planning Map 19A Zones (Hahei) and re-zone the subject site to the Low Density Residential Zone.

1.1 The Proposed District Plan (PDP) identifies 122A Hahei Beach Road, Hahei as being located within the Rural Lifestyle Zone. The property is currently bare grassland and surrounded by property that is covered in exotic species such as wattle, wilding pine, numerous weed species, and very limited regenerating indigenous vegetation. The rear portion of the site is reasonably steep terrain. However, the middle and lower portion of the site contains land of appropriate topography to accommodate residential development.

1.2 The property has been identified by Dr Richard Chapman, soil scientist, as being of a size and soil type that is now inappropriate as rural land.

1.3 On page 58 of the Section 32 report that has been prepared to accompany this PDP the staff comment on the request to re-zone 122A Hahei Beach Rd, and confirm that a low-density or rural lifestyle development would be appropriate on the subject property. This comment is with the caveat that it would need to be self-contained with respect to council services. Engineering reports already exist clearly showing that the subject property at the low-density level can accommodate modern 3 stage packed bed reactor treatment plants or the like. It is completely ordinary for properties like this to be self-sufficient for water and there is already storm water control in place.

1.4 Under the PDP provisions, certain properties have been identified as being located within a Natural Character, Amenity Landscape, or Outstanding Landscape overlay.

Various Coastal Policy Statements also discourage development. If a property is located within these specific overlays additional rules and regulations are applicable to maintain and protect the environment. However, the subject site is not affected by any specific overlays and based on the various District Plan landscape assessments has not been identified as a site requiring special attention. It is also reasonable to make the comment that the site falls within a highly modified environment. (See 1.2 above)

1.3 Various aspirational documents, press releases and other communications from the TCDC to ratepayers and ratepayer to the TCDC make the point that the "Coromandel Peninsula ought to be a place that aspires to diversity; a vibrant and sustainable community, where present and future generations can live, work and enjoy the resilient communities that make up the area". It is submitted that a small scale development on this property contributes significantly to these aspirational goals.

1.4 The well researched demographic future of the peninsula supports the re-zoning to low density residential.

1.5 The outcome of changing the subject site from Rural Lifestyle Zone to Low Density Residential Zone has a number of positives such as:

- (i) No loss in primary production;
- (ii) An efficient use of an unproductive land resource;
- (iii) No building would be constructed any higher than what already exists on the backdrop of the Hahei Settlement;
- (iv) A natural expansion of the Hahei Village that caters for future growth of the area for the next period.
- (v) The site is able to incorporate residential development that is self-efficient, i.e. a development would incorporate on-site infrastructure such as water and wastewater and has already provided a suitable retention system for storm water.
- (vi) The re-zoning of the subject site takes into account the existing built environment and the proposal would not compromise the settlement's built character or visual amenity; and
- (vii) The subject site is able to utilize existing roading infrastructure.

1.6 In terms of good planning practice, utilizing 'unsuitable' land for rural production and rural industry is exactly the type of land that should be utilized for residential activities that are closely linked to the Hahei village such as the subject property.

1.7 It is submitted that the re-zoning of the subject site to Low Density Residential Zone would be an efficient use of the land resource without compromising the existing character and amenity of the Hahei Settlement.

2) In the alternative, if the Council do not accept the above argument for the re-zoning of the subject property to low density residential then it is submitted that they ought implement a range of different numeric standards for the rural lifestyle zone in different areas so as to avoid the dramatic pitfalls of a "one size fits all" approach.

2.1 The rural areas surrounding small villages such as, but not limited to Hahei, need the opportunity to develop in a manner that reflects the nature of the village concerned and its environs. An organic and small scale approach! I submit that in the case of Hahei that two hectare life style lots, even with a limited ability to be one hectare, with certain environmental concessions, will produce a property size that will be problematic from the very beginning.

2.2 In this area and soil type 10-20,000m is neither one thing nor the other. It is too large to garden or to mow without heavy and expensive agricultural equipment. It is too small to farm or support a horticultural venture. The soil in the area and the proximity to the coast preclude any significant market gardening, which has proved to be unsuccessful in the past anyway.

2.3 Given the current demographic, lots associated with Hahei are most likely to be for "bach" owners. While there is a limited demand for larger lots, say 2500m, it is impossible to imagine an absentee land owner remaining happy with a 10 - 20,000m lot. I submit that there will be an almost immediate demand to re-subdivide such lots on the very real, but emotional basis that they are too large to maintain but the owner wants to stay on the property and subdivision is then seen as the only viable option. With sufficient tears this is a very compelling argument.

2.4 There will be circumstances on the Coromandel where the proposed numeric standard is appropriate, but this is not one. I submit that in the case of a small lot such as the subject property, rural life style lots of 2500m would be appropriate as it would enable a comprehensive development of a small scale that is appropriate to this context, by a developer experienced in the area, employing local labour and using local resources.

To conclude, I submit that acceptance of either of the arguments above offers the opportunity for the TCDC to demonstrate a willingness to respond at a local level and encourage local initiatives designed to achieve a desirable outcome.

Alastair Sims seeks the following decision from the Thames-Coromandel District Council:

- To amend Map 19A Zones (Hahei) to zone the subject property "Low Density Residential"
- In the alternative create a regime of different numerical standards in different areas so that the benefits of the proposed rural lifestyle lots can be selected in each appropriate area and specifically in this area to have rural life style lots of 2500m.s

Alastair Sims wishes to be heard in support of his submission.

Signature of submitter

Date 13 March 2014

Submission

To:

Thames Coromandel District Council

Re:

The Proposed District Plan

Submitter:

Lagan Holdings Limited

Director – Keith Johnston

Date: 13th March 2014.

Lagan Holdings Limited – 13th March 2014

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Summary Submission

Introduction:

Lagan Holdings Limited is the 'Trustee' owner of 4.9224 ha of residential zone land (Lot 40 DPS 75173, CT 62A/767), accessed from The Drive, Whangamata.

Lagan Holdings Limited also has an interest in 2.6007 ha of Reserve land (Lot 38 DPS 75173) historically vested in TCDC.

The subject block remains undeveloped, due to a variety of reasons, mostly market related, notwithstanding the granting of Resource Consent (63 lots) on 25th November 1998.

Changes to demography, market demand and Council objectives, warrant a change to zoning.

Decision Sought:

To re-zone the Lagan Holdings Ltd land block, as 'Extra Density Residential'.
(Reference: Planning map 38A)

Submission Summary:

The purpose of the proposed re-zoning can be summarised as follows;

- To add to the diversity and design mix of residential development.
- To provide for more appropriate and affordable housing.
- To grow the number of ratepayer units.
- To grow the number of permanent residents.
- To meet the accommodation needs of an ageing population.
- To increase employment opportunity.
- To add vibrancy to the ward, through increased permanent population.
- To stimulate economic activity, through major building activity and use of town services.
- To stimulate economic growth through professional and associated services.
- To increase visitor numbers, through families visiting permanent resident relatives.
- To stimulate the potential for development, whereby excess infrastructure capacity is utilised and paid for through Development Contributions.

Proposed Comprehensive Development, requiring a Zone change to offer lifestyle/retirement living, will fit with; Councils objectives, changes to the demography of Whangamata and providing major benefits to the community, comprising all of the above and more.

The Proposed District Plan

General Observations:

Lagan wishes it to be noted that the fundamental Economic Development premise contained within the Economic Development Strategy is;

“To deliver a district Plan that is an enabler of economic growth and land requirements”.

“This was a clear direction setting mandate by the Council when it established the District Plan Review project”. (Reference: EDAP page 42) and it would appear that significant work is required to achieve this outcome.

The Coromandel Peninsula faces many challenges and Whangamata in particular needs to overcome a concerning trend of declining permanent population. This has been the case for some years and it is felt that amongst other things, failure to provide appropriate accommodation for an ageing population is but one contributor.

By comparison, other geographical locations are forging ahead, with significant activity occurring in this demographic sector, whilst the Coromandel remains relatively passive.

Public Companies, Ryman Healthcare and Summerset Group, to name but two, have shown strong growth in activity and results, testimony to what’s happening beyond the Coromandel district.

New facilities are under construction in Auckland (Ryman – Birkenhead, Auckland), (Met Life Care – Glenfield, Auckland), (Summerset – Karaka, Hobsonville, KatiKati), whilst ironically, the Coromandel offers fabulous lifestyle, but is void of high quality, comprehensive Lifestyle facilities.

“Summerset will have spent \$500 million on developments, by the time it completes its 3 latest villages in Auckland and will have created 180 ongoing jobs”. (Refer Appendices)

Appropriate rezoning of land signals a clear economic intent by Council to support particular types of development and represents an important first step in the process of securing investor interest.

It also helps to smooth the way in terms of the essential Resource Consent process, consistent with Council wanting to reduce ‘Red Tape’.

In the case of Whangamata, no proposed re-zoning has occurred through the ‘PDP’ process and this is seen as a significant shortcoming in terms of **‘enabling Economic Growth and land requirements’**.

This submission seeks to rectify that situation.

Specific Submission points:

(Reference: Section 15, page 76, 4th para)

“This Plan seeks to provide for development and growth where it uses capacity in existing or planned water, wastewater and storm water infrastructure”.

Whangamata already has significant excess capacity in various infrastructural aspects. The major historical investment in wastewater alone, not matched by development growth, has contributed to a significant Development Contribution (DC) deficit, which translates into approx. \$40,000 per conventional residential lot and acts as a disincentive to further local development. This aspect of Whangamata’s potential as a development hub, has made it tremendously uncompetitive relative to the likes of the Bay of Plenty, where approx. \$10 - \$12,000 appears to be the norm.

The proposed re-zoning would assist in this regard, providing a more viable project opportunity and prospect of reasonable ‘DC’ revenue collection.

Issues: (Reference: Section 15.2, item 3, page 76)

“A lack of diversity in the built environment and limited lifestyle options for both current and future generations”.

Whangamata is limited in terms of its diversity of accommodation. One Retirement Village facility exists (‘Moana House’) which is a Charitable Trust owned facility offering 14 independent living units, which are fully occupied.

Whangamata would benefit immensely from the prospect of an additional retirement unit complex, which could offer well in excess of 100 units.

Objectives and Policies (Reference: Section 15.3, page 77)

Objective 2

“Settlement development and growth provides for a thriving economy and viable communities”.

Objective 10 (Reference: Policy 10r – Whangamata)

“Concentrated development through intensification and consolidation should be directed to the Extra Density Residential Zone.....”

The challenge that exists for Whangamata, is that the existing Extra Residential Zone, would not practically enable a larger comprehensive development, given the value of the properties and existing improvements. Furthermore, the ‘PDP’ wishes to preserve the natural character of ‘beachside’ development, which applies to this existing zone.

On this basis, the Lagan Holdings block offers a highly advantageous opportunity to accommodate comprehensive development and thereby avoid infill housing pressures and potential loss of beachside flavour within the main settlement area.

Lagan Holdings Limited – 13th March 2014

(Reference: 23.3, page 111, Objectives and Policies)

Objective 1

Various forms of residential density and dwelling types provide all sectors of the community with dwelling choices and high levels of amenity.

Policy 1a

A mix of residential densities shall be encouraged to provide for a variety of dwelling options.

Policy 1c

Comprehensive residential development in the Extra Density Residential Zone and Waterfront Zone shall be preferred over infill development.

The Lagan Holdings block, as an undeveloped block, offers the best opportunity within the Whangamata ward for high density development. The economics of acquiring multiple lots and amalgamating titles for a comprehensive development elsewhere in Whangamata, would be infeasible. A single ownership block enables better planning, design and implementation.

Most of Whangamata comprises conventional 3 bedroom homes, so again, the Lagan block offers most potential to add variety to the ward and consequently to the mix of residential densities.

29.3 Permitted Activities, Rule 2, clearing indigenous vegetation outside of the rural area.

- 1. Clearing indigenous vegetation outside of the Rural Area, excluding the Conservation Zone, is a permitted activity provided:**
 - a) The lot is less than 4,000 m²; and**
 - b) The lot is connected to a reticulated water supply and reticulated wastewater system; and**
 - c) The indigenous vegetation is not protected by a conservation covenant.....**

This clause represents unnecessary 'red tape', particularly given the existence of (Rule 3, 1. e))

"The area to be cleared is dominated by exotic vegetation"

Once zoned residential, larger lot owners may be keen to clear and tidy residential land to return it to open pasture, pending future subdivision or development. The current rules appear to allow this on rural land, but not urban.....!?!

This appears to be a paradox in terms of Councils desire to 'reduce red tape' and promote economic activity.

(Reference: Map 38A overlays)

The Natural Character overlay map represents the residue of WRC's Significant Natural Areas and as such, has been demonstrated to be onerously inaccurate. Lagan Holdings Ltd land block still has some remnants of supposed 'Natural Areas' on undeveloped land, which need to be tested to justify inclusion in the plan.

The Lagan block is surrounded by almost 3 ha of Reserves, so inclusion of arbitrary 'Natural Areas' is spurious and potentially counterproductive.



The following comments are offered in support of and comprise an important part of, the above submission. They should be read as background comments highlighting aspects of the Proposed District Plan and/or the relationship (or absence thereof) between the Proposed District Plan and Councils various Strategy documents.

Supporting Information & Comments

Commentary:

Lagan Holdings Ltd wishes to bring to the attention of TCDC, its staff, Councillors and District Plan Commissioners, that in terms of the Whangamata ward, the current proposed District Plan falls short of providing a zoning for its land that would enable stakeholder focus on the various objectives of Councils various Strategic Plans.

We refer in particular to;

- The Coromandel Peninsula Blueprint (2009), and,
- The Future Coromandel, Economic Development Action Plan (Dec 2013).

These are foundation documents, which ought to provide a specific reference in the Proposed District Plan, in terms of district objectives.

The Coromandel Peninsula Blueprint (2009)

Observations:

(Reference: Coromandel Blueprint Volume 1)

“The Coromandel Peninsula Blueprint is about”:

- ***“Concentrating development and focusing services and infrastructure within three main urban hubs”.***

Lagan notes that no new zoning has been created within the Whangamata ward in order to stimulate the pursuit of Council’s strategic objectives. As such, Whangamata has consequently been orphaned as a proposed economic development hub.

- ***“Fostering additional economic activity, to provide more work opportunities within the district”.***

Lagan believes that a lifestyle/retirement village, ‘comprehensive development’, will add significantly to the job pool. A major retirement village located in Orewa, Auckland, employs in excess of 150 people. The attached press release from Summerset shows the potential for job creation from investment in the retirement sector.

People

- **“Trends show that the number of people aged 65 and over is likely to increase from 20% of the population in 2001 to 29% of the population in 2021. A similar rate of decrease is expected in people under 45”.**

Just released (limited) Census information shows that ‘65+ age usual residents’, has increased from 21% in 2006, to 27% today. This compares with 14% for NZ as a whole. The question to be asked is; how are people being catered for in our district, particularly from an accommodation viewpoint? The answer is; not particularly well.

- ***“Around 91% of the increased population growth is anticipated to occur in Thames and Whitianga settlements, with Whangamata and Tairua experiencing a small decline in population”.(2009)***

The projected small decline for Whangamata doesn’t need to become prophetic. We have the opportunity to arrest this decline and plan to cater for an ageing population, whereby the natural features of Whangamata can be more readily accessed, starting with proving a basic life need – suitable accommodation.

Housing

- ***“Whangamata is the largest settlement in the district in terms of the number of houses, though Thames has the highest resident population in the district”!***

Clearly, Whangamata is a true beachside township, with a large number of holiday homes, most of which remain empty for most of the year.

Lagan believes Whangamata has failed to plan for and facilitate new development, which would appropriately accommodate our ageing population. Rather than simply sell up and move to new environs, aged ‘usual residents’ may elect to acquire a new, local ‘retirement dwelling’ and families may elect to retain the family home, holiday home, for the benefit of future generations.

This is but one possibility which would meet several objectives. Whangamata offers a fabulous ‘getaway, holiday’ environment, which could be very much better if the ‘diversity’ of all demographics are catered for.

Open Space and Recreation

- ***“The population on the Peninsula is ageing and gardening and walking are the district’s most popular forms of physical activity”.***

Golf is a popular leisure activity, offering gentle recreation. The locality of Lagan’s land is such that an under road access way could be constructed, providing convenient resident access to the Titoki Golf Club. An increase in club membership is anticipated to benefit all parties.

