

## Form 5

## Submission on publicly notified Proposed District Plan

*Clause 6 of First Schedule, Resource Management Act 1991*

To Thames Coromandel District Council

Name of submitter:

Pete &amp; Paula CLARKE

This is a submission on the **THAMES COROMANDEL PROPOSED DISTRICT PLAN (PDP):**

Notified on 13 December 2013

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

**Objectives Policies & Rules relating to Matarangi Settlement, Matarangi Structure Plan, Matarangi Golf Course and the land containing Holes 1 & 2 in particular.**

**OUR SUBMISSION:**

We **SUPPORT** the inclusion of the Matarangi Golf Course land and "greenkeepers hill" within the Open Space Zone.

We **SUPPORT** the extension of the Matarangi Structure Plan to include land containing holes 1 and 2 of the Golf Course.

We seek amendments to ensure the spit end zoned open space zone where land containing the Matarangi Golf Course lies outside the Structure Plan Area is maintained as open space, free of buildings and structures.

**REASONS:**

The development of Matarangi as a coastal settlement was based on retaining open space around clusters of residential development. The land currently containing the Matarangi Golf Course has been set aside as open space to delineate the residential clusters. It is appropriate that the Golf Course land including Holes 1 and 2 (Lot 36 DPS 72837) is zoned as open space. It is also appropriate that objectives policies and rules are in place to ensure that the open space is not compromised. The Structure Plan overlay with Open Space is an appropriate method for ensuring the golf course land is retained as open space.

**DECISION SOUGHT**

The Matarangi Structure Plan overlay is retained as the primary method of retaining open space qualities at Matarangi. Open space zone is applied to the entire golf course land and to greenkeeper's hill.

The open space zone applies to the land currently occupied by golf course and golfing activities whether or not the land is retained as a golf course or for playing golf.

The Open Space Zone is retained as the appropriate zone to ensure golf course land provides the open space relief from buildings or structures between residential clusters to maintain natural values characteristics and attributes of the sand spit.

Objectives Rules and Open Space Zone Purpose and Description are amended to make clear that the open space zone has no development rights because all development rights have been transferred into the development clusters zoned residential commercial and industrial at Matarangi.

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#### **OUR SUBMISSION:**

**We Seek the following amendment to 27.3.1 Objective 1** to recognise that where open space is not currently accessible by the public for example the land containing holes 1 and 2 of the golf course it is to remain as open space because the development rights have been transferred to development cells.

#### **DECISION SOUGHT**

Delete Objective 1 and replace with the following:

“Matarangi remains a high amenity settlement based on neighbourhood cells defined by areas of private and public open space.”

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#### **OUR SUBMISSION:**

**We Support the Amenity Landscape Overlay at Matarangi and seek an amendment to their boundaries to more consistently apply over length and depth of ocean beach.**

The Amenity Landscape Overlay is inconsistently applied to ocean beach margins and spit end. The overlay needs to be extended to include all the land that meets the qualities the objectives and policies for Amenity Landscapes seek to protect. This includes the contribution to open space and natural values made by the land containing Holes 1 and 2 of the golf course.

#### **DECISION SOUGHT**

**Extend the Amenity Landscape to cover Holes 1 and 2 (Lot 36 DPS 72837)**

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#### **OUR SUBMISSION**

**We Support Part II Overlay Objectives & Policies Section : Section 7 Coastal Environment Objective 1 for subdivision use and development in the coastal environment with amendment to provide a new additional policy to ensure that where open space has been provided in exchange for subdivision and development opportunities, that open space is protected from future subdivision and development regardless of who owns the land.**

Within the coastal environment new settlements such as Matarangi are established on the basis of identifying land for development and preserving land to provide open space free of buildings and structures so that the development is contained within cells or neighbourhoods separated by green belts.

