

8.3.14

Submissions cover

**Thames Coromandel District Council:**

**Submissions on: Proposed District Plan**

**From:** Kuaotunu Peninsula Tramping Group

Address:

Full Name: Robin Mahood, Secretary,

Organisation: Kuaotunu Peninsula Tramping Group

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Phone No.: 09 274 7585

Mobile No: 021 968 422

Please find attached our submissions document, which includes Appendixes A, B and C, to be read with the text of the submissions.

**Submissions on the Proposed District Plan**

The group thanks the Council for the opportunity to make these submissions on some aspects of the Proposed Plan.

All the submissions represent relevant aspects of the public interest and it is intended that further submissions be made.

Our Group asks that its submissions be heard by the Proposed District Plan Hearings Panel.

TCDC PDP Submissions 8.3.14

## **Thames Coromandel District Council**

### **Proposed District Plan**

#### **Submissions from the Kuaotunu Peninsula Tramping Group**

##### **Submission 1**

#### **Concerns about some aspects of future applications for residential subdivisions of the lands currently zoned as 'Rural Zone'**

Smaller communities in particular are concerned that anything more than low incremental growth in the number of houses will not enable the retention of the existing rural and natural character backdrops and the low key living and recreational activities which have been enjoyed for decades and which are intended to be retained under the Proposed Plan, for example, refer to p 82, Policy 10 l. 'Opito, Otama, Matapaua Bay' of the Plan. These settlements are designated as 'Coastal Residential Areas' on the operative 'Index to Planning Maps', along with many other 'low key' settlements.

Any further higher density subdivision and housing will also put excessive pressure on existing boat launching opportunities, whether from a jetty, or off a ramp or beach, which are a major part of the infrastructure relied on by residents and visitors. Safety for those launching and retrieving can be a major issue if seas become rough and retrieval then needs to be rapid.

The existing use of Opito Bay for anchorage by visiting boats will also increase, causing pressure on the use of the beach for other activities.

It is understood that applications for further development of the rural zoned land will be discouraged, (for example refer to p51 **Coastal environment 7.3 Objective 1**) A non-complying activity status is applicable (ref p273, 38.6, RULE 9 2 of the Plan). It is believed to be in the best interests of the natural environment, communities, and the public, that any further development is subject to a private plan change. Because the effects will be more than minor, there should be full notification, taking into account that residents and visitors come from many parts of New Zealand. Full public notification of a private plan change gives the public the certainty that they will be able to have their say on an application they are concerned about.

The Operative District Plan includes the Opito to Matapaua Structure Plan (removed without trace from the Proposed Plan). This structure plan provides a set of rules for sustainable outcomes, which address the issues of environmental sustainability, the expectations of communities and the need to enhance public walking access to and along the coast, and deals with the existing pine tree plantations.

The need for such rules are illustrated by **Attachment A**, a letter from Peter Wishart, until recently Planning Manager, to the landowner, which states the

intended outcomes, and the rules considered appropriate when the Operative Plan was being prepared. It is evident that district wide policies alone in the Proposed Plan are insufficient to meet the purpose and principles of the Plan under s5 RMA for much of the Rural Zone, which gives the Coromandel Peninsula its nationally important natural character.

## Submission 2

### Index to Planning Maps

OPPOSE the omission from the Plan of a colour map of the District, and legend similar to the operative 'Index to Planning Maps' and legend, with the current 'Towns', and 'Residential Areas', and 'Villages' shown. See **Attachment B** for the operative **Index to Planning Maps**. The inclusion of such a map is necessary for a clear and unambiguous understanding of the Proposed Plan.

Do all existing 'Villages' remain, as well as those listed on p471 of the Plan under 58 .1 Zone Description? Are any Villages on the operative Planning Index Map to be designated as 'Towns'?

To avoid ambiguity, the word 'Village' should be reserved for designated 'Villages'.

## Submission 3

### **The Maintenance and Enhancement of public access to and around the coast, under the NZ Coastal Policy Statement, required to be given effect in the District Plan.**

OPPOSE the omission of policies to enable effect to be given to the stated objectives in a number of places in the Plan for the maintenance and enhancement of public access to and along the coast. See Attachment C for recent guidance information from the Department of Internal Affairs regarding this issue.