Economy

- ***“In 2008, the District’s 4,261 businesses provided the equivalent of 10,065 full time jobs – employing on average 2.4 full time people per business. These businesses collectively produced \$892 million in GDP”.***

(No present day data available as yet. For future comment)

- ***“The largest contributor to GDP was the Business services sector. This sector includes Real Estate agencies, property development companies, legal services, accounting and business management services”.***

It’s no coincidence that Real Estate and Property Development, feature highly as Sub District ‘GDP’ contributors in the latest Census. Whitianga appears to have led the way in terms of dwelling growth, undoubtedly a direct result of having a highly proactive and professional Developer (Hoppers) leading the way.

The Future Coromandel Economic Development Action Plan

In December 2013, TCDC adopted its district ‘Economic Development Strategy - Action Plan’ (EDS-AP), thereby articulating its economic objectives, across the district.

The ‘EDS-AP’ makes the following statements (refer page 13);

- ***“TCDC has responded to the governments call on local councils to help solve the issue of housing affordability. TCDC has responded to the issue through the review of our District Plan, which is rezoning substantial tracts of land in our growth hubs”.***

Whangamata, one of the 3 development hubs identified in Councils Coromandel Blueprint, does not appear to have had any assessment completed in terms of rezoning land.

By comparison, Thames and Whitianga (the other 2 hubs) have both signalled future development pathways through proposed re-zoning.

We consider this to be an administrative oversight, which needs to be rectified.

Further:

- ***“The NZ Government has introduced a number of measures to reduce the cost of building new houses in New Zealand by focusing on increasing land supply and making the RMA processes more efficient”.***

“The Thames – Coromandel District Council has responded to the issue through the review of our District Plan which is rezoning substantial tracts of land in our growth hubs, to reduce the number of consents required and to make the plan easier to use and much more black and white”. (Reference: Economic Development Strategy Action Plan)

Little (if any) consideration appears to have been given by Council to the rezoning of land within Whangamata, one of the three strategic growth hubs identified within the Coromandel Blueprint. As stated earlier, this appears to be an oversight and needs to be rectified.

As it stands, the PDP does not fully align to TCDC’s strategic intent, particularly in relation to all 3 ‘Blueprint’ identified development hubs.

Having now received and considered Councils ‘Economic Development Strategy - Action Plan’ (adopted December 2013), Lagan Holdings proposes that the subject land block would better meet the Strategic Objectives of Council, as an ‘Extra Density Zone’, rather than its current ‘Residential’ zone.

This will facilitate effective planning for a ‘Lifestyle/Retirement village’ development, which in turn will meet the objectives of Councils general Strategic Intent.

The ‘EDS-AP’ recites the following **Economic Targets** (refer page 26):

1. “A permanent population increase of 2500 by the end of 2018”.

Whangamata, has, over a period of time, suffered a decline in its permanent population. Some reasons given for this by local residents include;

- A lack of suitable accommodation (i.e. Single or two bedroom dwellings, with modern construction features (i.e. double glazing), on smaller lots) for retirees.
- A lack of suitable medical facilities to meet the needs of the aged.
- The propensity to sell beach homes in a strong market and then (cashed up) move to locations such as Tauranga, where the needs of aged residents are well catered for.

Appropriately zoned land would provide opportunity to more readily facilitate planning and investor interest in a new lifestyle/retirement type facility for Whangamata.

This would offer an easy transition from local homeowner, to lifestyle facility resident, as it also would offer a viable destination for retirees seeking to exit Auckland, Hamilton and other city environments.

2. “An increase in rateable units of greater than 2.5% by the end of 2018”.

Again, appropriately zoned land would offer an alternative to the conventional housing offering (currently oversupplied) and provide the opportunity for more intensive, more affordable, more appropriate, modern living.

This would contribute to an increase in rateable units.

The prospect of actually collecting financial contributions, rather than continue to experience a subdued development environment, would offer financial respite to Council.

Council has been compromised due to over budgeted and under realised development contributions for some years.

3. “A 5%+ annual increase in visitor guest nights”.

It’s reasonable to expect that with an increase in retiree accommodation, families would be inclined to visit the Coromandel more frequently, contributing to an increase in visitor guest nights.

4. “Facilitate the development of more sophisticated medical services in Whitianga”. “It has been identified as major threat to the viability of Whitianga as a growth hub, particularly an ageing population, that many residents move from the town to be closer to regional medical facilities”.

An identical situation and need exists in Whangamata!

Whangamata is one of the three ‘growth hubs’, requiring specific focus.

Whangamata is evidence to the fact of linking population decline, at least in part, to lack of medical facilities.

This particular point should be addressed across the entire District to ensure all communities are appropriately catered for.

Concluding Comments:

TCDC's Strategic Intent is clearly illustrated through reference to several key points contained within the Coromandel Blueprint.

To "support development of Thames, Whitianga and Whangamata as main urban hubs" and to "promote higher intensity development around existing town centres in Thames, Whitianga and Whangamata".

As it stands, the Proposed District Plan doesn't provide zonings that are appropriate to these objectives for Whangamata.

The provision of affordable, more appropriate housing, acknowledging a growing aged population, has been a key strategic priority for our district, since 2009 and to date, little has been achieved.

This submission seeks to create impetus for the Whangamata ward towards the provision of comprehensive housing development, which will meet a host of objectives relative to Economic Development.

An amendment to the Proposed District Plan, by way of appropriate zoning, will provide a very positive step towards this.

Appendices

Summerset Group Holdings Limited
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NZX, ASX AND MEDIA RELEASE EMBARGOED UNTIL 10:30am 15 FEBRUARY 2014 SUMMERSSET INVESTS NZ\$500 MILLION IN AUCKLAND DEVELOPMENTS

Retirement village operator Summerset will have spent NZ\$500 million on developments in Auckland by the time it completes its three latest villages in the city, and will have generated more than 1750 jobs during the construction phase (one-year full-time equivalents) and 180 ongoing jobs.

The figures were revealed today at the launch of the company's Hobsonville village, where the public got their first chance to see what the NZ\$120 million waterfront development will look like.

MP Paula Bennett attended the event and welcomed the new development. "This development is a fantastic addition for the community, and will provide great support for our older people, who'll have access to accommodation built specifically for their needs," Mrs Bennett said.

Summerset CEO Norah Barlow said the affordability and availability of housing in Auckland is something both the Government and Council are working to address. "We support both Council and Government's policies such as the Housing Accord, which will encourage development to help address the shortage of housing in Auckland.

"In our five Auckland villages we will spend a total of NZ\$500 million, and create homes for some 1300 people. We've built a village at Manukau, and are close to completing our Warkworth village.

Now we're commencing work on our Karaka village and look forward to construction starting on our Hobsonville village. We are working with Council and looking to finalise resource consent to commence our Ellerslie village as soon as possible." Summerset's Auckland villages will free up existing homes for younger families. This will assist Auckland Council's stated goals of providing a range of housing options and increasing affordability.

Plans for the 7.6 hectare Hobsonville village include approximately 225 homes comprising villas, apartments, and care apartments, and a 90-bed care centre providing rest home and hospital-level care. The site has 180-degree views of Waitemata Harbour out to Herald Island. The village will be named Summerset at Monterey Park after the tourist theme park that previously occupied the site.

Summerset CEO-designate Julian Cook said, "This village is going to be an asset for the community and for wider Auckland. We look forward to contributing to the growth of Hobsonville which is on its way to becoming a vibrant part of the city, and to the city as a whole as our developments progress.

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“In our experience, many of the people moving into retirement villages are down-sizing from three and four bedroom family homes. This frees up homes in the community for younger families.

“Our villages also support the ageing population, who require safe, secure housing that is designed for their needs. Demand for our villages across the city shows there’s a real need for this kind of housing.”

ENDS

For investor relations enquiries: For media enquiries:

Julian Cook Kimberley Rothwell
 Chief Financial Officer Communications Advisor
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 04 894 7310 or 029 894 7310 04 894 6993 or 027 601 2001

ABOUT SUMMERSET

- Summerset is a leading nationwide retirement village operator with a focus on providing residents with a continuum of care. The integration of care facilities into Summerset's villages provides residents with the knowledge that care is available for them should their needs change.
- Summerset is the third largest operator, and the second largest developer of retirement villages in New Zealand, with 18 villages across the country. In addition, Summerset has five quality land sites in Casebrook, Ellerslie, Lower Hutt, New Plymouth and Wigram bringing the total number of sites to 23.
- The company is continually evaluating new sites to support the development of further villages based on demand.
- It provides a range of living options and aged-care facilities and services to more than 2,600 residents.
- Summerset was named best retirement village operator in New Zealand and Australia at the Australasian Over-50s Housing Awards in 2010, 2011 and 2012 and 2013.
- Summerset's senior management team is led by CEO Norah Barlow. Current CFO Julian Cook has been appointed to replace her when she retires in April 2014.
- The Summerset Group has villages in Aotea, Dunedin, Hamilton, Hastings, Havelock North, Hobsonville, Karaka, Katikati, Levin, Manukau, Napier, Nelson, Palmerston North, Paraparaumu, Taupo, Trentham, Wanganui and Warkworth.



Environmental Management Services

13th March 2014

Our ref: H1385

Your ref:

Thames Coromandel District Council
515 Mackay Street
Thames 3500

Attention: Leigh Robcke

Dear Leigh

THAMES-COROMANDEL PROPOSED DISTRICT PLAN SUBMISSION BY ROY CARTER

We act for Mr Roy Carter who is the owner of land at 40 Grange Road, Hahei (Lot 1 DPS 19672 described hereafter as Lot 1) and 5 Tutaritari Road, Hahei (Lot 9 DPS 16399 described hereafter as Lot 9).

Lot 1 is proposed to be zoned Rural Lifestyle and is subject to the Natural Character Overlay. Lot 9 is proposed to be zoned Coastal Living and is also subject to the Natural Character Overlay.

This submission seeks the rezoning of Lot 1 to Low Density Residential. It also seeks the review and amendment of the Natural Character Overlay to remove it from areas forming part of Lots 1 and 9 and properties in their immediate vicinity that do not exhibit natural character values.

Rezoning of Lot 1

Lot 1 is a remnant area of a former farm that was operated until the early 1990's. Parts of the site include incised gully areas with native vegetation. Exotic planting has occurred along the edge of the gully areas. The majority of the remainder of the land comprises sloping land that was previously grazed.

- The underlying landform reflects that of adjoining areas which have been the subject of residential development. The land is almost completely surrounded by land that is already developed for residential purposes and is zoned as Coastal Living. The only undeveloped land in the vicinity is steeply sloping grazing pasture on the north side of Grange Road which is zoned Rural. Lot 1 encircles an enclave of residential development which is also zoned as Coastal Living. The majority of the land therefore is bounded by land that is already developed and zoned as Coastal Living.

The land area has an extensive frontage and existing vehicular access points to Grange Road. Grange Road is a high standard public road which is sealed, kerb edged, drained and served by adjoining footpaths and lighting.

The land is already connected to the Grange Road Water Supply Scheme at two separate locations. Power and telecommunications services are available at the Grange Road boundaries of the site.

Section 57.1 of the Plan describes the proposed Rural Lifestyle Zone as being to enable “*areas of rural land to be managed as part time farms or lifestyle blocks*”. Section 57.2 explains that the purpose of the Zone is to allow residents to enjoy a rural lifestyle close to support services and also to provide a buffer between settlements and the Rural Zone as a means of managing reverse sensitivity effects.

The land is an enclave of undeveloped land within an existing settlement rather than beyond it. Its location, topography and relationship to adjoining residential development is such that it is unsuited to farming activities of any scale. It serves no purpose in providing a buffer between the settlement and the Rural Zone and its use for farming purposes is likely to result in an increased potential for reverse sensitivity effects to arise.

More appropriate zoning provisions are set out in Section 48 which relates to the Low Density Residential Zone. The description of the Zone refers to land that exists on the fringes of settlements where the topography, environmental constraints or existing infrastructure cannot efficiently support dwelling densities that would be permitted in the Residential Zone. The Zone Purpose explains that the Zone is recognised as a residential area within a settlement, albeit of a low development density. Consequently, the activity status table provides greater control over activities that could have adverse effects on the surrounding settlement, including above ground telecommunications, wind turbines and minor units. In contrast, each of these is classed as a permitted activity within the Rural Lifestyle Zone, reflecting the fact that these semi-rural areas on the periphery of settlements have a greater capacity for absorbing the effects of development without impacting on the neighbouring settlement.

Recognising that Lot 1 is firmly embedded within the confines of Hahei, the Low Density Zone provisions establish a more appropriate framework for the management of the land. Accordingly, this submission seeks an amendment of the zoning from Rural Lifestyle Zone to Low Density Residential Zone.

Natural Character Overlay

Planning Map 19A indicates the extent of a Natural Character Overlay which affects Lots 1 and 9 and adjoining residential properties. The basis for this particular area being identified is unclear although some general guidance relating to the Overlay is provided through the background report “*Coromandel Peninsula Ecological Assessment of Natural Character*” (2010). This report explains that ecological assessment has enabled the identification of a range of ecosystems. It is assumed that the Grange Road land has been identified as “*coastal forest*”. The report explains that coastal forests have and continue to be impacted by ongoing vegetation clearance, browsing, weed competition and wildlife predation.

The report also explains that coastal forest ecosystems with high natural character area are defined as being regenerating or mature native coastal forest greater than 0.5ha and within the defined coastal environment. The coastal environment is defined in the Proposed District Plan. The land is outside of this defined area.

Coastal forests that are identified on the planning maps have been determined by reference to three datasets. In relation to the Grange Road land, it is clear that none of these datasets have been verified by visual inspection or site survey. The northern and eastern boundaries of the Overlay include former grazing land that is now covered by gorse, pine trees and weed infestation. This area also includes land that is zoned and developed for residential

purposes that is formed as driveways or managed as mown grass, flower gardens and fruit trees. The Overlay requires amendment to remove these areas.

The lower lying southern parts of Lot 1 are prominent in views along Grange Road and include the location of a former pond area. The pond has now disappeared due to works undertaken by the District Council in relation to Grange Road which have diverted stormwater flow into a single main channel rather than through each of the gully arms. As a consequence the former pond area has now become overgrown through weed infestation. It is of poor amenity value and it does not include any attributes associated with coastal forest. Accordingly the overlay requires amendment to remove this area.

The western extent of the overlay includes a clear, level area that was established as a level platform at the time of construction of Grange Road. This area has never been planted but it is grassed and regularly mown. The open aspect is clearly identifiable on aerial photographs dating from the 1980's. Accordingly, the overlay requires amendment to remove this area.

Notwithstanding these proposed amendments, the steeper gully areas running generally north to south through the western part of the defined area do exhibit natural character values associated with coastal forest. This submission seeks a review of the boundary of the overlay insofar as it affects Lots 1 and 9 referred to above, and land in their immediate vicinity. The assessment of natural character values should be determined by physical site survey and the results of the assessment should be the subject of further evaluation to determine whether any part of the area is of sufficient importance to justify the protection of the Natural Character Overlay.

Summary

This submission seeks the rezoning of land at Lot 1 DPS 19672 from Rural Lifestyle Zone to Low Density Residential Zone. The provisions applying within that Zone are more appropriate to the location, landform, character and amenity values of the site and immediate locality.

The submission also seeks the review and amendment of the extent of the Natural Character Overlay insofar as it affects Lot 1 DPS 19672 and Lot 9 DPS 16399 and their immediate surroundings, to ensure that it does not apply to areas that do not exhibit natural character values as coastal forest.

I can confirm that Mr Carter wishes to be heard in support of this submission and would be prepared to join with other submitters raising similar issues.

All correspondence should be directed to the following address:

Environmental Management Services Ltd
PO Box 1307
Hamilton 3240

Contact: Ian Johnson
Tel: 07 838 5672
Fax: 07 838 2170
Mobile: 027 2814014
Email: ian.johnson@emslimited.co.nz

Yours sincerely
Environmental Management Services Ltd

A handwritten signature in blue ink that reads "Ian Johnson". The signature is written in a cursive style with a large initial 'I'.

Ian Johnson
Environmental Consultant

cc:



Environmental Management Services

13th March 2014

Our ref: H1441

Your ref:

Thames Coromandel District Council
515 Mackay Street
Thames 3500

Attention: Leigh Robcke

Dear Leigh

**THAMES-COROMANDEL PROPOSED DISTRICT PLAN
SUBMISSION BY HAHEI LIMOUSIN LTD**

We act for Hahei Limousin Ltd who own land at Lees Road, Hahei (PT Section 25 block XII Otama SD).

The attached schedule sets out the Company's submissions on the Proposed District Plan. While these submission points are self-explanatory, the general context for them is a concern that the Proposed Plan requires amendment to provide more explicit support for activities that will contribute towards the economic growth and sustainability. In particular, the submissions seek amendments to the Rural Zone provisions to ensure that there is an enabling framework to support the establishment of key tourism and recreation projects that are expected to drive economic growth.