This will ensure high level objectives and policies give effect to Policy 6 NZCPS (2010) and provide the framework for the Matarangi Structure Plan provisions that in turn lock in place the trade off for allowing development to occur in exchange for open space. This needs to be made transparent so that future developers do not double dip by expanding development into the green belt that has been set aside from development under the guise of consolidating development on an existing settlement.

#### DECISION SOUGHT

Add new to Section 7.3 a new Policy1a as follows:

Avoid buildings in structures in open space areas set aside to preserve natural attributes and contain development to clusters within settlements located in the coastal environment.

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#### OUR SUBMISSION

We seek an amendment to 27.3.5 Matarangi Structure Plan Rules Rule 1.1 d) to limit the extent to which buildings and structures may be erected in the open space zone containing the golf course at Matarangi.

#### DECISION SOUGHT

Add to Rule 1.1 c) the words "and the maximum number of buildings on the site shall not exceed 3."

Amend the standard for site coverage in Rule 1.1 d) to "1% or 75m2 gross floor area whichever is the more restrictive"

Amend Rule 3 Subdivision in the Open Space Zone by adding a new proviso as follows:

"c) The new lots shall remain part of "site" for the purpose of applying 27.3.5 Rule 1."

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#### OUR SUBMISIUON

We seek a consequential decision to amend the definition of "site" in Part II Section 3 Definition to be in line with the definition for site in Operative District plan provision for development on the Matarangi Golf Course land.

#### DECISION SOUGHT

Add to definition of "site" the following: " the Matarangi Golf Course on Lot 1 DPS 83350, Lot 36 DPS 72837, Part of Lot 19 DP 331131 & Lot 101 DP 365624, including the golf course club rooms which are restricted to Lot 1 DPS 83350."

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**OUR SUBMISSION**

**We seek amendments to Section 50 Open Space Zone Description and Purpose to ensure the primary purpose of the zone is made clear for Matarangi.**

**DECISION SOUGHT**

**Add to Open Space Zone purpose at Matarangi the following words:**

The primary purpose of the zone is to ensure:

- open space qualities are achieved and natural attributes are preserved,
- open space zone applied to land in private ownership development rights identifies where development rights have been transferred out into the development cells or clusters
- open space zone vested in Council is to be managed as open space free of buildings or community facilities. Buildings and structures required for recreation purposes are located within the Recreation Area or land specifically identified for the purpose at time of subdivision (eg tennis courts, skate park, emergency services, boat trailer parking etc)

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**OUR SUBMISSION**

**We seek consequential amendments or relief or such other relief that would meet the submitters concerns**

**DECISION SOUGHT**

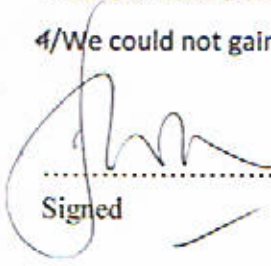

Any other consequential amendments or such other relief required to give effect to the submitters concerns.

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~~I/We wish to be heard in support of my submission.~~

~~If others make a similar submission, f/we will consider presenting a joint case with them at a hearing.~~

~~4/We could not gain a trade advantage through this submission.~~


  
 .....  
 Signed

Date 12/3/14

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13 March 2014

Dear Sir,

**OBJECTIONS TO THE DRAFT DISTRICT PLAN**

1. I wish to object to the proposals in the draft District Plan in relation to the area of Little Bay (Appendix Maps 7 and 7A) and in particular in relation to the following (“the Objection Area”):

- The area lying broadly to the South of Little Bay and consisting of:-

- (i) our own land comprising 4.1 hectares (approx.) at Lot DPS 14618 (postal address 879 Tuatēawa Road);
- (ii) the 60 hectares (approx.) comprising Lot No. 3, DPS 57753 (postal address 891 Tuatēawa Road, Little Bay);
- (iii) the 10.5 hectares (approx.) comprising Lot No. 4, DPS 57753 (postal address 867 Tuatēawa Road).