Under s6(d) RMA, all persons exercising functions and powers under the RMA "shall recognise and provide for", as a matter of national importance, the maintenance and enhancement of public walking access to and along the coastal marine area, as required by s6(d)RMA. This provision of the Act is reinforced by the NZ Coastal Policy Statement.

Such enhancement; whether on subdivision or by other means, including 'to' the coast through private land, is very important. To quote TCDC's District Plan Manager when public access to and along the coast was being discussed: 'everybody wants better access to the coast!' So there needs to be a process to provide this in the District Plan.

Many opportunities have been lost in earlier years but more recent amendments to the RMA, the NZ Coastal Policy Statement( particularly to 'Application of this policy

Statement' and Policy 19 'Walking access'), and to the Local Government Act regarding development contributions and reserves, make it mandatory for local authorities to give effect to the enhancement of public access on subdivision where it is needed.

To meet the requirements, it is recommended that Council officers consider the opportunities for enhancement of public access to the coast, rivers and lakes, in consultation with Community Boards, with some community involvement, whenever it is necessary to do so to meet the Council's duties under the relevant legislation.

There are a number of statements in the Proposed Plan reiterating these duties but no processes have been found in the Proposed Plan or the Council's development Contributions Policies for giving effect to them as is mandatory under s55 (2), 2(a), 2(b), 2(c), 2(d), and (3), s75 RMA and NZCPS.

Such enhancement of public access on subdivision, particularly 'to' the coast through private land, is very important, particularly if the development is intended as a 'gated community'. Roads could be private, but public walking access to the coast should be provided.

Auckland City has introduced requirements into its Development Contributions under the Local Government Act which are intended to enable the enhancement of access to the coast by means of reserves under s197 to s206 of the Local Government Act.

Alternatively, a financial contribution in the form of land to gain enhancement of access under s108 (10) RMA can be used, provided there is a rule accordingly in the District Plan.

#### **Submission 4**

##### **The location of the inland boundary of the 'coastal Environment'**

A number of the Plan's Overlay Maps show a black line intended to delineate the landward extent of the 'Coastal Environment' as intended by the Council. However the Coastal Environment Maps in the Waikato Regional Policy Statement, decisions version 2012, showing the eastern coast of the Coromandel Peninsula present a much different picture. (refer to the bold red line on: PART B, 4AMaps: 4-15 CE14; 4-16 CE15; and 4-17 CE16). These maps are in compliance with the second para. of 7.1.1 of the proposed Plan.

The WRPS version looks more appropriate since it does more to protect the environment, and the WRPS line will take precedence over the District Plan under s75 RMA. The differences between the lines is much more than 'refinement' as stated in 7.1.1, and the section 32 evaluation is silent about the large difference.

The WRPS line is SUPPORTED.

#### **Submission 5**

##### **'The Glades' Development adjacent to the western end of Matapa Bay: Concerns about the removal without trace of the operative structure**

## plan from the proposed Plan

Under the consent order from the Environment Court which authorised this development for a maximum of 14 houses under a structure plan, there is provision that if at any time a consent is sought for additional houses, then this would be a non-complying activity. At present, no houses have been built and it should be recognised that the development is by no measure complete, and could be subject to change.

A second factor is that the very important provisions in the consent order, agreed to and fully recognised by the Council, for **formed all-tide** public walking access from Matapaua Bay to Sandy Bay by means of an appropriate standard of track, have in no way been met for the western half (approximately) of the track at the Sandy Bay end of the required accessway.

This omission constitutes a grave injustice for the public, on-going since the issue of the s224 certificate.

This issue was the subject of much correspondence and several meetings involving complaints. But no remedial action was taken.

The consent order, and subsequent correspondence, showed that it was never intended that the western half of the public accessway be aligned along the foreshore at the base of the seacliffs as is the case.