I can confirm that Hahei Limousin Ltd wish to be heard in support of this submission and would be prepared to join with other submitters raising similar issues.

All correspondence should be directed to the following address:

Environmental Management Services Ltd
PO Box 1307
Hamilton 3240

Contact: Ian Johnson
Tel: 07 838 5672
Fax: 07 838 2170
Mobile: 027 2814014
Email: ian.johnson@emslimited.co.nz

Yours sincerely
Environmental Management Services Ltd



Ian Johnson
Environmental Consultant

cc:

HAHEI LIMOUSIN LTD

SUBMISSIONS ON THE PROPOSED THAMES COROMANDEL DISTRICT PLAN

PLAN PROVISION	SUPPORT/OPOSE	REASONS	RELIEF SOUGHT
Omission	Oppose	<p>General</p> <p>While the proposed Plan provides a clear strategy regarding the growth of the District's settlements, it does not acknowledge that a significant contributor to the economic growth of the District will relate to the management of resources outside of settlements. The Council's vision of positioning the Coromandel as "the most desirable area of New Zealand in which to live, work and visit" requires a resource management framework that supports the diversification of the economic base and enables innovation and variety in terms of land use activity. The current structure of the Plan provides direction through generic zoning. This is an established and acceptable approach providing that each zone makes appropriate provision for economic activities. Currently there is very limited policy context to ensure that economic objectives are sought through appropriate provisions within each respective zone.</p>	<p>Either: Amend the Plan to include a new section comprising Issues, objectives, policies and methods which provide clear direction regarding the management of resources to achieve the economic growth of the District, consistent with the Council's adopted Economic Development Strategy;</p> <p>Or: Amend the existing policy framework of the Plan to include enabling provisions that are specifically targeted at supporting economic growth, in particular to ensure that the framework is supportive of tourism and recreation activities that will enable the establishment of the Coromandel Great Walk.</p>

		<p>Amendment is necessary to ensure that resource management approaches and decisions will contribute towards the implementation of the Council's Economic Strategy. This Strategy identifies Key Project Targets including the establishment of the Coromandel Great Walk, the purpose of which is to drive economic development through tourism. It also identifies the need to reduce the number of activities requiring resource consent. An amended policy framework is needed which gives greater recognition to economic considerations that will extend beyond specific zone boundaries.</p>	
Section 3 - Definitions			
Section 3 Definitions	Support in part	<p>The definition of Informal Recreation requires amendment to ensure that such activities are not confined to the Recreation Areas.</p>	<p>Amend Section 3 to include the following definitions: Informal Recreation means outdoor sport, hunting, play and leisure activities that use open space and public amenities on land in the <u>Rural or Recreation Areas</u>. It may be for profit. It includes plantings, landscaping and ground maintenance and <u>accessory buildings</u>. Similar activities that occur outside the <u>Rural or Recreation Areas</u> are accessory to other activities in the zone.</p>
Section 24 – Rural Area			
Section 24.1 Background	Support in part	<p>This section requires amendment to recognise that some parts of the Rural Area may be more efficiently and</p>	<p>Amend the final paragraph to read: <u>“While the priority is to sustain the productive capacity</u></p>

		effectively used for non-production activities, particularly where they could support activities that would deliver district wide economic benefit.	of the soil and the rural character and amenity values that are a key element of the District, it is also important to recognise that locational, topographic and climatic factors may limit the productive potential of some rural land. In some situations, the diversification of economic activity may be a more appropriate and sustainable approach. It is important to strengthen the District's economy by providing for an ongoing range of land use activities in the Rural Area."
24.3 Objective 1	Support		Retain Objective 1 as notified.
24.3 Policy 1a	Support		Retain Policy 1a as notified.
24.3 Objective 2	Oppose	The objective inappropriately restricts rural land for primary production purposes. Amendment is required to recognise that not all rural land is used or capable of being used for primary production and that, in some cases, its use for non-production purposes may be a more appropriate option in terms of sustainable management.	Amend Objective 2 to read: "The priority for use of the District's rural land resource is to sustain primary production activities."
24.3 Objective 4	Support		Retain Objective 4 as notified.
24.3 Policy 4a	Support in part	While the main thrust of policy is supported, it requires amendment to delete clause a) which would be a significant impediment to growth. Increases in traffic volumes are an inevitable consequence of growth. The issue to consider is whether such increases can be appropriately managed.	Delete clause a) from Policy 4a.
24.3 Omission	Oppose	While the focus of the policy framework relates to character and	Amend Section 24.3 to include the following Objective and policies:

		<p>amenity values in the rural areas and heavy reliance is placed on the future use of resources for rural production, there is no policy provision to support the implementation of the Coromandel Great Walk Project or other initiatives to achieve economic growth through tourism. This Project is expected to have significant economic benefits for the District and it will impact land and activities within the Rural Areas. Such proposals require policy recognition and support to ensure that there is an enabling framework to support their implementation.</p>	<p>Objective “New recreation and tourism experiences support the economic growth of the District and its attraction to visitors.” Policies “To enable the establishment of recreation and tourism facilities where adverse effects are appropriately managed.” “To facilitate the establishment of the Coromandel Great Walk through related activities and supporting infrastructure.” “To provide for activities that will enable or support public access and appreciation of the Coromandel coast.”</p>
<p>Objective 7</p>	<p>Support in part</p>	<p>The proposed wording is ambiguous and suggests that all future development should avoid the undeveloped parts of the coast. This invites a broad definition of “coast” which potentially extends beyond the defined Coastal Environment. The supporting policies suggest that this is not what is intended. Such an approach would, in any event, impose a higher level of restriction than is required to give effect to the National Coastal Policy Statement or the Waikato Proposed Regional Policy Statement. Amendment is necessary to</p>	<p>Amend Objective 7 to read: “The open, unspoilt character of the District’s coastal environment is maintained by avoiding development within defined sensitive environments and by directing development towards less sensitive areas including existing built up areas.”</p>

		confine the Objective to the defined Coastal Environment.	
Section 56 – Rural Zone			
56.1 Zone description	Support in part	The description requires amplification to explain that the Zone also includes significant features and attractions which support the tourism economy.	<p>Amend Section 56.1 to read:</p> <p>“The Rural Zone is the area inland from the coastline up to the Conservation Zone, which generally runs down the ‘spine’ of the District. This area contains most of the District’s farmland and productive forests along with areas of indigenous vegetation, wetlands and natural landforms. <u>In addition to its productive potential, the Zone also plays a significant role in supporting the economy through the provision of activities aimed at the tourism sector.</u>”</p>
56.2 Zone purpose	Support in part	The purpose is too narrowly focused on production activities. While these are the predominant land use, the Zone also accommodates a diverse range of activities that contribute towards economic well-being by supporting the tourism sector.	<p>Amend Section 56.2 to read:</p> <p>“<u>The Rural Zone is predominantly a working environment consisting of traditional farming operations and a diverse range of activities which support the tourism industry. Effects such as noise, odour, contaminants and traffic are to be expected, particularly in relation to primary production activities. Collectively, these activities contribute significantly to the District’s wellbeing through economic activity and income generation....</u>”</p>
Section 56.3 Activity Table and User Information	Support in part	The activity status table requires amendment to include specific provision for activities that will sustain the rural economy and assist in the implementation of key economic development projects.	<p>Amend Table 56.3 to identify the following activities:</p> <ul style="list-style-type: none"> • General commercial; • Informal recreation; • Vehicle parking areas; and • Restaurants
Section 56 Omission	Oppose	To support the identification of	Amend Section 56.4 to include the following rule in

		<p>additional activities within the Zone, the Plan requires amendment to include specific rules to identify their activity status.</p>	<p>relation to general commercial activities in the Rural Zone:</p> <ol style="list-style-type: none"> 1. A general commercial activity is a permitted activity provided: <ol style="list-style-type: none"> a) It meets the standards in Table 6 at the end of Section 56, except maximum site coverage; b) The activity is directly associated with the establishment and operation of the Coromandel Great Walk; c) The maximum cumulative area of all buildings used for general commercial activity on a site is 200m² GFA; d) The design of the building meets all the standards in Table 7 at the end of Section 56; e) All vehicle parking, loading and manoeuvring is provided on site; f) No additional vehicle access point or crossing is required; and g) No access is taken from a state highway. 2. A general commercial activity that is not permitted under Rule # is a restricted discretionary activity. 3. The Council restricts its discretion to matters 1,2,4,5,6 and 1.1 in Table 8 at the end of Section 56.
<p>Section 56 Omission</p>	<p>Oppose</p>	<p>To support the identification of additional activities within the Zone, the Plan requires amendment to include specific rules to identify their activity status.</p>	<p>Amend Section 56.4 to include the following rule in relation to informal recreation activities in the Rural Zone:</p> <ol style="list-style-type: none"> 1. An Informal recreation activity is a permitted activity provided: <ol style="list-style-type: none"> a) It meets the standards in Table 6 at the end

		<p>of Section 56, except maximum site coverage;</p> <p>b) The maximum site coverage of buildings used for informal recreation shall not exceed 1% of a site provided that no individual building shall exceed 200m² GFA;</p> <p>c) All buildings meet the standards in Table 7 at the end of Section 56;</p> <p>d) All vehicle parking, loading and manoeuvring is provided on site;</p> <p>e) No additional vehicle access point or crossing is required;</p> <p>f) No access is taken from a state highway; and</p> <p>g) No building is located on land identified as Natural Character, Outstanding landscape or Coastal Environment.</p> <p>2. An informal recreation activity that is not permitted under Rule # is a restricted discretionary activity.</p> <p>3. The Council restricts its discretion to matters 1 to 7, and 11 in Table 8 at the end of Section 56.</p>	<p>Amend Section 56.4 to include the following rule in relation to vehicle parking areas in the Rural Zone:</p> <p>1. A vehicle parking area is a permitted activity provided:</p> <p>a) It meets the standards in Table 6 at the end of Section 56, except maximum site coverage;</p> <p>b) The activity is directly associated with the establishment and operation of the Coromandel Great Walk;</p> <p>c) The maximum area of land to be used for vehicle parking shall not exceed 1% of site area and no building directly associated with the</p>
			<p>To support the identification of additional activities within the Zone, the Plan requires amendment to include specific rules to identify their activity status.</p>
<p>Section 56 Omission</p>	<p>Oppose</p>		

<p>Section 56 Omission</p>	<p>Oppose</p>	<p>To support the identification of additional activities within the Zone, the Plan requires amendment to include specific rules to identify their activity status.</p>	<p>vehicle parking area shall exceed 30m²; d) All buildings meet the standards in Table 7 at the end of Section 56; e) All vehicle parking, loading and manoeuvring is provided on site; f) No additional vehicle access point or crossing is required; g) No access is taken from a state highway; and h) No building is located on land identified as Natural Character, Outstanding landscape or Coastal Environment. 2. A vehicle parking area that is not permitted under Rule # is a restricted discretionary activity. 3. The Council restricts its discretion to matters 1,2,4,5,6 and 11 in Table 8 at the end of Section 56.</p>
<p>Section 56.4 to include the following rule in relation to restaurants in the Rural Zone:</p>	<p>1. A restaurant is a discretionary activity provided: a) It meets the standards in Table 6 at the end of Section 56, except maximum site coverage; b) The activity is directly associated with the establishment and operation of the Coromandel Great Walk; c) The maximum area of any building shall not exceed 200m²; d) the maximum area of any associated external dining area shall not exceed 50m²; e) All buildings meet the standards in Table 7 at the end of Section 56;</p>	<p>Amend Section 56.4 to include the following rule in relation to restaurants in the Rural Zone: 1. A restaurant is a discretionary activity provided: a) It meets the standards in Table 6 at the end of Section 56, except maximum site coverage; b) The activity is directly associated with the establishment and operation of the Coromandel Great Walk; c) The maximum area of any building shall not exceed 200m²; d) the maximum area of any associated external dining area shall not exceed 50m²; e) All buildings meet the standards in Table 7 at the end of Section 56;</p>	<p>vehicle parking area shall exceed 30m²; d) All buildings meet the standards in Table 7 at the end of Section 56; e) All vehicle parking, loading and manoeuvring is provided on site; f) No additional vehicle access point or crossing is required; g) No access is taken from a state highway; and h) No building is located on land identified as Natural Character, Outstanding landscape or Coastal Environment. 2. A vehicle parking area that is not permitted under Rule # is a restricted discretionary activity. 3. The Council restricts its discretion to matters 1,2,4,5,6 and 11 in Table 8 at the end of Section 56.</p>

			<p>f) All vehicle parking, loading and manoeuvring is provided on site;</p> <p>g) No additional vehicle access point or crossing is required;</p> <p>h) No access is taken from a state highway; and</p> <p>2. A restaurant that is not a discretionary activity under Rule # is a non-complying activity.</p>
Planning Maps			
Map 18 Overlays	Support in part	<p>The basis on which the boundaries of the Outstanding Landscape affecting land at 120 Lees Road (Pt Sec 25 Blk XII Otama SD) is unclear.</p> <p>The notation has the potential to impose additional compliance costs on activities that would be appropriate within the Rural Zone.</p>	<p>The extent of the Outstanding Landscape affecting land at 120 Lees Road (Pt Sec 25 Blk XII Otama SD) is re-examined and reduced to relate only to areas that clearly justify being so defined.</p>
Map 18 Overlays	Support in part	<p>The rationale for the extent of the Amenity Landscape affecting land at 120 Lees Road (Pt Sec 25 Blk XII Otama SD) is unclear. Without an appropriate justification, the notation has the potential to impose additional compliance costs on activities that would be appropriate within the Rural Zone.</p>	<p>The extent of the Amenity Landscape affecting land at 120 Lees Road (Pt Sec 25 Blk XII Otama SD) is re-examined and reduced to relate only to areas that clearly exhibit characteristics that distinguish it from the wider rural locality.</p>



Environmental Management Services

13th March 2014

Our ref: H739

Your ref:

Thames Coromandel District Council
515 Mackay Street
Thames 3500

Attention: Leigh Robcke

Dear Leigh

THAMES-COROMANDEL PROPOSED DISTRICT PLAN SUBMISSION BY HAHEI HOLIDAYS LTD

We act for Hahei Holidays Ltd who own and operate the Hahei Holiday Resort, 40 Harsant Avenue, Hahei.

The attached schedule sets out the Company's submissions on the Proposed District Plan.

I can confirm that Hahei Holidays Ltd wish to be heard in support of this submission and would be prepared to join with other submitters raising similar issues.