**2. Summary of the Grounds of Objection:**

- (i) The published plans Nos 7 and 7A on TCDC’s website relating to Waikawau Bay and Little Bay are confused, confusing and misleading because they do not properly or

accurately disclose the various overlays to which TCDC propose, in reality, to subject the Objection Area: see Section A below.

- (ii) TCDC has failed to give any, or any proper, consideration to the Objection Area under the relevant legislation, as required by law: see Section B below.
- (iii) The designation of "Coastal Environment" in the draft District Plan is confused, imprecise and unclear, because the draft District Plan fails to specify exactly how it affects the planning considerations set out in the proposed District Plan: see Section C below.
- (iv) Subject to the exceptions set out below in Section E, the proposed Natural Landscape Overlay in respect of most of the Objection Area is inappropriate and wrong: most of it should be designated instead as Outstanding Landscape so as to protect outstanding landscape and seascape views of Waikawau Bay and undeveloped areas of regenerated native bush: see Section D.
- (v) The areas which are proposed to be designated only as Amenity Landscape are also wrongly designated; they should not be designated with any overlay at all (other than Coastal Environment). Also and in any event, the specific areas proposed to be designated as only subject to the Amenity landscape Overlay need to be enlarged so as to correspond with existing use: see Section E below.
- (vi) The proposed restrictions on managing land with indigenous vegetation and on harvesting timber and firewood are wholly unjustified and wrong and do not properly respect existing user of property, as required by law: see Section F below.

### **Description of the Objection Area:**

3. We have a home at 879 Tuataewa Road, Little Bay, Coromandel . It stands on a small promontory above Waikawau Bay and is off the road leading up from Little Bay . It has seascape views of about 180°+. It has outstanding views over the surrounding area, including (in particular) an exceptional view looking North West towards Waikawau Bay and DOC's Conservation land there, with Mount Moehau in the distance. We look out in all directions (around 300°+) over a large amount of house-free and undeveloped, regenerated native bush including Kauris, Punga, Manuka, Kanuka and a Tanekaha forest. People regularly stop at our gate or on the roadside adjoining 891 Tuataewa Road in order to take photos towards the North West, because that affords one of the best uninterrupted views of Waikawau Bay, and is regarded by many locals as one of the best views in the Coromandel Peninsular.

4. Equally, from the beach at Waikawau Bay, the views upwards and Eastwards, over the native bush and towards the ridge above Little Bay, are virtually uninterrupted by dwellings. (NB Our home has been designed to blend into the bush and not to intrude on the views of those enjoying the

DOC beach below.) DOC's land, which is a Conservation Zone, is next to the Western edge of the Objection Area.

5. On the North Eastern and Eastern side of Tuatēawa Road, the ridge line runs down towards the settlement at Little Bay and towards the beach of Little Bay and the adjacent inlets.

6. Although it is a little difficult to see some of the details, all this can be seen by TCDC from the new 3-D aerial photos (2014) which TCDC has produced for the immediate area at [https://maps.google.co.uk/maps?q=map+897+Tuatēawa+Road+Little+Bay+Coromandel&ie=UTF-8&ei=HF8cU6z1OsuO7QappoCgBQ&ved=0CAcQ\\_AUoAQ](https://maps.google.co.uk/maps?q=map+897+Tuatēawa+Road+Little+Bay+Coromandel&ie=UTF-8&ei=HF8cU6z1OsuO7QappoCgBQ&ved=0CAcQ_AUoAQ).

[NB (1) Our southern neighbour's land at 867 Tuatēawa Road has no existing user at all and consists very largely of native bush with no dwelling of any kind on it.

(2) The same applies to the large plot of land to our North, North-west and West at 891 Tuatēawa Road. It also has a small stand of elderly pine trees.

(3) The owners of both these Lots plan to build houses at some time in the future. The owner of 891 Tuatēawa Road has been granted a resource consent by TCDC (December 2013) to sub-divide Lot 3 DPS 57753 for the construction of up to 9 dwellings.]