All that was provided by the developer before the s224 certificate was issued was a **notice** directing the public to proceed for the western half of the accessway to Sandy Bay, down to and around the rocky and bouldery foreshore, unnecessarily marked with painted **poles** provided by the developer, now most, if not all, knocked over by wave action. This so called accessway is impractical to use without some wading at higher tides on calm days. It is dangerous when seas are rough and southerly swells are rolling in against the eroding and occasionally slumping seacliffs. This access is completely unformed, and impractical to be improved. These outcomes were recognised in correspondence and complaints made a number of times as the work proceeded, and again before the s224 certificate was granted. This situation will worsen as sea levels rise.

It is therefore believed to be essential that all the documentation for this special development should be carried forward into the new District Plan to enable the requirements for **formed all-tide** public walking access to be provided as a condition of consent should additional houses be proposed within the development area.

There are a number of important documents which need to be kept to hand, including the Decision on the resource consent application, the Management Plan, Landscape Plans, Geotechnical Report etc.

Reconsideration needs to be given to where the accessway should be aligned for its western half and there are several options - it is easy for there to be a formed all-tide alignment away from the foreshore for the access to Sandy Bay. The track itself can then be a formed tramping track or walking track to NZ standards, for the benefit of both residents and visitors. Neither is the case at present.

OPPOSE the removal of the Matapaua Structure Plan.

TCDC PDP Peter Wishart letter 10 May 2001 to Vela Fishing

## ENVIRONMENTAL PLANNING SERVICES



If Calling Please  
Phone Thames  
Customer Services

Please Quote Ref:  
B61.10.17

10 May, 2001

Vela Fishing Ltd  
P O Box 2206  
C/- Chapman Tripp (T C Gould)  
AUCKLAND

Dear Vela Fishing Ltd

### RE : PROPOSED DISTRICT PLAN HEARINGS DECISIONS

We write to advise you of the Thames-Coromandel District Council's decisions on your submissions and further submissions with regard to the Proposed District Plan

You will see from the decisions, that Council has either 'accepted' or 'rejected' your submission(s). Where your submission has been 'accepted', Council has amended the Proposed Plan in some way. This amendment may, or may not, reflect all the relief sought in your submission and you will need to refer to the attachments for clarification. Where your submission has been 'rejected' Council has not amended the Proposed District Plan.

Anticipating that some submitters may have additional questions about their decisions, we have attached a brief newsletter which outlines the philosophy behind the decision making process. You can obtain further assistance by contacting Thames Customer Services, Ph: (07) 868-6025.

With regard to submissions (further submissions) on Designations, other than those of the Council, we advise that these decisions cannot be released at this time. Before releasing these decisions to the public, Council is obliged to advise Requiring Authorities of their recommendations and give them 30 working days in which to accept or reject the recommendations. Once Council has heard from the Authorities you will receive the decisions.

Pursuant to Clause 11 of the First Schedule to the Resource Management Act 1991, this letter notifies you of the following decisions made by Council in relation to your submission(s):

Submission No	Decision	Attachments
54/8/653/2498	Accept	

While considerable thought and deliberation went into the decision making process to ensure a Plan that respects the requirements of the Act and the wishes of the people of the District, Council understands that some submitter(s) may feel they have not received sufficient relief. We would draw your attention to the provisions of the Resource Management Act 1991 (First Schedule, Clause 14) which details your rights and obligations should you wish to challenge the Council's decisions, in particular:

- A submitter (further submitter) can only challenge those Council decisions to which they make a submission (further submission)
- Any challenge must be by way of reference to the Environment Court and be lodged within fifteen working days of your receipt of this decision with:

The Registrar  
Environment Court  
5th Floor District Court Building  
49 Balance Street  
PO Box 5027  
WELLINGTON

Council appreciates the contribution made by you and others in making submission(s) (further submissions) and appearing before the District Plan Hearings Committee. It was evident from many of the submissions (further submissions), that a great deal of energy and thought had been put into the process. We believe the Plan has benefited as a result. Thank you.

Yours sincerely



Peter Wishart

## Decisions on Submissions

Submission No : 54/8/653/2498

Report/Issue : 54/8 -

**Summary :** Seeks: reinstatement of Operative Plan (rule 1531) over Vela property, Opito; or add rule enabling subdivision under Proposed Plan rule 503.3, Tables 1(a) and 1(b).