All correspondence should be directed to the following address:

Environmental Management Services Ltd
PO Box 1307
Hamilton 3240

Contact: Ian Johnson
Tel: 07 838 5672
Fax: 07 838 2170
Mobile: 027 2814014
Email: ian.johnson@emslimited.co.nz

Yours sincerely

Environmental Management Services Ltd

Ian Johnson
Environmental Consultant

HAHEI HOLIDAYS LTD

SUBMISSIONS ON THE PROPOSED THAMES COROMANDEL DISTRICT PLAN

PLAN PROVISION	SUPPORT/OPOSE	REASONS	RELIEF SOUGHT
15 Settlement Development and Growth			
Objective 15.1	Support	This objective will enable efficient use of natural and physical resources	Retain Objective 15.1 as notified
Policy 15.1.1a	Support	This policy promotes a pattern of development that will enable efficient use of natural and physical resources	Retain Policy 15.1.1a
Objective 15.5	Support	This objective will enable efficient use of natural and physical resources in a manner that will support the social and economic well-being of communities	Retain Objective 15.5 as notified
Policy 15.5.1a	Support in part	While HHL supports the general thrust of the Policy, amendment is needed to include reference to integrated visitor accommodation facilities as an important contributor to the vitality of coastal settlements	Amend Policy 15.5.1.1a to read: Settlement development and growth including commercial, <u>integrated visitor accommodation facilities</u> , housing and subdivision design should be consistent with the existing character and context of the built environment and with the landscape character, historic heritage and amenity values of the area.
Objective 15.10	Support	The objective will ensure that the character and identity of coastal settlements such as Hahei will be reflected in future development	Retain Objective 15.10 as notified
Policy 15.10.10d	Support in part	The policy adopts an unnecessarily restrictive approach in respect of future development and growth. The	Policy 15.10.10d is amended to read: Hahei should retain the existing rural and natural

		<p>vitality of settlements such as Hahei depends heavily on tourism investment which requires an enabling framework to provide confidence that a critical mass and variety of activities can be provided to meet visitor demands. The policy requires amendment to reflect this, recognising that development will either have to be within infrastructure constraints or will have to fund necessary capacity improvements.</p>	<p>character backdrops and the lowkey, beachvillage built form. Development and growth <u>is encouraged where it will not should not occur where it increases demand for public investment in additional water, wastewater, stormwater and roading network infrastructure.</u></p>
<p>25.7 Hahei Holiday Resort Site Development Plan</p>			
<p>25.7.1 User Information</p>	<p>Support in part</p>	<p>The section requires amendment to explain that the Resort is subject to the provisions of the Coastal Living Zone except to the extent that the Site Development Plan provides alternative or additional provisions. In the absence of such an amendment the section appears detached from the policy and rule framework of the remainder of the Plan. It has the effect of being a spot zone which provides only for the activities set out within the Site Development Plan. In the context of a discretionary activity, it appears that the only relevant policy framework is that set out in Section 25.7.2 – Purpose.</p>	<p>Amend Section 25.7.1 to include the following: “The Site Development Plan provides exceptions to the policies and rules applying to the underlying zone and takes precedence over those provisions. Where no specific provision is made within the Site Development Plan, the requirements of the underlying Zone apply.”</p>
<p>25.7.2 Purpose</p>	<p>Support</p>	<p>Section 25.7.1 explains that the “Purpose” provides the policy framework for all subdivision and development within the Site</p>	<p>Retain Section 25.7.2 as notified.</p>

			Development Plan area. HHL supports that approach insofar as it provides context for the specific provisions within the Site Development Plan.	
25.7.4 Rules	Support in part		Except to the extent that HHL seeks amendments in relation to specific rules, the Company supports the retention of the rules framework as notified.	Retain the rules framework as notified except to the extent that specific amendment is proposed by HHL.
25.7.4.1	Support in part		Rule 1 provides for a single "amenity building" within defined areas of the Resort. HHL seeks that this is expressed in the plural to ensure that there is flexibility to enable more than one amenity building within each defined area.	Amend Rule 25.7.4.1 to provide for "amenity buildings".
25.7.4.1.3	Oppose		This provisions states that where an activity becomes a restricted discretionary activity by virtue of failing a standard, Council will reserve its discretion to all of the matters set out in Table 3. Table 3 relates specifically to "subdivision and dwellings", and "hospitality activities", neither of which are the subject of Rule 1. A requirement to address the matters in Table 3 will have significant compliance cost implications regarding matters that may be unrelated to the standard which is not achieved. The most appropriate approach would be to reserve discretion over the effects of failing to meet the relevant standard	Amend Rule 25.7.4.1.3 to read: The Council restricts its discretion to all the matters in Table 3 <u>the management of the effects of not meeting the specific standard.</u>

<p>25.7.4.2</p>	<p>Support in part</p>	<p>alone. The rule relates to emergency works on protected trees. Rule 2.2 states that works that are not permitted under Rule 2.1 are discretionary activities. The Rule requires amendment to clarify that any works affecting trees that are not specifically identified on Diagram A are a permitted activity; otherwise they will be classed as a discretionary activity. The rule also requires amendment to provide for proposals which fail to comply with a standard as a restricted discretionary activity which does not require public or limited notification. This amendment should be supported by assessment criteria relating to the standards. Implementation of the Rule relies on Diagram A which is the subject of a separate submission point below.</p>	<p>1. Amend Rule 25.7.4.2.2 to read: Emergency works that <u>are</u> <u>is</u> not permitted under Rule 2.1 <u>are</u> <u>is</u> a <u>restricted</u> discretionary activity. 2. Include an additional rule to read: The Council restricts its discretion to the following matters: a) The degree to which the work is necessary to enable reasonable use and enjoyment of the site and the tree. b) The extent to which the work will affect the longevity, health, vigour and stability of the tree. c) Whether the work is likely, in the opinion of the Council, to damage the tree or endanger its health. 3. Include an additional rule to read: Any emergency works, including removal, to any tree not specifically identified on Diagram A is a permitted activity. 4. Include an additional rule to read: A resource consent application under Rule ## (submission point 1 above) shall be assessed without public or limited notification under sections 95, 95A and 95B of the RMA.</p>
<p>25.7.4.3</p>	<p>Support in part</p>	<p>The rule relates to emergency works on protected trees. Rule 3.2 states that</p>	<p>1. Amend Rule 25.7.4.2.2 to read:</p>

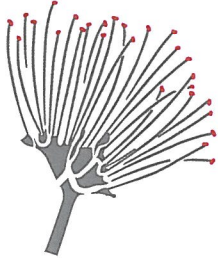
		<p>works that are not permitted under Rule 3.1 are discretionary activities. The Rule requires amendment to clarify that any works affecting trees that are not specifically identified on Diagram A are a permitted activity; otherwise they will be classed as a discretionary activity. The rule also requires amendment to provide for proposals which fail to comply with a standard as a restricted discretionary activity which does not require public or limited notification. This amendment should be supported by assessment criteria relating to the standards.</p> <p>Implementation of the Rule relies on Diagram A which is the subject of a separate submission point below.</p>	<p>Trimming and maintenance of trees that is not permitted under Rule 3.1 is a <u>restricted discretionary activity</u>.</p> <p>2. Include an additional rule to read:</p> <p>The Council restricts its discretion to the following matters:</p> <p>a) The degree to which the work is necessary to enable reasonable use and enjoyment of the site and the tree.</p> <p>b) The extent to which the work will affect the longevity, health, vigour and stability of the tree.</p> <p>c) Whether the work is likely, in the opinion of the Council, to damage the tree or endanger its health.</p> <p>3. Include an additional rule to read:</p> <p>Any trimming and maintenance works to any tree not specifically identified on Diagram A is a permitted activity.</p> <p>4. Include an additional rule to read:</p> <p>A resource consent application under Rule ## (submission point 1 above) shall be assessed without public or limited notification under sections 95, 95A and 95B of the RMA.</p>
<p>Rule 25.7 Table 1</p>	<p>Support in part</p>	<p>Planning Map 19A indicates that the western boundary of Area C within the Site Development Plan is defined as "Beach Front Yard". The rules set out within the Coastal Living Zone stipulate a 7.5m setback for such boundaries.</p>	<p>Amend item 6 of Table 1 of Rule 25.7 to include the following advisory note:</p> <p>(Note: this standard prevails over the requirements of Rule 41.9, Table 5, item 2)</p>

<p>Rule 25.7 Table 2</p>	<p>Support in part</p>	<p>The specific boundary with Area C is defined by a 1.8m steel fence which restricts intervisibility between the site and land beyond which is used for beachfront car parking. Standard 6b) set out within Table 1 of Rule 25.7 sets out a requirement for a 6m setback from this boundary within Area C. To ensure that there is clarity regarding this matter it would be preferable to include an advisory note within Table 1 to note that this standard is more flexible than applies elsewhere within the Zone.</p>	
		<p>Rule 25.7.4.4.2, by way of reference to Table 2, identifies the matters over which the Council will exercise control in respect of hospitality activities. This table requires amendment to focus on matters that are directly associated with the management of effects beyond the boundaries of the Site Development Plan. In this respect the Site Development Plan already stipulates precise standards regarding the location of hospitality activities and provides a comprehensive framework for the management of important trees. Consequently there is no necessity for the matters set out as points 2 and 7 of Table 2. Item 5 of Table 2 seeks to regulate the internal access arrangements of hospitality</p>	<p>Amend Table 2 of Rule 25.7 to delete items 2, 5 and 7.</p>

<p>Rule 25.7 Table 3</p>	<p>Support in part</p>	<p>activities for no apparent purpose. Table 2 requires amendment to delete these matters as they are unnecessary in terms of managing effects beyond the boundaries of the Site Development Plan.</p>	<p>Amend item 2c) of Table 3 of Rule 25.7 to read:</p>
<p>Rule 25.7 Table 3</p>	<p>Support in part</p>	<p>Rule 25.7.4.4.4, by way of reference to Table 3, identifies the matters that will be assessed in relation to an application for a hospitality activity which fails a specific standard in Table 1. In such situations Item 2c) of Table 3 would necessitate the provision of information relating to traffic impacts even though the standard which triggers the need for consent may be unrelated to that issue. For example, the failed standard may relate to setbacks. In such situations the requirement to address traffic matters would unnecessarily increase compliance costs and uncertainty. The Table requires amendment to clarify that the only circumstances in which Item 2c) would apply would be in relation to a failure to comply with standards 9 or 11 of Table 1.</p>	<p>Where a proposal is otherwise a permitted or controlled activity but fails to comply with standards 9 or 11 of Table 1, whether traffic safety and efficiency of the road network will be compromised.</p>
<p>Rule 25.7 Table 3</p>	<p>Support in part</p>	<p>Rule 25.7.4.6.2, by way of reference to Table 3, identifies the matters that will be assessed in relation to an application for a hospitality activity within Areas A, B and F of the Site Development Plan. The Rule requires</p>	<p>Amend item 2c) of Table 3 of Rule 25.7 to read:</p> <p>Where a proposal is otherwise a permitted or controlled activity but fails to comply with standards 9 or 11 of Table 1, whether traffic safety and efficiency of the road network will be compromised.</p>

		<p>compliance with all standards in Table 1, which include specific requirements relating to parking and traffic to ensure that there will be no off-site effects, and a requirement to limit occupancy level to 1275 persons. This occupancy level underpins the parking provisions. A failure to comply with either of these, or any other standard in Table 1 would necessitate an application for a discretionary activity. Consequently there is no necessity for Council to reserve discretion over traffic safety and network efficiency matters in relation to applications made under this Rule. To do so would unnecessarily increase compliance costs and uncertainty.</p>	
<p>Rule 25.7 Diagram A</p>	<p>Support in part</p>	<p>Diagram A attempts to consolidate information that is set out within three separate diagrams within the Operative Plan. In doing so it loses clarity and critical information requirements relating to trees, the setback of buildings from Wigmore Stream and the positioning and dimensions of the overspill car parking area. Amendment is necessary to address these deficiencies in order to assist consistent interpretation and administration of the Plan.</p>	<p>Amend Rule 25.7 of the Plan to include Diagrams C and D of Rule 344.8 of the Operative Plan, and to include the schedule of important trees and groups of trees attached to this submission.</p>
<p>Rule 25.7 Table 1</p>	<p>Support in part</p>		<p>Amend Item 6 of Table 1 of Rule 25.7 to include the following advisory note:</p>

		<p>Site Development Plan is defined as "Beach Front Yard". The rules set out within the Coastal Living Zone stipulate a 7.5m setback for such boundaries. The specific boundary with Area C is defined by a 1.8m steel fence which restricts intervisibility between the site and land beyond which is used for beachfront car parking. Standard 6b) set out within Table 1 of Rule 25.7 sets out a requirement for a 6m setback from this boundary within Area C. To ensure that there is clarity regarding this matter it would be preferable to include an advisory note within Table 1 to note that this standard is more flexible than applies elsewhere within the Zone.</p>	<p>(Note: this standard prevails over the requirements of Rule 41.9, Table 5, item 2)</p>
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PLANNERS PLUS LIMITED **10**

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 Email info@plannersplus.co.nz, Website www.plannersplus.co.nz

6 March 2014

PPL Ref: 140/019

TCDC Economic Development Committee
 C/- Leigh Hopper
 Email: leigh@hoppers.co.nz

Dear Leigh

Re: Proposed District Plan

I am writing to provide comment on the Proposed District Plan, which may provide some assistance for the Economic Development Committee.

As you are aware I have over 17 years planning practice experience and for the last 11 years have been in private practice as Director of Planners Plus Limited. I was also part of the Proposed District Plan review committee when the Plan was in draft form.

As part of the planning process considerable due diligence is undertaken by applicants to investigate the risks and costs associated with the resource consent process.

I have carefully reviewed (not to be construed as all) appropriate sections of the Proposed District Plan and I have the following comments:

1) Complying Subdivision within the Residential Zone – Restricted Discretionary Activity

The activity status of a number of activities has generally gone in an upward direction (i.e. more difficult consent process). One particular example is complying subdivisions in the Residential Zone under the 'current' Plan are controlled activities (i.e. the Council 'must' grant consent). However, under the Proposed District Plan, a complying subdivision within the Residential Zone is a restricted discretionary activity (i.e. the Council can 'grant' or 'refuse' the consent). Why am I concerned about the restricted discretionary activity status:

- (i) I have absolutely no doubt that the restricted activity status will increase consenting costs;
- (ii) The restricted discretionary activity status does not provide certainty for applicants; and

- (iii) The restricted discretionary activity status is a more difficult consent process than a controlled activity and therefore does not promote the purpose of the Proposed District Plan to concentrate 'most' development within the existing urban settlements of the District.

Planning practitioners are meant to be making things easier and more cost effective. In my professional opinion, the controlled activity status for all complying subdivisions within the Residential; Coastal Living and other residential zones should be restored.

2) The TCDC Great Walk

The 'Great' Walk is an excellent concept and provides opportunity for growth and jobs. It is my understanding that some portions of the Great Walk may not be able to be linked and may require support from private property owners. In my opinion, Coastal development and subdivision would be an excellent opportunity for the developer to set aside land for the great walk. Much the same as a conservation allotment allowing for an additional coastal allotment as a type of "trade-off". Assessment criteria for any coastal development (i.e. subdivision) should incorporate the great walk into the design of any subdivision if relevant to a site. This should be in the Proposed District Plan now promoting this tourist venture. In my opinion, it would be the cheapest option linking the great walk over private property.

If and when the Great Walk is established, there will be opportunities for boutique cheese makers; potters; chocolate makers; cafes; potentially eco-style travellers' accommodation and other tourist ventures to be located adjacent to the great walk. These are positive opportunities for the Coromandel so let's not make these activities discretionary or non-complying activities. These types of activities in my opinion should be controlled or restricted discretionary activities supporting tourist ventures and creating jobs.

The Proposed District Plan is silent on the Great Walk and in my opinion is an opportunity lost for the District.

3) Pedestrian Core and Waterfront Zone Rules

The Pedestrian and Waterfront Zone rules in my opinion have been a complete failure. Whitianga for example went through a tremendous growth period. The Pedestrian Core and Waterfront Zones were meant to promote vibrancy and intensification and it has not worked.

In my professional opinion, there are a number of factors why Whitianga Waterfront and Pedestrian Core Zones have not developed as follows:

- (i) Far too many complex rules and unrealistic assessment criteria (i.e. very costly to meet);
- (ii) Vague and complex design guideline rules that make no sense what so ever and are treated with disdain from all architects that design their buildings around these design guidelines;
- (iii) Car parking ratios rule how a building is located and designed, which is a failure of the District Plan; and
- (iv) Consenting costs and uncertainty.

The Economic Development Committee needs only to take a site visit around the waterfront and pedestrian core zones of Whitianga to realise that the rules are far too complex for development (i.e. right development) to occur. It is extremely disappointing for me to think that the Whitianga Waterfront has gone backwards during a period of property growth and is unlikely to develop for another 20 to 25 years because of the difficulty; complexity and costs to obtain resource consents and ongoing compliance costs. In my opinion, the Design Guidelines should be dropped from the District Plan altogether or rewritten so that architects and planning consultants can understand what is exactly required. The fact is the Waterfront and Pedestrian Core Zone rules just have not worked, but the Proposed District Plan sticks with them for another uncertain future and a handbrake on driving a vibrant and successful Whitianga waterfront and town centre.

4) Future Generations

I have heard over the years about the RMA and 'future generations'. I am extremely concerned when I look at my young children and wonder whether the costs to obtain resource consents; the time delays in processing resource consents; compliance costs; and the complexities of rule writing of these second generation plans; only means that section prices, house prices, and costs associated with attempting to set up a business will increase. I am worried that my children may end up renters unable to purchase a house and/or set up a business in New Zealand due to RMA compliance costs. I want to see the Coromandel do well environmentally and economically. It is all about creating a balance. In my opinion, the Proposed District Plan is not balanced. It is a more difficult District Plan for applicants to obtain resource consents.

I have a strong desire for jobs to be created. I am a planning consultant with morals. Several consultants (not just planners) I have spoken to over the years love to see difficult and complex District and City Plans, just like the Thames-Coromandel Proposed District Plan. They rub their hands together indicating that they will earn more consulting dollars due to the complexities of District and City Plans.

I acknowledge the Council's Policy staff whom I have the upmost respect for as they certainly have a difficult task. However, I am merely pointing out the difficulties that I see on so many occasions with applicants attempting to do something constructive and productive only to be stopped at the first hurdle (i.e.the

District Plan and resource consent process). I would like to think that this Council can make its own rules, one of promoting growth; economic activity and jobs for our communities.