#### **A. The Plans annexed to the Draft District Plan are confused and confusing:**

7. Like many neighbours at Little Bay, I have puzzled at great length to understand the plans which are annexed to the draft Plan. The maps relating to Little Bay and Waikawau Bay, i.e. Maps 7, 7A (zones) and 7A (overlays), are, between them, confusing, confused and (in important respects) misleading.

First, Map 7 has no overlays at all when plainly these need to be shown.

Secondly, the printed colours on Map 7A (Overlays) - as shown on the TCDC website - do not accurately or properly follow the Map Legend or the colour coding as set out in the Map Legend.

8. I have spoken to one of the District Plan Team at Thames on Friday 7 March 2014 and was informed that:-

- (a) It is proposed that the whole of the Objection Area is to be zoned as **Rural Zone**.
- (b) The whole of the Objection Area is also within the seaward side of line of coastal living zone (but you would be hard pressed to realise that). It is therefore within the **Coastal Environment**, as designated by Waikato Regional Council.
- (c) The whole of the Objection Area is also proposed to be subject to the **Amenity Landscape Overlay** and its rules.



- (d) The whole of the Objection Area is also proposed to be subject to the **Natural Character Overlay** and its rules, with the exception of those spots marked only in ochre/yellow, to which only the Amenity Landscape Overlay will apply.

9. There is no way for me to check on-line whether I have been correctly informed, since Plan 7A is hopelessly misleading because the zones and different overlays are not clearly and differently marked.

10. I am very concerned to know that what I have set out in Paragraph 8 is actually being proposed by TCDC, since it is not plain and clear to any reader of the draft Plan what Plan 7A (Zone) and 7A (Overlay) are intended to show. The overlays are not properly or separately marked in accordance with the designated and different colours, as they ought to be. No overlays are shown at all on Map 7.

11. If I have been wrongly informed by TCDC in relation to para 2(i) to (iv) above, then I strongly **object to the proposed District Plan by TCDC** which contains such a botched sets of unintelligible maps and proposals.

**B. No proper consideration has been given by TCDC under the relevant legislation:**

12. The Objection Area is an area largely made up of indigenous vegetation (i.e. native bush), with outstanding views and very few dwellings. (There is a small commercial stand of pine trees on Lot 3 DPS 57753 which are coming towards the end of their useful life.) At present, within the Objection Area, there are only three buildings, our main dwelling, a small pump-shed (next to the water tank) and a wooden hut about 100 metres away. Looking from our house, one can see three other houses; these are not in the Objection Area (they are the highest-located houses approximately at the ridge line above the Little Bay settlement). They (and our pump-shed and our hut) are not visible from the beach at Waikawau Bay.

13. The District Plan contemplates the possibility of other dwellings because there are other spots marked on Map 7A where only an Amenity Landscape Overlay is proposed to apply, but not the Natural Character Overlay. There has been no proper or process of consultation in respect of the imposition of these proposed overlays and where precisely they should be.

14. No consideration, or no sufficient and proper consideration, for our existing rights as owners of 879 Tuataewa Road and our existing reasonable use of our property has been given, as is required under S.62 of the NZ Biodiversity Act, S.85 of the NZ Resource Management Act 1991 and in accordance with Principle 5 of the National Biodiversity Strategy 2000.

**C. The designation "Coastal Environment" within the proposed District Plan is imprecise and unclear:**

15. The area defined as part of the Coastal Environment or Coastal Zone comes from the exercise of statutory powers by the Waikato Regional Council and is plainly intended to segregate the areas so designated from the other parts of the area covered by TCDC, and in particular (so far as we are concerned) the area around Waikawau Bay and Little Bay.