**Decision**

Accept 54/8/653/2498

By reinstating the Coastal Residential policy area with a notation that a Structure Plan applies to the area.

By adding to the District Plan in the Structure Plan section of the plan the following:

Structure Plan for Coastal Residential policy area, end of Ohinau Drive, Opito.

Subdivision or development of the land zoned Coastal Residential policy area shall be a Non-Complying Activity until a District Plan change has been adopted for the whole of the farm property, including the area zoned Coastal Residential policy area.

The District Plan change shall incorporate the following matters:

1. How the whole of the farm property is to be managed.
2. How the development of Matapaua Bay can be accommodated
3. Public access to Crayfish Bay and Red Bay.
4. Revegetation with indigenous vegetation of the land currently in pasture.
5. Management of the pine trees including the felling programme at maturity and their replacement with indigenous vegetation.
6. Location of houses and access to them. It is anticipated that no more than approximately 35 houses will be constructed on the farm property.
7. Geotechnical stability of the land.

**Reason**

A comprehensive assessment of the property needs to be undertaken before it can be ascertained whether development is appropriate on the site and then where it could be located. The Transitional Plan zoning notation over the land was established under a different piece of legislation from the Resource Management Act. There are particular responsibilities stated in the RMA that probably were not considered in the previous assessment, and pre-dated the NZ Coastal Policy Statement. Issues related to landscape, natural character, ecology and cultural values are of primary importance to this site and will govern the ability of the site to be re-zoned. Geotechnical and infrastructure matters are a necessity and this information will need to be provided as part and parcel of a proposal. The matter is best dealt with through a private plan change or variation (as appropriate).

**Attachments**

Nil





**ATTACHMENT B 8.3.14**

**From:** "Richard Hills" <Richard.Hills@dia.govt.nz>  
**Sent:** Monday, 17 February 2014 1:32 p.m.  
**Subject:** Some quick points on Development Contributions and Financial Contributions  
 Good afternoon

Further to our conversation this morning I enclose a few points concerning development contributions and financial contributions.

I am not a lawyer, so what I have outlined below is not legal advice and is not a substitute for professional legal advice. In considering the situation you described I am aware that we are trying to anticipate developments with features and circumstances that are still unknown. I have therefore kept my points to a more generic level so that they have wider applicability to a variety of circumstances.

**Development contributions**

Development contributions in the form of land or money (see section 197 of the Local Government Act 2002) may be taken where the effect of a development is to require new or additional assets (including reserves) and the territorial has, or will, incur expenditure to provide the asset. Development contributions must be taken in accordance with a council's development contributions policy.

In practice, development contributions take the form of money which can then used by a council to purchase land for a reserve. The use of development contributions for reserves is subject to particular requirements under section 205 of the Local Government Act 2002. Note that the reserve does not have to be on or adjacent to the land being developed - it just has to be in the same district (although section 206 allows some leeway here also).

Except in cases where land is vested in a council, a monetary development contribution is does not automatically result in the acquisition of any particular area of land - it just provides funding to purchase land and may signal a council's intent to purchase that land. The land would still need to be purchased with the agreement of the landowner (or through the Public Works Act 1981 as a last resort).

Development contributions can be triggered (collected) on the issuing of a resource consent under the RMA or a building consent. As such development contributions can still be taken when new houses are built (as they require a building consent) but no subdivision takes place.

Note: A development contribution cannot be required for something that the developer has already provided another way, or where a financial contribution is be collected for the purpose (section 200 of the Local Government Act 2002).

*Potential effect of future Local Government Act Changes*

One of the proposals in a Bill before Parliament currently is to limit the taking of development contributions for reserves. The Bill proposes that development for reserves contributions can not be taken if the development is not a residential development or is the non-residential component of a mixed use development. These provisions are not in force as the Bill has not passed yet. The Bill has been introduced and is being considered by Select Committee and could yet change.