Conclusion

I am very concerned about the Coromandel at the moment. There are empty shops in Whitianga; businesses have closed down; a local and experienced architectural designer after 10 years of business in Whitianga has closed and moved to Tauranga. In my opinion, there have not been enough improvements to the Proposed District Plan to make it easier to do business on the Coromandel Peninsula.

Just recently (last two months), two potential clients walked away with the comment, 'too costly' to set up two tourist related businesses in the Mercury Bay.

I could continue to dissect the Proposed District Plan. However, the Economic Development Committee in my opinion has the ability to make a difference and should be involved in the Proposed District Plan process by preparing a general submission on the Proposed District Plan; including the review of and preparation of further submissions to ensure the Council, through the Proposed District Plan, promotes growth, creates jobs, allows business to set up on the Coromandel, and considers the information requirements, the costs and the difficulty of obtaining resource consents.

Yours faithfully
Planners Plus Limited



David Lamason
Director

Submission to the Thames Coromandel District Council's Proposed District Plan

Submitter: Thames Coromandel District Council Economic Development Committee

Introduction;

This submission is general in nature but focuses on three particular topics within the Proposed District Plan, considered to be of significance to the Council's Economic Development Committee.

1. Activity Status for subdivision of land zoned Residential
2. The Great Coastal Walk
3. Pedestrian Core and Waterfront Zone Rules

Background;

The Economic Development Committee is a recently formed committee of Council comprising elected members of Council and appointed individuals from the private sector. Council has clearly identified with a need to apply a greater level of emphasis on economic development in its duty to balance social, cultural, environmental and economic wellbeing's. A substantial budget has been set aside and several projects have been prioritised to engender growth and prosperity through investment opportunity and employment. Economic development can also be cultivated by ensuring an appropriate minimum amount of compliance requirements comprising rules, regulations, processes, their associated costs and fees are imposed on those preparing to invest capital and effort in pursuit of enterprising activities or accepted community endeavour.

The Committee was formed in February and has only convened once with no opportunity to consider the full gambit of initiatives available to it in advancing economic development, hence the general nature of this submission. Notwithstanding, the District Plan has the potential to enable economic development or create a significant impediment. The committee considers the District Plan is a very important instrument of Council in meeting its aspirations.

The Economic Development Committee intends to apply considerably greater focus to the Proposed District Plan and will seek status to submit under the "Further Submission" process leading to the Adopted Plan.

The three topics listed above have come to the attention of the Committee via a letter from a respected resident Planning practitioner (Copy attached) and will hopefully impress upon the Council how elements of the Operative and Proposed Plans have a material effect on economic development.

The Proposed Plan

1. Activity Status

The Proposed Plan seeks to impose a “Restricted Discretionary” planning status on residential subdivision as opposed to a “Controlled Use” status in the Operative Plan.

Relief Sought; Retain the current Operative Plan status.

Reasons; A Restricted Discretionary status will give the ability for Council to decline a subdivision. Council may call for a significantly greater amount of inappropriate information and influence in their assessment of effects or outcomes. Greater costs will eventuate, uncertainty will prevail and land values will not easily be assessed. Investors/developers will be presented with greater risk. Elevated costs will lead to higher housing costs.

2. The Great Coastal Walk

No provision has been made to enable or encourage the establishment of a prize coastal walkway linking the communities of Whitianga, Tairua, Pauanui, Whangamata and beyond if possible.

Relief sought; Establish mechanisms’ such as “subdivision trade off”s” within the zones affected by the walkway to encourage landowners to seek or allow access.

Reasons; A coastal walkway along the length of the Coromandel East Coast has been identified by Council as a project that can deliver significant economic benefits to a broad cross section of the community. There is wide acceptance of this project amongst the District and it is championed by the Mayor. Proactive planning mechanisms as opposed to compulsory acquisition may well prove to provide the most cost efficient approach to expedite.

3. Pedestrian Core and Waterfront Zone Rules

Excessive rules have not provided developers and investors with a viable platform to commit to development of our prime district pedestrian and waterfront areas.

Relief sought; Introduce more investor friendly design guidelines, rule package and process associated with these zones. Reduce existing car park requirements.

Reasons; Outcomes sought for these zones are to create vibrancy, social interaction, products and services to tourism. It will require significant investment and innovation

from the inspired private sector to deliver change. The opportunity is to provide a more flexible and enabling set of planning criteria from which capital investment will follow.

SUMMARY

Council's Strategies and Action Plans are clearly intended to inform and drive the District Plan. One of the main priorities identified in the TCDC Economic Development Committee's Action Plan is, to quote:

" deliver a District Plan that is an enabler of economic growth with ambitious zoning for future growth, less resource consents and a document that is easier to use and interpret"

In many areas the draft DP is an impressive document however, as identified above, it fails to deliver by not aligning with existing Council strategies.

We look forward to the opportunity to provide further input.

Brent Page
Chair
TCDC Economic Development Committee
brentp@thecoromandel.com
0274 926 162

Introduction

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

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- 2) Supporting Documents.

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Submitter Details

First Name: **Jody**

Last Name: **Wells**

Organisation: **A8 Enterprises Ltd**

On behalf of: **David Gray Renn Wells Tania Bernhard**

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Suburb:

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Country: **New Zealand**

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

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

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

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

Submitter

Agent

Both

Submission

Consultation Document Submissions

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

Support

Oppose

Neutral

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

We oppose to the Proposed Bypass Road between Racecourse Road and Moewai Road, Whitianga. Designation TC218 Overlay Planning Map 17, 17A.

Reason for Decision Requested

We oppose to this bypass because it will subdivide the Wells Farm which is prime dairy farm land. This becomes inconvenient and could cause more stock disturbances and would be detrimental to the farm activities and would also become less economic due to loss of land. We feel there is no need for another Bypass when the State Highway 25 Bypass already exists on the other side of the Mercury Bay Aero Club runway. This will also greatly effect any proposed extensions to the runway. Having a road out on the limb into rural/recreational/industrial zoned areas could invite unnecessary behavior such as boy racers, burglary and theft. We would greatly appreciate your decision to remove the proposed Bypass Road.

Attached Documents

File

No records to display.

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Consultation Document Submissions

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

Support

Oppose

Neutral

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

We would like to have the Wells Farm Land located North of Racecourse Road in Whitianga remained as Rural Zone, as set out in the Operative District Plan. We strongly oppose the rural farm land to be zoned as Residential Zoning as suggested in Maps 17A and 18E.

Reason for Decision Requested

The family farm is now being farmed by the 4th Generation with the 5th Generation coming on stream. The land that is currently zoned "Rural" is a working environment, productive-area that is contributing to the Districts well-being through economic activity and income generation. Therefore our concern is clearly regarding the rate demands that could be imposed upon us. Subdivision is clearly not the answer due to many reasons. (a) The entire farm would have to be built up to the same level as Pacific Estate Subdivision which is situated on the North-East of the farm. Re-zoning of rural land below 5 meters above mean sea level on the Eastern Seaboard should consider Tsunami Risk. (b) See 4.3 The Special Values We Are Trying To Protect - Rural Character. The rural character landscape is a working landscape, incorporating human development patterns both constructed and natural. (Quoted in the Draft District Plan) (c) Subdivision will change the effect on the rural character of the land and reduction in open countryside. It is viewed as a permanent part of the existing rural environment. (d) We question if Whitianga's public services eg; water supply, storm-water and drainage, refuse transfer stations, sewage treatment system, roading and schooling is capable of coping with further subdivision within as there is still Whitianga Waterways and Pacific Estate having undeveloped land available. (e) Statistics NZ defines between Urban and Rural NZ. See www.stats.govt.nz. -rural areas. It quotes: The best option for defining distinct rural communities was to use workplace compared with address of usual residence as a proxy for both distance from, and the need to travel to, an urban area for employment. We would greatly appreciate the decision to keep the Wells Land as "Rural Zoning".

Attached Documents

File
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Submitter Details

First Name: **Brett**

Last Name: **Wilson**

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Submitter

Agent

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Consultation Document Submissions

Thames-Coromandel Proposed District Plan - November 2013

Support

Oppose

Neutral

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

VISITOR ACCOMMODATION Resource Consent requirement for more than 6 paying guests.

Reason for Decision Requested

The requirement of a Resource Consent for more than 6 paying guests we believe is unworkable and would become another by law extremely difficult to enforce and would have minimal effect. The vast majority of additional "guests" at peak times would be non paying. Whilst we understand the reasons for this bylaw and putting the onus on the Landlord another mechanism should be sought. If a more effective solution is not obvious then perhaps increasing the allowable guests to 10 would be more practical.

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Submitter Details

First Name: **Richard**
 Last Name: **Hoskins**
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 On behalf of: **HIDEM Trust**
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 Country: **New Zealand**
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 Daytime Phone: **078561069**
 Mobile: **0210568969**
 eMail: **bev.rick@xtra.co.nz**

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 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?

Rule 7, section 38.7, Table 2, part 2b

Reason for Decision Requested

Please reconsider the minimum coastal village minimum net lot size for subdivisions where there is not a wastewater system to connect to. The proposed plan sets this at 1000sq.m, this is unnecessarily high and should be 800-1000sq m depending on the proposed lot's ability to cope with wastewater.

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 Visitor Accommodation

Reason for Decision Requested

This is unnecessary, discriminatory, and inequitable. If there is to be a rule about number of people in a dwelling then it should be immaterial as to whether they are paying rental fees, non-paying guests, or owner occupiers. The issue is about whether the building and its infrastructure is adequate to cope with the number of occupants. The council should consider setting a rule about this, but is discriminating against many of its ratepayers by unfairly selecting owners who do not occupy their dwellings for the whole year in the proposed rule. I understand from various media activity that the basis for this proposed rule is that 1) motel owners (and the like) believe their business is adversely affected by beach house rental activity, and 2) renters sometimes disturb neighbours. No evidence is presented that this is actually a problem. In addition any supposed negative impact on accommodation providers would be significantly outweighed by the benefit from renter's spending on other activities. And any issues with disturbing neighbours should be dealt with at the time through enforcement of laws/bylaws. Already owners of holiday homes pay disproportionate rates - their dwellings are not occupied anything like year round so they benefit less from the services and amenities that council provides. Is council proposing a proportionate rating system based on estimated person-days occupation by dwelling? If they are to introduce this rule then it would be only fair if they did introduce such a system. Such a system will limit choice for people wishing to visit the Coromandel, effectively reducing visitor numbers and reducing income for businesses that cater to visitors. Is this what council wants? Our bach limits renter occupancy to 8, it has 8 beds and can easily cope with that number. We supply our own drinking water and have on site waste water disposal which has

problems (to us or council). Rubbish is user pays. So just where is the problem that council are seeking to address? If council is to set a limit, then it should be the same as councils in other holiday areas set, which is not 6. I would suggest 10 or 12, but only if the building can comfortably accomodate that number. This is easy to determine from the listing information for each dwelling.

Attached Documents

File
No records to display.

Introduction

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

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

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

You can use both to make your submission, or only choose one if you wish.

By clicking on the **Proposed District Plan** tab, you are able to view the full document, and make a submission on any topic/section by selecting the relevant page.

Selecting the **Supporting Documents** tab will enable you to upload any documentation to support your submission.

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

Privacy Statement

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

Submitter Details

First Name: **Murray**

Last Name: **Edens**

Street: **822 Black Jack Road**

Suburb: **R D 2**

City: **Whitianga**

Country: **New Zealand**

PostCode: **3492**

Daytime Phone: **07 866 2075**

Mobile: **027 499 3441**

eMail: **bushsinglet@hotmail.com**

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

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

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

Correspondence to:

Submitter

Agent

Both

Submission

Attached Documents

File
Murray Edens - Proposed District Plan Submissions

Proposed Thames-Coromandel District Plan



Submission Form

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

Your submission can be:

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

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

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

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

Submitter Details

Full Name(s) Murray Edens

or Organisation (if relevant) _____

Email Address sue.edens@extra.co.nz

Postal Address 822 Black Jack Road, Opoto Bay, RD2
Whitianga 3592

Phone no.
include area code 07-866 2075

Mobile no. 0274 993 441

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)

Attached are 11 sub-mission with maps, 22 pages in all.

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:

Empty text box for reasons for views.

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

Retained Deleted Amended as follows:

Empty text box for decision details.

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 M. J. Eelen 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 Y N
- 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

Murray Edens
 822 Black Jack Road
 RD2
 Whitianga 3595

13th February 2014

Chief Executive Officer
 Thames-Coromandel District Council
 Private Bag
 Thames 3540

Dear Sir,

Re: Submission: Thames-Coromandel Proposed District Plan, (Map 13 and Map 14 Overlays of TCDC Planning Maps & 32.5 Amenity Landscape Overlay Rules, page 234)

We refer to the aforementioned map and **Oppose** areas of our property that has been zoned as an "*Amenity Landscape*" where the land encompassed is largely pastoral grassland of an active farm.

As you will be aware, *Amenity* as defined in Section 2 of the Resource Management Act 1991 as "*Amenity values means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.*" This definition with prejudice could be argued to include all land that contributes to the landscape whether residential, privately owned, conversation land or public/crown land in the TCDC catchment district as it can contribute to people's appreciation.

Reason: The Amenity Value Overlay of the property indicated on the attached maps is over a landform that has been in pasture production since 1928, which has subsequently modified and is a maze of fences, tracks and drains and scattered with buildings associated with normal farming practices similar to many Coromandel Peninsula and New Zealand landscapes. Farmland is not an unique landscape. The production of meat and wool influences this landscape by having English grasses and crops growing on them. The farming property has to progress with new technologies and farming practices to achieve an economical unit. Farming is a business which must remain viable and allow freedom to meet markets and changes in its practices to achieve the principles of an economical unit. By applying greater restrictions such as the Amenity Value Overlay on the land will not allow this to continue without sufficient monetary compensation or subsidies.

The Amenity Landscape Overlay also includes land that cannot be viewed from a platform of neither public roads, crown land, beach, sea nor any other landowner, which contraries the definition of an amenity that "...characteristics of an area that contribute to people's appreciation...". Where in areas that it cannot be viewed other than air, this characteristic cannot be fulfilled practically and appears that the land has had a blanket "Amenity Landscape" applied to it whether or not it could contribute to people's appreciation. To apply the overlay over the whole Lot is unreasonable and bias.

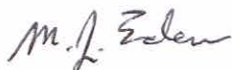
We also refer to section “32.5 Amenity Landscape Overlay Rules” of Rule 10 that relates to an Accessory Building, stating “One dwelling per lot” as a controlled activity. Further subdivision of these lots would provide the necessary incentive and capital that would ultimately add more Amenity Value to the area from retiring land from pastoral grazing, native tree plantings and possible public access as a result of a normal Resource Consents process.

By placing an Amenity Landscape overlay on the property will ultimately force the family from the land that will soon be in its 5th generation on the property. This overlay constraint placed on the property will eventually require Resource Consents for normal farming practices will make it further unfeasible and unpractical to continue. This again, demonstrates the unhealthy sense of entitlement persons and/or regulatory bodies have developed in New Zealand over private land.

The decision that we seek from Council is to have the Amenity Landscape removed from the property of namely 550 BJR Part of title, 841 BJR Lot 2 DP 438903, 721 BJR Lot 1 DP 438903, 707 BJR Lot 3 DP 331209, 621 BJR Lot 5 DP 428661 and will be available to speak at the public hearing.