16. The proposed coupling of Coastal Environment with the designation of Rural Zone is thoroughly confusing and ( I believe) wrongly-considered, since by definition the designation of an area as Coastal Environment means that the land cannot be properly simultaneously defined as Rural. That is the whole point of it being specifically and separately designated by Waikato Regional Council as Coastal Zone in the first place.

17. So, why do away with the Coastal Living Zone and replace it with a dual designation? Surely the obvious solution needs to be that there is a zone within the District called "Coastal Environment" or "Coastal Zone" so that Waikato RC's designation and areas and TDCD's designation areas actually correspond with each other.

The District Plan should aim for simplicity and easy of understanding, not administrative complexity which will outwit any normal reader. The most frequent complaint from our neighbours is that they simply cannot follow the complexities of the planning scheme which is now being proposed in the draft District Plan.

18. As now proposed, Coastal Environment is a designation of specific areas by Waikato Regional Council which straddles both the Zones and Overlays as proposed by TCDC, but nowhere in the proposed TCDC District Plan does it actually say what the designation by Waikato RC actually is for planning purposes so far as concerns residents/owners in the Thames-Coromandel District.

Is it a Zone or is it an Overlay? Or what is it?

How exactly does it impact on Rural Zone and which takes precedence?

The draft District Plan fails to explain that Coastal Environment takes precedence because it is a designation by the Regional Authority, Waikato Regional Council. That needs to be spelt out, together with its planning implications. If that is not correct, then it is all the more important to spell out in the District Plan the overall effect/impact of the Regional designation.

19. **I object to Section 7 of the draft District Plan. It is very unclear and seems to be deliberately so worded so as to be vague and imprecise, when accuracy and precision are what is required by law.**

**D. The proposed Overlays for the Objection Area set out in Map 7A (see para 2 above) are not appropriate**

**Natural Landscape Overlay is the wrong overlay for most of the Objection Area:**

20. The landscape and seascape views over the Objection Area needs to be better protected than the draft District Plan currently proposes. If Overlays are going to be imposed:

- (1) The Objection Area should, largely, be designated as **Outstanding Landscape**, and **not** Natural Landscape overlay, within Part II, Section 9 of the draft District Plan.
- (2) As regards No. 879 Waikawau Road, there are areas which should be excluded from (1) above and which should either be designated with **no overlay** or alternatively only as **Amenity Landscape Overlay**. **In any event the area of this exclusion or overlay need to be enlarged**, in order to correctly correspond with our existing user.

21. Outstanding Landscape is the correct Overlay for most of the Objection Area because:

- (1) The Objection Area is, in principle, an area with outstanding landscape- and seascape-views over Waikawau Bay and the neighbouring native bush.
- (2) The outstanding nature of the landscapes and seascapes in the immediate area is already intended to be recognised by:
  - (a) the proposed designation of the adjacent areas immediately to the East and West of the beach and settlement at Little Bay as areas with a proposed overlay of **Outstanding Landscape** (see Map 7A) and
  - (b) the proposed designation of almost all of the immediately adjacent land at Waikawau Bay as a **Conservation Zone** (it belongs to DOC which is supposed to be the 'environmental guardian' of the area of Waikawau Bay which it purchased in the public interest from the University of Auckland).
- (3) The views and extent of the native vegetation in the Objection Area are outstanding and far better than in those areas at Little Bay which TCDC currently propose to designate as Outstanding Landscape.

22. I attach a photograph of Waikawau Bay from our home. The view is only slightly different from most of the other parts of the Objection Area as one moves either Northwards or North-west from our land at 879 and onto 891 Tuatēawa Road or Southwards from No. 879 and onto 867 Tuatēawa Road (which is a bit higher up the road than No. 879).

23. Whilst we understand that a designation of Outstanding Landscape may impose more obligations on the landowners, it seems to me that the proposal only to designate the majority of this area with an overlay of Natural Character is not appropriate because it is not going to be enough to ensure the preservation and enhancement of this whole area, including the Objection Area, for

the benefit of current dwellings and the owners of this property and of visitors to the natural beauty of the Coromandel, as well as for the benefit of future generations. A very large part – the land owned by DOC at Waikawau Bay itself - is already largely designated as a Conservation Zone. It is very important that the whole area around Waikawau Bay and Little Bay should be protected from the risks of development. After all, we are all, in reality, 'caretakers' of our properties for the future generations to come.