Depending on the nature of a hypothetical future development, anything that creates additional housing could still attract a development contribution under the Bill, but (for example) rural uses such as wool sheds or implement sheds would not.

## Financial Contributions

A financial contribution is only triggered by the granting of a resource consent under the RMA, and can only be required in line with provisions of a District Plan (RMA section 108).

In practice financial contributions are taken to offset an adverse effect on the environment. Case law has tended to reinforce the principle of a rationale nexus, meaning that there has to be a clear link between the effect of the development and the taking of land / money. This would mean that to take land for an access reserve, the council may need to demonstrate that a particular development would have the effect of closing or limiting the access.

### RMA options where subdivision of the land occurs:

Potential options:

- A condition on a subdivision consent under Section 220(1)(f) of the RMA that an easement be granted or reserved - this may only work if the effect of a development would be to otherwise restrict access
- Taking of land as a condition of a resource consent under section 108 of the RMA (e.g. as a financial contribution) - note that the District Plan must explicitly provide for the taking on land for reserves

<http://legislation.govt.nz/act/public/1991/0069/latest/DLM237201.html>

Another RMA option:

- Request the council places a notice of requirement over the land that needs to be required - this prevents the land being developed without permission until such time as the council acquires the land off the owner (either as a financial contribution or via purchasing it). See sections 166 to 186 of the RMA.

### Local Government Act options where subdivision and/or residential development will occur

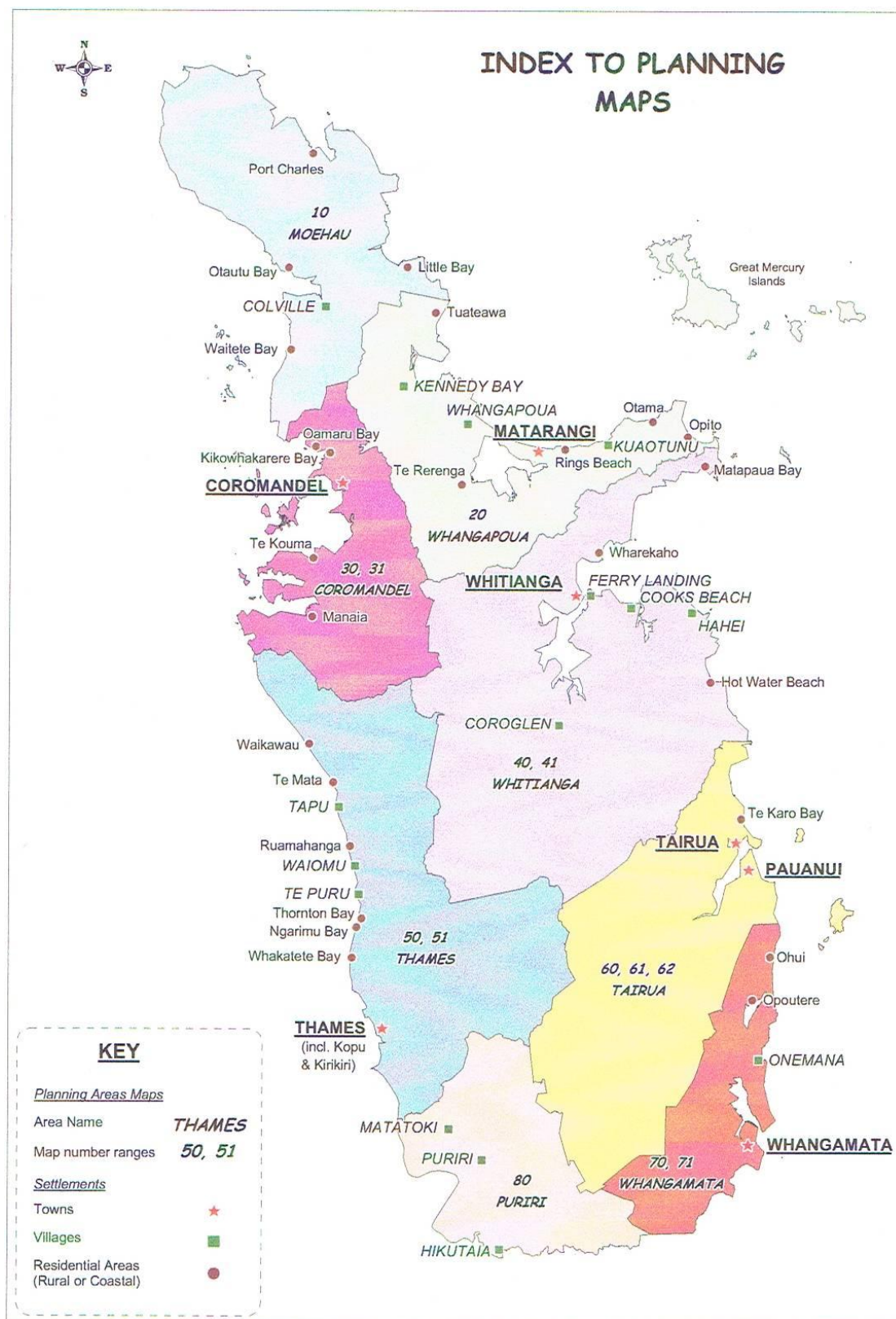
Potential options:

- Ensure the development contributions policy of the council anticipates a reserve the desired area of the Coromandel and collects contributions for the purchase of the land in the desired area. This may involve requesting the council to change it's development contributions policy.
- Request that the council enters into a contractual agreement with the land owner to buy the land or manage it in some other way that preserves access (section 12 of the Local Government 2002 provides a general power to enter into any business or transaction).

Regards

**Richard Hills** | Senior Policy Analyst | Policy Group  
**Department of Internal Affairs Te Tari Taiwhenua**  
 Direct Dial: +64 4 494 5797 | [www.dia.govt.nz](http://www.dia.govt.nz)  
 46 Waring Taylor Street | P O Box 805, Wellington 6140, New Zealand

ATTACHMENT C 'Index to Planning maps, operative District Plan



# Proposed Thames-Coromandel District Plan



THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

### Your submission can be:

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

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

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

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

To CTS  
Received  
12 MAR 2014  
Thames-Coromandel District Council  
Coromandel  
File No:.....

### Submitter Details

Full Name(s) BETTY WHAITIRI WILLIAMS  
or Organisation (if relevant) \_\_\_\_\_

Email Address bwilliams33@hotmail.com  
Postal Address 1038 SH25, Manaiā R.D. COROMANDEL

Phone no. (07) 8668 207  
include area code

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

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

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

### PRIVACY ACT 1993

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



### Your Submission

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

Section 14 - MINING ACTIVITIES (a)-(h)  
 " 17.1 - TANGATA WHENUA - 'cultural' issues: failure to recognise 'culture' as the connection between humankind & the universe & the practises that are fundamental to maintaining the connection. - - - See 'NB' below

NB: Failure of 14.2 (1) to specify "total destruction of the backbone of Papatūmānuku in the profit optimisation context"

**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. *Need for critical analysis.*

**Reasons for my views:**

(1) Mining focussed on profit optimisation & the outcome reality of this.  
 (NB): I will present full submission relating to these issues &  
 (2) In depth study & understanding of tangata whenua "cultural" issues

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

Retained  Deleted  Amended  as follows:

*Subject to intense critical analyses.*

### 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 *Bob Williams* Date 12 Mar 2014

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

### Trade Competition

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

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

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

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

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

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



## Proposed Thames Coromandel District Plan

### Submission by

Name: Catherine Herbert

Address: 503 Richmond St Thames

Phone: 0868 8994 Email:

TO
RECEIVED
13 MAR 2014
Thames-Coromandel District Council
ECM No:

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

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

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

### I oppose Section 37 - Mining Activities.

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

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

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

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

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

My further comments:

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

Yours sincerely,

Signature:



Date:

11/3/12



TO

RECEIVED

13 MAR 2014

Thames-Coromandel District Council  
ECM No:

## Proposed Thames Coromandel District Plan

### Submission by

Name:

GARY COMRIE

Address:

412 B SANDS ST. THAMES

Phone:

(07) 868 7739

Email:

gcomrie@clear.net.nz

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

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

- I require the PDP to uphold biodiversity values expressed in the RMA Section 6. I require the Plan to **Prohibit all Mining Activities in Outstanding Natural Landscape, Natural Character and Amenity Landscape Overlays** in the Section 32 Rules.
- The Objectives and Policies in Section 14 do not reflect community and biodiversity values required by the Waikato Regional Policy Statement (RPS), the Resource Management Act (RMA) and Hauraki Gulf Marine Park Act (HGMPA).
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- I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to **Prohibit** Mining Activities under people's homes.
- I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.

**I oppose Section 37 - Mining Activities.**

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

## I oppose Section 14 - Mining Activities.

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

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

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

My further comments:

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

Yours sincerely,

Signature:

Date:

10 - 3 - 2014

# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

### Your submission can be:

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

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

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

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

### Submitter Details

Full Name(s) Andrea McCartney

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

Email Address andrea@vetel.co.nz

Postal Address P.O. Box 59, Thames 3540.

Phone no. (07) 868 7892  
include area code

Mobile no. 027 268 9244

**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.



T C D C P D P 2 0 1 3

## 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)

Historic Heritage - specifically old Kopu Bridge

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:

I support maintaining + keeping The old Kopu Bridge. It is an example of engineering excellence and a significant part of the community's history. It is a dramatic tourist attraction + is part of lower Waikou catchment + will be a major maritime recreation area in the future.

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

Retained  Deleted  Amended  as follows:

That the old Kopu Bridge be retained for its historic significance and value to the community. That an Independent Trust be established to take ownership of the Bridge and Site with some financial support from NZTA.

## 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 Debra M'Carthy Date 11/3/2014

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

## Trade Competition

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

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

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

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

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

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

# Proposed Thames-Coromandel District Plan



## Submission Form

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

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Proposed Thames-Coromandel District Plan  
Private Bag, Thames 3540  
Attention: District Plan Manager
- Email to:** [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)
- Delivered to:** Thames-Coromandel District Council, 515 Mackay Street, Thames  
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

### Submitter Details

Full Name(s)	THOMAS JAMES BARNES		
or Organisation (if relevant)			
Email Address	tomandfee@netvigator.com		
Postal Address	20 SHUM WAN ROAD, ABBOTSDEN, HONG KONG		
Phone no. include area code	+852 6479 7768	Mobile no.	+852 6479 7768

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

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

### PRIVACY ACT 1993

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



### Your Submission

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

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

---



---

**My submission is:**

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

I support  oppose  the above plan provision.

Reasons for my views:

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

---



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

Retained  Deleted  Amended  as follows:

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

---



---

### Proposed District Plan Hearing

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

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

Signature of submitter  Date 12/3/2014

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

### Trade Competition

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

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

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

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

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

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



10<sup>th</sup> March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is THOMAS BARNES and I own a holiday home in MATHARANGI.

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

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

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

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

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

**As Principal Relief**

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

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

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

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

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

I look forward to your response.

Yours faithfully,



THOMAS BARNES

# Proposed Thames-Coromandel District Plan

THAMES  
COROMANDEL  
DISTRICT COUNCIL

## Submission Form

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

THAMES-COROMANDEL  
DISTRICT COUNCIL

12 MAR 2014

RECEIVED BY: TAMI

12:43

### Your submission can be:

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

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

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

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

### Submitter Details

Full Name(s) Arthur Murott  
or Organisation (if relevant) \_\_\_\_\_

Email Address \_\_\_\_\_

Postal Address 133 Neavesville Rd, RD 1, Thames

Phone no.  
include area code

07 8681048

Mobile no.

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

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

### PRIVACY ACT 1993

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





## Your Submission

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

Section 29 Biodiversity
29.3 Rule 3 No. 1

My submission is:

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

I support  oppose  the above plan provision.