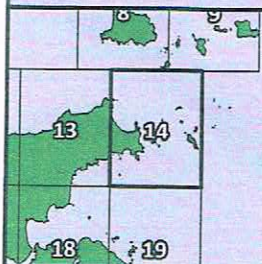
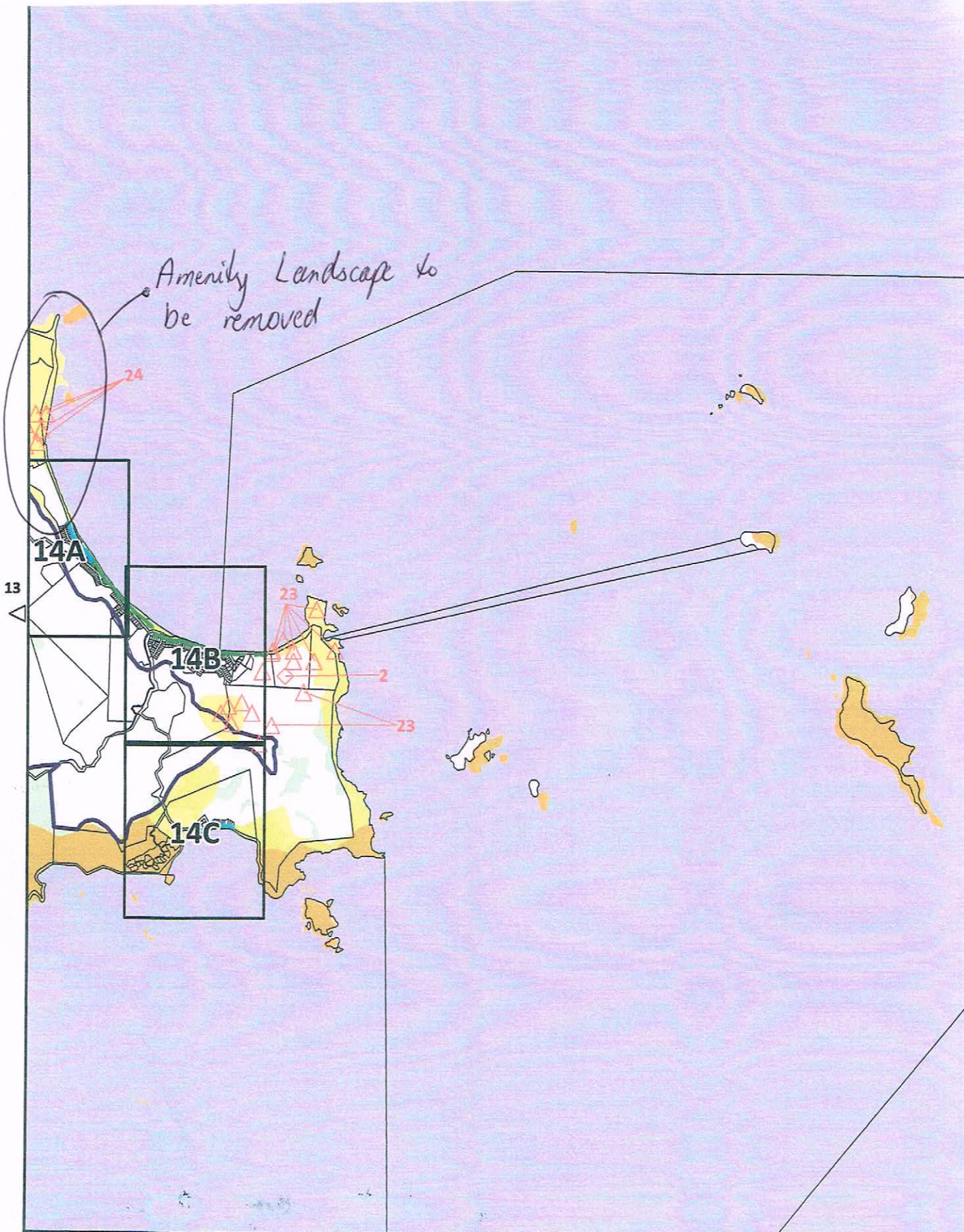
Please find my contact details below if you require further information and look forward to your reply.

Regards,



Murray Edens & Others
E. sue.edens@xtra.co.nz
P. 07 -866 2075

Enclosed: Amended Map 13 Overlays, Amended Map 13E Overlays; Amended Map 14A Overlays & Amended Map 14 Overlays

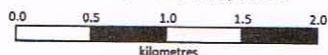


MAP 14 OVERLAYS

OPITO

PROPOSED DISTRICT PLAN - December 2013

Scale 1:50,000 at A4 Paper Size



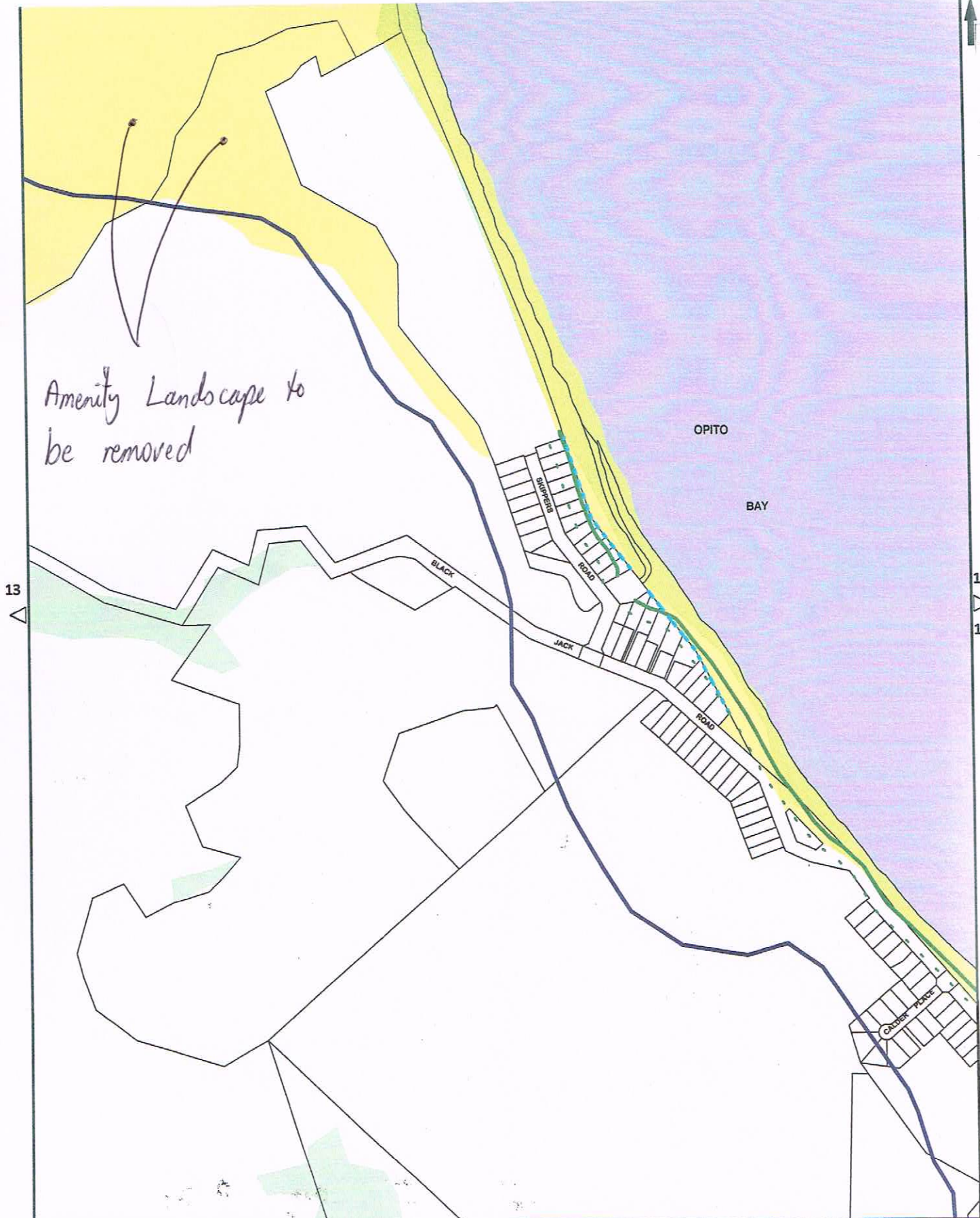
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MAP PRINTED
13 December 2013

Page 1690

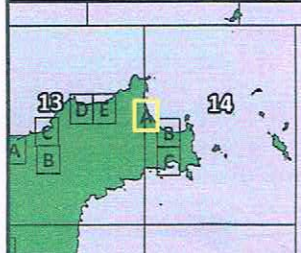
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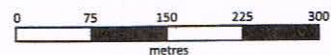


MAP 14A OVERLAYS

OPITO

PROPOSED DISTRICT PLAN - December 2013

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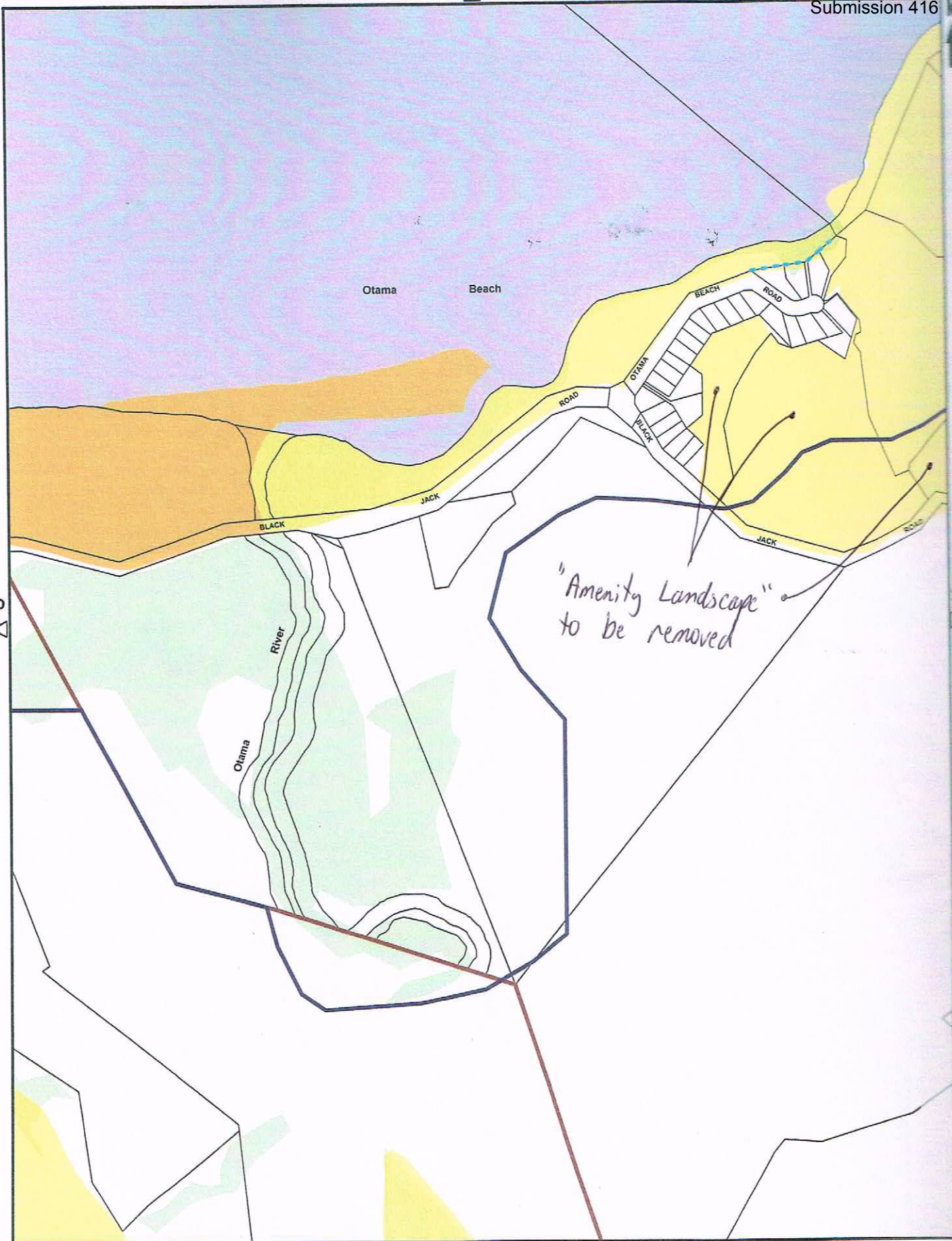


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mle

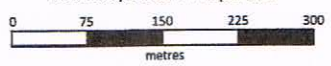


MAP 13E OVERLAYS

OTAMA

PROPOSED DISTRICT PLAN - December 2013

Scale 1:7,500 at A4 Paper Size



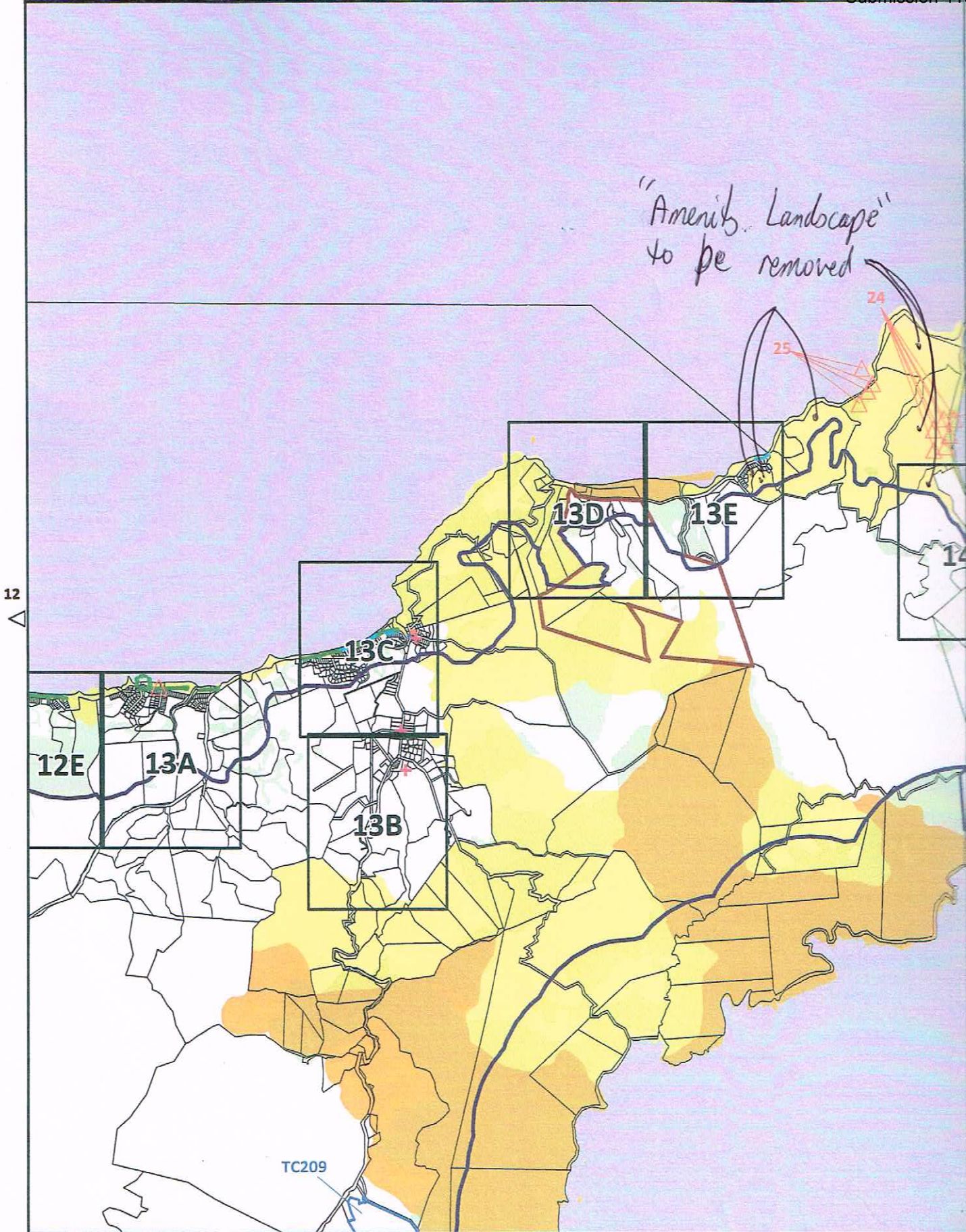
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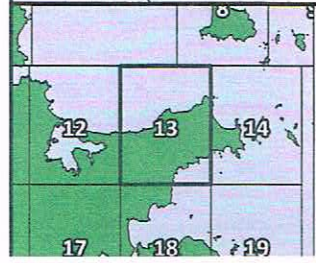
MAP PRINTED
13 December 2013

m.l.e

"America's Landscape"
to be removed



12

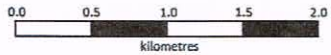


MAP 13 OVERLAYS

OTAMA

PROPOSED DISTRICT PLAN - December 2013

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13 December 2013

MJE

Murray Edens
822 Black Jack Road
RD2
Whitianga 3595

13th February 2014

Chief Executive Officer
Thames-Coromandel District Council
Private Bag
Thames 3540

Dear Sir,

Re: Submission: Thames-Coromandel Proposed District Plan, Planning Maps 13 & 13E with zone definitions or “Rural” and “Rural Lifestyle”, from Section 56 and Section 57 respectively.

We refer to the aforementioned section and **Oppose** the zoning of land as “**Rural**” as shown on the attached maps and seek an **Amendment**.

The reasons for this is that the initiative of the “Rural Lifestyle Zone” is a progressive addition for the controlled transition of land to the changing dynamics of the Thames Coromandel District. Currently proposed in the plan is for this zone to be applied on the foothills of centers such as Coromandel, Thames, Tairua and the like.

With the current and foreseeable pressure for properties in the immediate Otama/Opito area, which is reinforced by property prices, this will complement the further settlements that will also have natural growth and will ensure that the productive rural land will continue to have a similar landscape. Policy 101 (page 82) reinforces that this attribute is desired to remain, *“Opito, Otama, Matapau Bay should retain the existing rural and natural character backdrops...”*

Past development in the immediate area of Opito and Otama has resulted in the familiar ribbon type settlement and due to the supply/demand, often only affordable by relatively wealthy persons based outside of the district and used as million dollar “baches”. Contrary to most bach occupiers’ belief, they are largely not involved in the community other than having their holiday in the area and may be active in Ratepayers groups but spend lengthy periods in other areas. This Rural Lifestyle Zone can also bridge the gap between high value properties and the surrounding settlements where the occupiers are more likely to be permanent residents with the capacity to generate an income from the property and will be part of the community, with children attending schools and support for local industries and retailers during the harsh winter months.

The Otama rural area as shown on the attached maps has many attributes, promoted in Section 57 – Rural Lifestyle Zone where extracts are quoted below in italics:

“...the transition from productive rural land to rural lifestyle land is mainly expressed in terms of residential intensity, lot sizes and land use.”, *“ They are been created to enable areas of rural land to be managed as part-time farms or ‘lifestyle blocks’”* Where many proposed District Plan constraints will make this property in its whole unfeasible for the current landowner, the probable future owner will be a wealthy individual or group rather than the general population in the rural lifestyle scenario.

“...provides an area where both rural and low density housing can exist” The backdrop to Otama is forestry and forefront is pastoral hills.

“Self-sufficiency in terms of water, wastewater and stormwater services, and” An element that can be confidently achieved.

“Prevalence of natural features over the built environments; and” Stands of regenerating indigenous vegetation exist along the forestry fringes and the Otama wetland dominates the banks of the Otama River. These can be further protected and allow greater public access to enjoy them that could be granted during the Resource Consent Process.

Therefore, **the decision that we seek from Council is for the area shown on the attached maps to be zoned as “Rural Lifestyle Zone”** and will be available to speak at the public hearing.

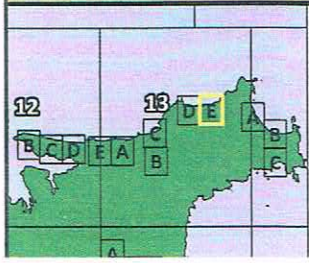
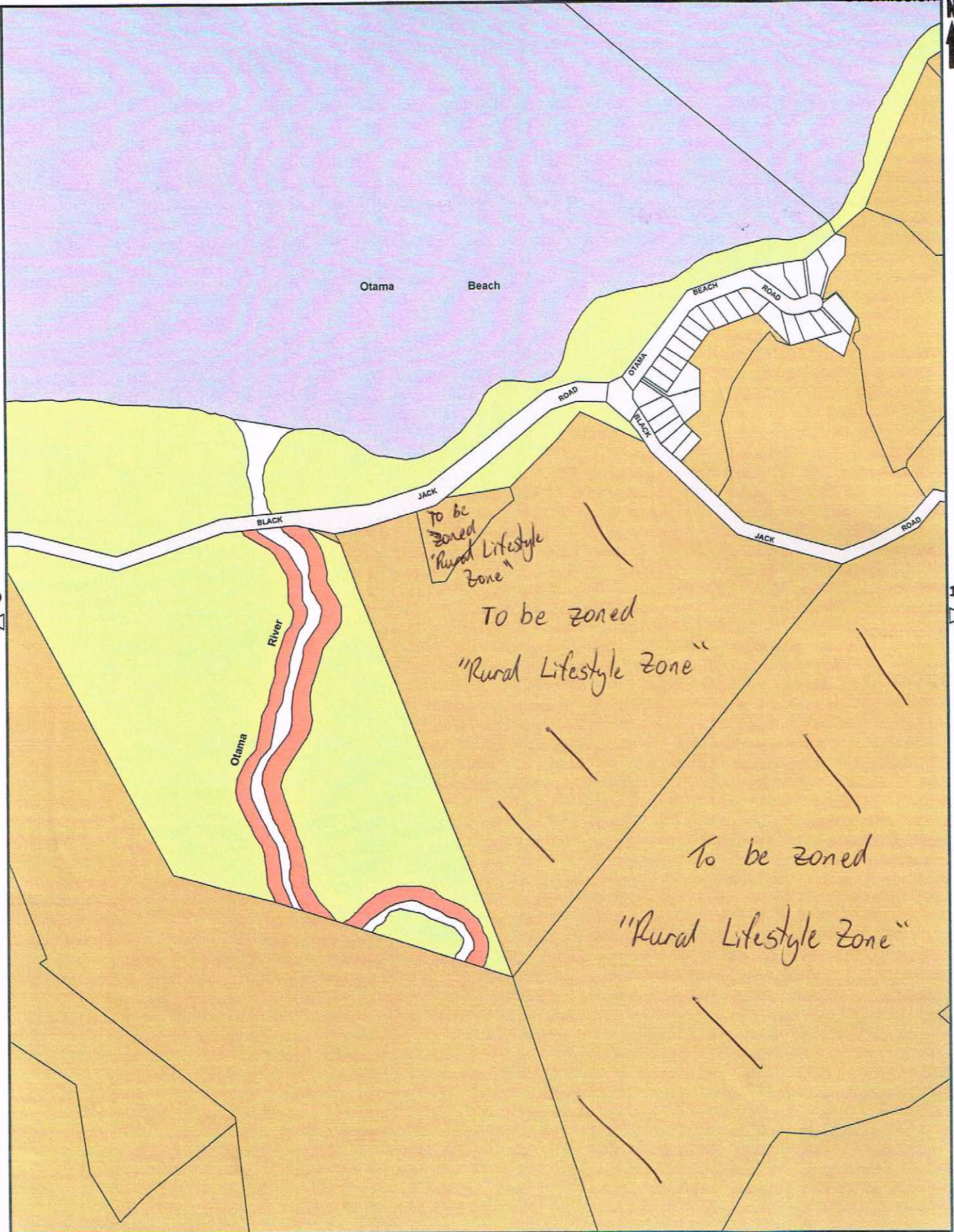
Please find my contact details below if you require further information and look forward to your reply.

Regards,



Murray Edens & Others
E. sue.edens@xtra.co.nz
P. 07 -866 2075

Enclosed: Amended Map 13 Zones, Amended Map 13E Zones

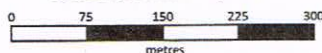


MAP 13E ZONES

OTAMA

PROPOSED DISTRICT PLAN - December 2013

Scale 1:7,500 at A4 Paper Size

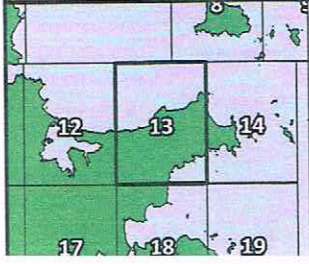
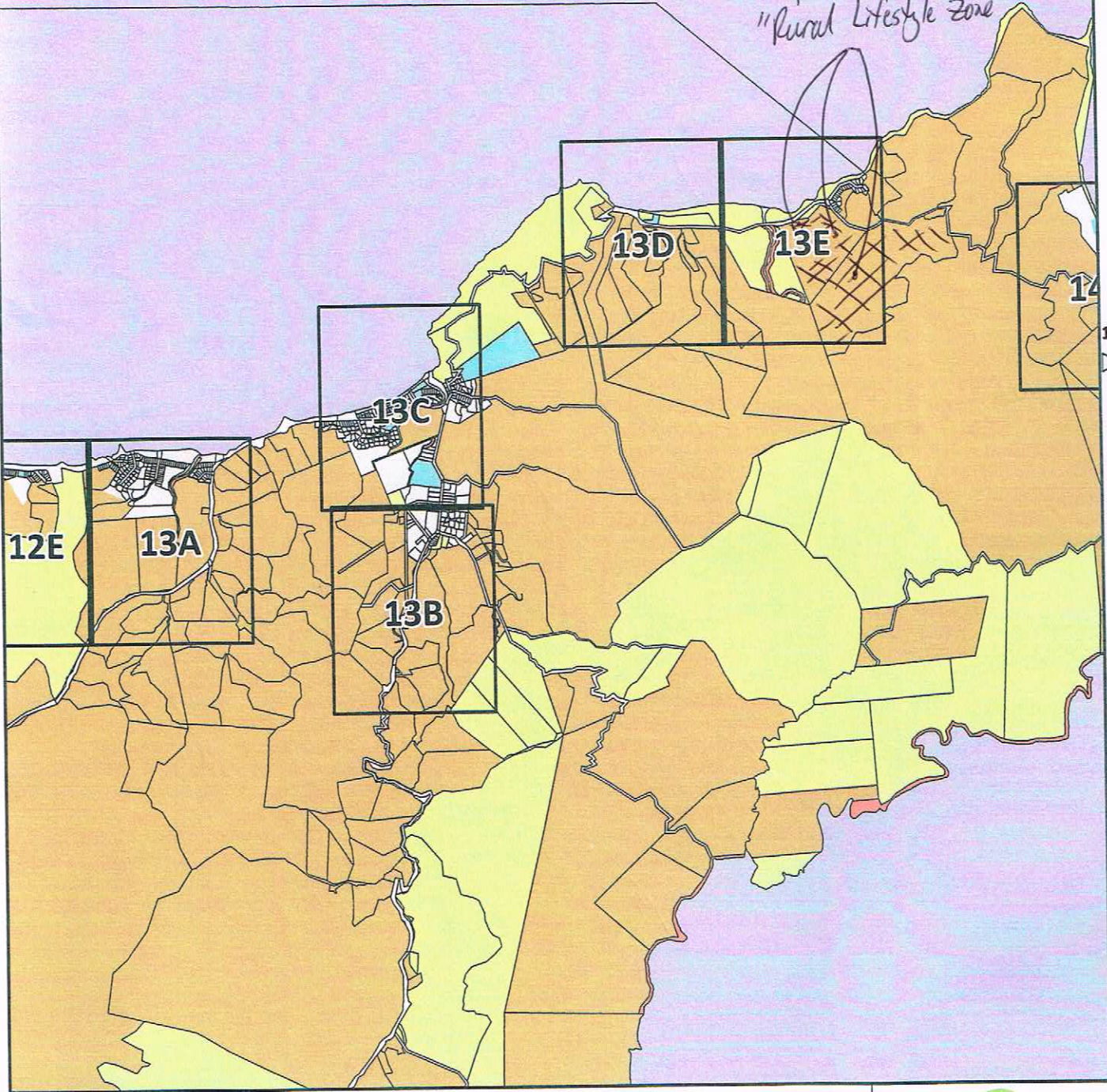


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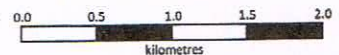
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13 December 2013

m. J.E.



MAP 13 ZONES
OTAMA

PROPOSED DISTRICT PLAN - December 2013
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mfe

Murray Edens
822 Black Jack Road
RD2
Whitianga 3595

13th February 2014

Chief Executive Officer
Thames-Coromandel District Council
Private Bag
Thames 3540

Dear Sir,

Re: Submission: Thames-Coromandel Proposed District Plan, Planning Maps 13, 14 and 14A Overlays with Natural Character as defined in Section 32 – “Landscape and Natural Character Overlay.

We refer to the aforementioned section and **Oppose** the zoning of land as “**Natural Character**” as shown on the attached maps.

The reason for this is we are the significant landowner of the area proposed to be zoned as “Natural Character” and it is unclear where the proposed zoning will encompass particularly in the northern section of Planning Map 14. This creates ambiguity in the Proposed District Plan and is not allowing transparency to what is been proposed, discussed and submissions developed.

The decision that we seek from Council is to have the “**Natural Character**” overlay removed from our property namely **841 BJR Lot 2 DP 438903, 721 BJR Lot 1 DP 438903, 707 BJR Lot 3 DP 331209, 621 BJR Lot 5 DP 428661** and will be available to speak at the public hearing.

Please find my contact details below if you require further information and look forward to your reply.

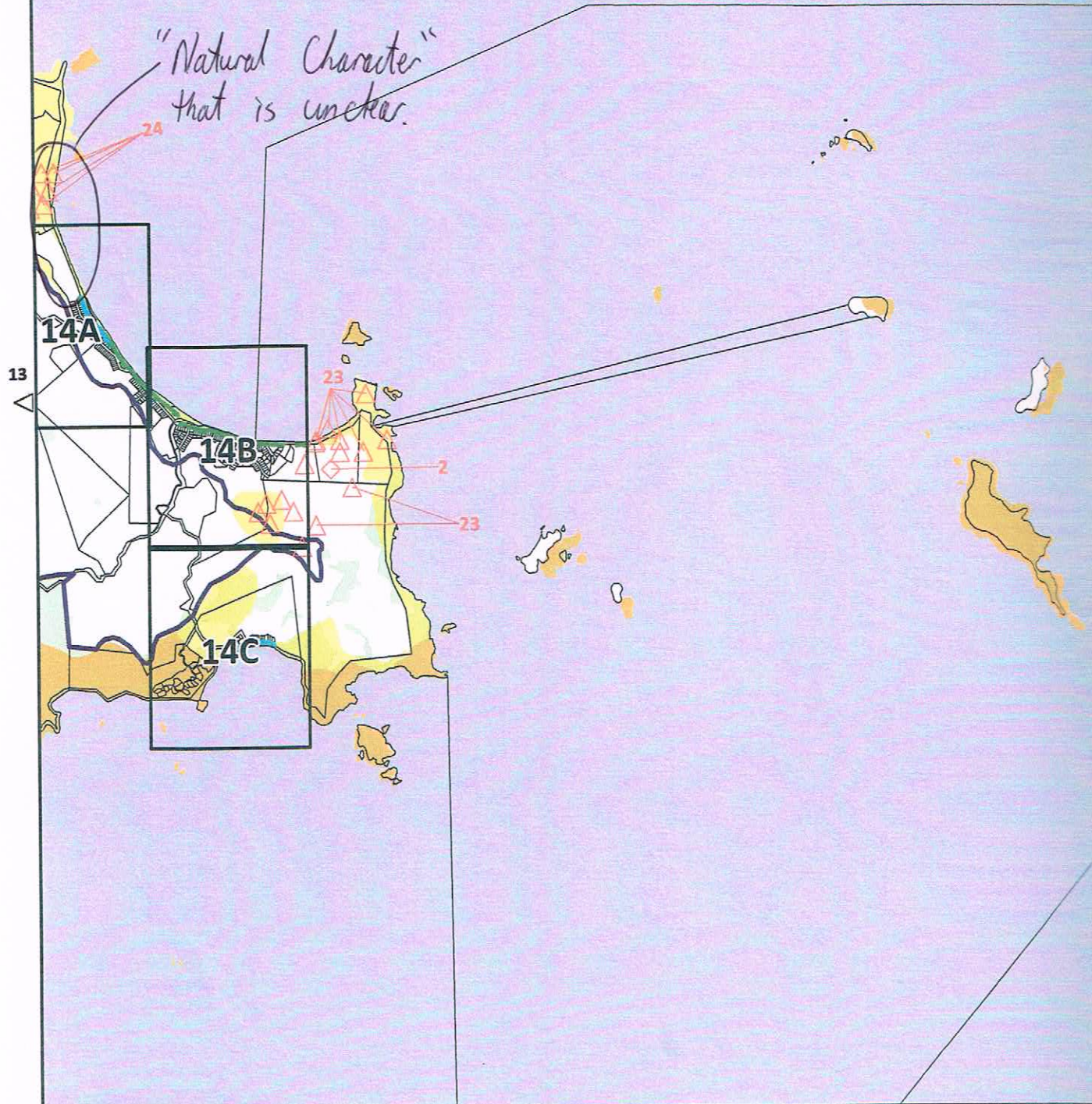
Regards,



Murray Edens & Others
E. sue.edens@xtra.co.nz
P. 07 -866 2075

Enclosed: Amended Map 14 Overlays

"Natural Character" that is unclear.