Reasons for my views:

See attached
I support all of the provisions in Rule 3.1 being permitted activities

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

Retained  Deleted  Amended  as follows:

Add an allowance for the right to cut my own firewood.
--

## 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 A Murrell Date 12/3/14

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

## Trade Competition

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

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

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

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

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition.  Y  N

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

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



## Section 29.3 Rule 3

As a farmer of 45 years on this property I have cared for my land, removing gorse, hawthorn, blackberry, ragwort etc. The 1981 floods left me with slip-scarred hills. The only thing that would grow on these slips was manuka. So I let it grow to build up the soil. This is what I am cutting now for firewood now.

Surely I have the right to remove some of this manuka for our own personal firewood.

I am now retired and it would be a problem for me if my electricity bill tripled because I couldn't cut my own firewood.

If I had to pay for a resource consent I would have to cut more to sell in order to cover expenses.

# Proposed Thames-Coromandel District Plan



## Submission Form

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

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- 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)	ANDREW DOWD	
or Organisation (if relevant)		
Email Address	bend2systems.co.nz	
Postal Address	23 A Tahapa cres, Meadowbank Auckland	
Phone no. <small>include area code</small>	09 580-4432	Mobile no. 021 620 484

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

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

### PRIVACY ACT 1993

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## Your Submission

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

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

**My submission is:**

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

I support  oppose  the above plan provision.

**Reasons for my views:**

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

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

Retained  Deleted  Amended  as follows:

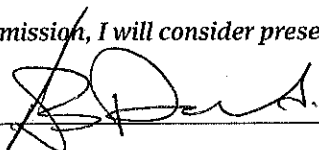
Please refer to the accompanying letter which forms part of this submission.

## Proposed District Plan Hearing

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

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

Signature of submitter



Date

12/3/4

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

## Trade Competition

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

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

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- a) adversely affects the environment; and
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THAMES-COROMANDEL DISTRICT COUNCIL  
Private Bag, 515 Mackay Street, Thames 3540  
phone: 07 868 0200 | fax: 07 868 0234  
customer.services@tcdc.govt.nz | www.tcdc.govt.nz



**12/3/14**

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

Dear Mayor Leach and TCDC Councilors,

My name is Andrew Dowd and I own a holiday house in Whangamata.

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

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

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

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

I urge you to reconsider these rules in your Draft Annual Plan for 2013/2014 and look to implement a system more like that used by Queenstown Lakes District Council that provides allowance for holiday houses to better distinguish them from true commercial accommodation.

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

**As Principal Relief**

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

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

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

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

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

I look forward to your response.

A handwritten signature in black ink, appearing to read 'Andrew Dowd', with a stylized flourish at the end.

23A Tahapa Cres  
Meadowbank  
Auckland

Sent: Wednesday, 12 March 2014 20:07:47

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

---

### Name

Siobhan Flanigan

### Address

106 Bella St  
Thames 3500  
New Zealand

[Map It](#)

### Phone

078683867

### Email

[mlyon@ihug.co.nz](mailto:mlyon@ihug.co.nz)

### My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

- I want the language of in Section 14.1 (Mining Activities) to clearly state how future mining activities will have a major adverse impact on the unique Conservation Values and Natural Character of the Coromandel. We must acknowledge the adverse impacts of the modern Mining Industry on small communities.
- I want the TCDC to remove the sentence: "The District has a long history of mining for gold and other minerals." (p73), and instead acknowledge that the Gold Mining boom lasted only 70 years, between 1860 and 1930, and was a small scale industry compared to the Mining Activities of today.
- I want the Plan to acknowledge the long term economic, social and environmental legacy of historical mining in the District and it's detrimental effects.
- Of particular concern to me is the statement "The Plan includes provisions to enable the Council to take the presence of mineral resources into account when assessing proposals for the subdivision, use and development of land." (p73) Along with Section 14.2.2 this gives mining priority over other forms of development. I oppose Mining Activities having such a priority. I completely disagree with the intention of Section 14.2.2 and require this to be removed as it is unrepresentative of community values.

• The Coromandel Peninsula Blueprint, where community values were assessed, has not been fully translated into the Plan and sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.

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

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

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

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

- No

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

- No

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

---

**Yours sincerely,**

Siobhan Flanigan

**Date**

12/03/2014