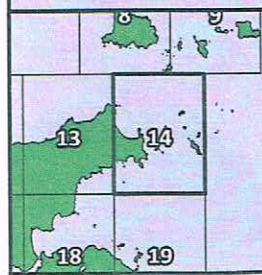


13

14A

14B

14C

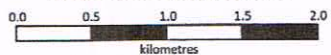


MAP 14 OVERLAYS

OPITO

PROPOSED DISTRICT PLAN - December 2013

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m/e

Murray Edens
822 Black Jack Road
RD2
Whitianga 3595

13th February 2014

Chief Executive Officer
Thames-Coromandel District Council
Private Bag
Thames

Dear Sir,

Re: Submission; Thames-Coromandel Proposed District Plan, Panning Maps, Map 14

We refer to the aforementioned Map 14 both in print and online where errors are obvious to the islands located offshore of Motukoruenga Island, Needle Rock, Flat Island and Ohinauiti Island. It can be clearly seen that the boundaries of the Overlay do not coincide with the landform boundaries. This creates doubt on the accuracy of the Overlays on the mainland, in particular our land when these other errors are evident.

For the reason above, the decision that we seek from Council is to have Map 14 reissued for submissions where the accuracy of the Maps has been validated and will be available to speak at the public hearing.

Please find my contact details below if you require further information and look forward to your reply.

Regards,



Murray Edens & Others
E. sue.edens@xtra.co.nz
P. 07 -866 2075

Murray Edens
822 Black Jack Road
RD2
Whitianga 3595

13th February 2014

Chief Executive Officer
Thames-Coromandel District Council
Private Bag
Thames 3540

Dear Sir,

Re: Submission; Thames-Coromandel Proposed District Plan, Section 38.7, Table 2, Item 14. a), page 276:

14.	Rural Zone	
a)	Minimum average lot area for all lots (including any balance or residual lot).	20 ha

We refer to the aforementioned sub-section and **Oppose** this proposed size and “minimum” average of 20 ha including the balance or residual lot.

The reason for this is that the size of the lots should be governed by the qualities of soils, contours, and location to create an economical horticultural lot or agriculture business that will complement the surrounding area. For example, a Passion-fruit orchard can be economical at less than 2 ha. These attributes need to be assessed at the Resource Consent application phase rather than quashed on minimum average lot size of 20 ha.

The decision that we seek from Council is to have Table 2, Item 14. a) to have “Minimum” removed and the area decreased to 5 ha as per the table below, and will be available to speak at the public hearing.

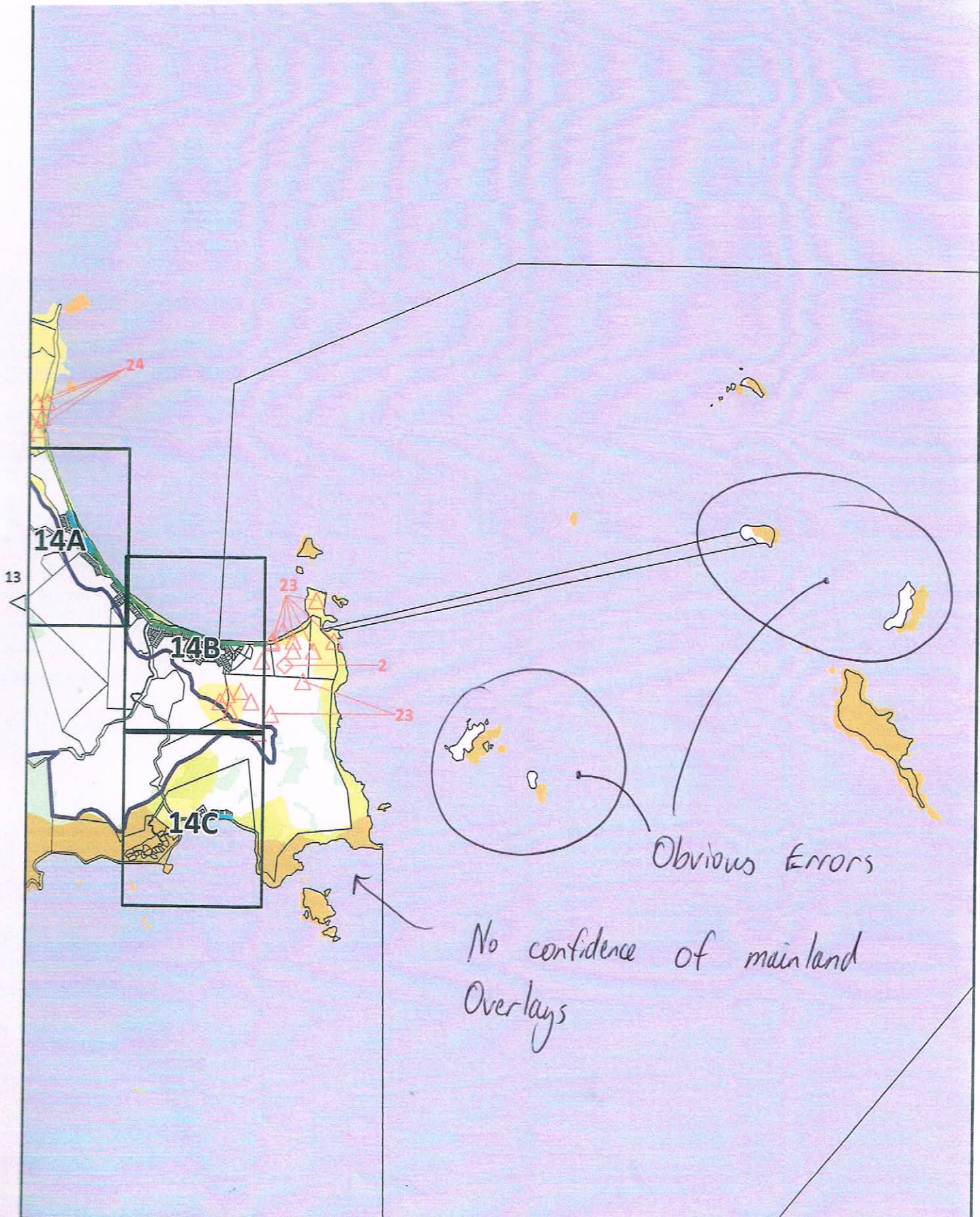
14.	Rural Zone	
a)	Average lot area for all lots (including any balance or residual lot).	5 ha

Please find my contact details below if you require further information and look forward to your reply.

Regards,



Murray Edens & Others
E. sue.edens@xtra.co.nz
P. 07 -866 2075

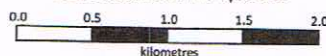


MAP 14 OVERLAYS

OPITO

PROPOSED DISTRICT PLAN - December 2013

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13 December 2013

m.r.e

Murray Edens
822 Black Jack Road
RD2
Whitianga 3595

13th February 2014

Chief Executive Officer
Thames-Coromandel District Council
Private Bag
Thames

Dear Sir,

Re: Submission; Thames-Coromandel Proposed District Plan, Section 38.5, Rule 8.3 page 273 & Figure 1, page 282

*3. Subdivision creating one or more conservation lots that does not meet the standards in Rule 8.1 c) is a **discretionary activity**. Subdivision creating up to two conservation lots that does not meet the standards in Rule 8.1 a), b), d) or e) is a **non-complying activity**.*

We refer to the aforementioned sub-section and **Oppose** this rule namely 8.3.

The reason for this is that this rule creates ambiguity as it states that if the subdivision does not meet the standards in 8.1 c) it is a discretionary activity, while it is a non-complying activity if the subdivision does not meet the standards Rule 8.1 a), b), d) or e). Rule b) cannot exist without Rule c), therefore all subdivision that does not meet 8.1 c) will become non-complying.

Rule 8.3 is it is overly restrictive considered the Objectives and Policies in Section 6.3. Land needs to be accessed on its individual merits through the normal Resource Consent process rather than a broad-brush approach as detailed in Figure 1 page 282. Figure 1 will inadvertently omit parcels of high ecological or habit value that will not get the protection as obligated as per Section 6.3.

The decision we seek from Council is to have Rule 8.1(b)(c) removed from the district plan (*The site has not been the subject or result of a previous subdivision under this rule or any other previous conservation lot provision since the date of the Proposed District Plan Decision Version dated 7 October 1998; and*) and will be available to speak at the public hearing.

Please find my contact details below if you require further information and look forward to your reply.

Regards,



Murray Edens & Others
E. sue.edens@xtra.co.nz
P. 07 -866 2075

Murray Edens
822 Black Jack Road
RD2
Whitianga 3595

13th February 2014

Chief Executive Officer
Thames-Coromandel District Council
Private Bag
Thames 3540

Dear Sir,

Re: Submission; Thames-Coromandel Proposed District Plan, Section 38.5, Rule 8.1(b) & (c) page 273; Figure 1, page 282:

1. *Subdivision creating one or more conservation lots in the Rural Zone in a restricted discretionary activity provided:*
 - b) *The site to be subdivided is within an area identified on Figure 1 Priority Locations for Indigenous Ecosystem Restoration and Enhancement; and*
 - c) *The priority area identified on Map 1 to be set aside for protection meets the following standards; and (please refer to Table 1 page 273)*

We refer to the aforementioned sub-section and **Oppose** these rules namely 8.1(b) & (c) and the reason for this is as follows; as it is overly restrictive considered the Objectives and Policies in Section 6.3. Land needs to be accessed on its individual merits through the normal Resource Consent process rather than a broad-brush approach as detailed in Figure 1 page 282. Figure 1 will inadvertently omit parcels of high ecological or habit value that will not get the protection obligated as per Section 6.3.

Additionally, Map 1 identified in 8.1 c) either an error, referring to Figure one, or Map 1 is not provided for reference. Map 1 provided in the Planning Maps is of "Cape Colville", again, this creates ambiguity in the document.

The decision that we seek from Council is to have Rule 8.1(b)(c) removed from the district plan *(b) The site to be subdivided is within an area identified on Figure 1 Priority Locations for Indigenous Ecosystem Restoration and Enhancement; and c) The priority area identified on Map 1 to be set aside for protection meets the following standards; and (please refer to Table 1 page 273))* and will be available to speak at the public hearing.

Please find my contact details below if you require further information and look forward to your reply.

Regards,



Murray Edens & Others
E. sue.edens@xtra.co.nz
P. 07 -866 2075

Murray Edens
822 Black Jack Road
RD2
Whitianga 3595

13th February 2014

Chief Executive Officer
Thames-Coromandel District Council
Private Bag
Thames 3540

Dear Sir,

Re: Submission; Thames-Coromandel Proposed District Plan, Section 38.5, Rule 8.1(a):

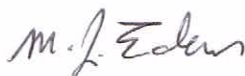
1. *Subdivision creating one or more conservation lots in the Rural Zone in a restricted discretionary activity provided:*
 - a) *The site has not been the subject or result of a previous subdivision under this rule or any other previous conservation lot provision since the date of the Proposed District Plan Decision Version dated 7 October 1998; and*

We refer to the aforementioned sub-section and **Oppose** this rule 8.1(a) and the reason for this is as follows; it is overly restrictive considered the Objectives and Policies in Section 6.3. If land has been previously subdivided under the "Conservation" basis, it has already been identified that there is a special quality associated with it that needs to be further protected such as the habitat or ecological value. The proposed rule not permit the ability to create conservation linkages between previous conservation subdivisions. Areas such as these may also require the additional capital that can be raised through subdivision to adequately protect these areas which need to be assessed through the normal Resource Consent process.

The decision that we seek from Council is to have Rule 8.1(a) removed from the district plan (*The site has not been the subject or result of a previous subdivision under this rule or any other previous conservation lot provision since the date of the Proposed District Plan Decision Version dated 7 October 1998; and*) and will be available to speak at the public hearing.

Please find my contact details below if you require further information and look forward to your reply.

Regards,



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13th February 2014

Chief Executive Officer
Thames-Coromandel District Council
Private Bag
Thames 3540

Dear Sir,

Re: Submission; Thames-Coromandel Proposed District Plan, Section 56.4, Rule 6 Earthworks, page 448 & 449

We refer to the aforementioned rule and **Support** this. In addition, for the reason of completeness and practicality and **seek the decision** for Council of addition of the following rules to be included in the final District Plan for **Rule 6 Earthworks**:

- i) They are for land contouring; or*
- j) They are for maintenance and widening of existing tracks for safety including water tables, culverts and clearing of slips/debris; or*
- k) They are for new or existing fence-lines required, replacement and/or maintenance.*

We will be available to speak at the public hearing if required and are also prepared to present a joint case with others who have made a similar submission.

Please find my contact details below if you require further information and look forward to your reply.

Regards,



Murray Edens & Others
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P. 07 -866 2075

Murray Edens
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Whitianga 3595

13th February 2014

Chief Executive Officer
Thames-Coromandel District Council
Private Bag
Thames 3540

Dear Sir,

Re: Submission; Thames-Coromandel Proposed District Plan, Section 3, 'Mining' Definition, Page 29

We refer to the aforementioned definition and seek an **Amendment** to exclude small quarries for on farm use as per the following (amendments as in **bold**):

Mining means to take, win, or extract, by means of earthworks, a mineral existing in its natural state in land, for the purpose of obtaining the mineral or a chemical substance from that mineral. To mine has a corresponding meaning. In the Plan, 'mining' is separated into 'surface mining', 'underground' and 'quarrying' (excluding small quarries for on farm use).

Mining includes, but is not limited to:

- *Transportation of soil, rock or mineral to and from the site;*
- *Removal and replacement or overburden;*
- *Temporary stacking, deposition or storage of soil, rock, or minerals;*
- *Construction, maintenance, and operation of any buildings, structures, land improvements, and any machinery and equipment, related to this activity.*

We wish to clarify that we do not support further development of mining for mineral excavation on the Coromandel Peninsula, but seek the amendment to separate quarries for on-farm use as opposed to mineral or rock excavation for profit. Small farm quarry operations are important for critical farm operations including working platforms such as yards or laydowns, maintenance and most importantly for competent tracks and roads for safety, particularly during the periods of inclement weather.

The decision we seek is the addition of the amendment of ***“(excluding small quarries for on farm use.”*** We will be available to speak at the public hearing. Please find my contact details below if you require further information and look forward to your reply.

Regards,



Murray Others
E. sue.edens@xtra.co.nz
P. 07 -866 2075

Murray Edens
822 Black Jack Road
RD2
Whitianga 3595

13th February 2014

Chief Executive Officer
Thames-Coromandel District Council
Private Bag
Thames 3540

Dear Sir,

Re: Submission: Thames-Coromandel Proposed District Plan, Section 9.3 Objectives and Policies, Page 60, “Areas of natural character outside of the Natural Character Overlay” Objective 4, Policy 4a & Policy 4b (a-l inclusive)

We refer to the aforementioned section and **Oppose** this **Objective** and these **Policies** as stated.

Whilst the objective and policies are consistent with many aspects of the Proposed District Plan, it creates ambiguity of where areas of “Natural Character” lie outside or adjacent to areas zoned inside the Natural Character Overlay. As a significant landowner with land adjacent to areas that are proposed under the Natural Character Overlay, it is concerning that items listed in Policy 4b are being sought namely:

- a) Permanent stock exclusion; and*
- b) Removal of plant and animal pests; and*
- d) Planting species appropriate for the ecosystem using local genetic stock where available; and*
- e) Creating or enhancing indigenous habitat and/or habitat for threatened or at risk indigenous species, including raising the water level for wetlands; and*
- h) Removing redundant, unnecessary or inappropriate man-made structures, provided that they have minimal historic heritage or amenity value; and*
- i) Restoring long-term natural functioning of physical processes and features over a 100 year timeframe, particularly dunes, wetlands and intertidal saltmarsh;*

The reason for the objection of proposed items in Policy 4b are due to them demonstrated a disturbing trend that persons or regulatory bodies have developed an unhealthy sense of entitlement over private land. This Objective and Policy could, if exercised as worded, remove all of the landowners rights of the land with stock removed, man-made buildings to be removed together with the burden of funding a program developed by another to remove plant and animal pests, initiate a planting program and reinstating the restoring the long-term natural functioning of physical processes. Without adequate compensation or funding, this is an unrealistic expectation of private landowners of land that is presently unidentified except that is vaguely “Areas of Natural Character outside of the Natural Character Overlay”.

There are numerous zoned areas of Conservation and Recreation areas which do not adhere to the policies above and more efforts should be made towards these policies implemented on these areas rather than land under private ownership.

The decision that we seek from Council is to have the “Areas of natural character outside of the Natural Character Overlay” Objective 4, Policy 4a & Policy 4b (a-l inclusive) removed from the Proposed District Plan and will be available to speak at the public hearing.

Please find my contact details below if you require further information and look forward to your reply.

Regards,

A handwritten signature in cursive script that reads "M. J. Edens".

Murray Edens & Others
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P. 07 -866 2075