24. In addition, the amenities of our land at No. 879, consisting of the superb long and uninterrupted views over the adjoining landscapes and seascapes, should be protected and preserved as far as possible by the District Plan, and should not be put at risk now or in the future.

25. **I therefore object to the proposed Overlay of Natural Character**, because it is the wrong designation: most of the Objection Area should be designated as **Outstanding Landscape** within Part II, Section 9, coupled with Amenity Landscape (subject to E below).

**E. Parts of the land at 879 Tuatēawa Road should continue to be ordinary Rural Zone with NO Overlay OR ALTERNATIVELY the areas proposed as Amenity Landscape overlay at No.879 need to be enlarged :**

26. I can only speak of our property at 879 Tuatēawa Road where there is an **existing user** going back to our own use of our property since we purchased it in 2005 and further back to the use made by our predecessor(s) in title before that.

27. At present No. 879 is entirely zoned under the current District Plan as Rural Zone and nothing else (other than being within the Waikato DC's Coastal Zone).

28. **The proposed Amenity Landscape area as shown in Plan 7A in respect of 879 Tuatēawa Road (ochre/yellow) is wrong:**

It does not correctly correspond with the existing user in respect of the dwelling house and its garden area, the separate hut and its garden area, the access-road and parking area, the orchard area, the area used for the local beekeeper's beehives and other parts which are not given over to indigenous vegetation. See also below in relation to firewood.

29. One can see how this error has arisen. The areas marked only in yellow/ochre (i.e. Amenity Landscape Overlay) were (I believe) intended to correspond with our existing user, but they do not do so because the exercise by TCDC has been a computer/desk-based one, based on out of date material, and not an exercise carried out by means of an on-site view.

30. Therefore:

**EITHER** these areas at No. 879 Tuatēawa Road referred to in Para 28 above should remain as Rural Zone and **not be designated at all with any overlay** within Part II Section 9,

**OR** the Amenity Landscape Overlay at No. 879 must be **altered and enlarged**, so as to reflect our existing, reasonable use.

31 **I, therefore, object (a) to the proposed designation of Amenity Landscape Overlay over certain areas at 879 Tuatēawa Road which should be designated only as Rural Zone or alternatively (b) to the proposed inclusion of certain areas at No. 879 as subject to a Natural Landscape Overlay when those areas should only be subject to an Amenity Landscape Overlay (at most).**

**F. Firewood and non-recognition of our own land management:**

32. The largest part of our land at No. 879 consists of indigenous vegetation and we have invested in its improvement by on-going land management, which includes planting, moving and, where appropriate, removing native bushes and trees and removing non-natives such as pine trees. Our purpose is to encourage natural regeneration, but that cannot be done without management as well.

33. In common with most neighbours, we also harvest the land by taking firewood.

34. The proposal in the draft District Plan that we, as landowners, need to be told how to manage our property and must seek consents for implementing our management plans is an unacceptable interference with our rights of ownership. There is no evidence which supports (i) any assertion of poor land management in our area and (ii) any need to impose such an interference with our reasonable use of our property. The proposals appear to be the product of subjective judgments and opinions without any objective validation. They offend against Principle 5 of the National Biosecurity Strategy 2000.

35. I also object to the proposal to remove the current right to harvest up to 5 cu. M. per annum of timber for firewood unless one applies (and pays) for resource consent. This is completely unacceptable and should not be allowed to go forward.

36. There is no justification for the imposition of this new rule and a new requirement for a (paid for) resource consent within the proposed Part VI, Section 29, Rules 1 to 4. I doubt that it is lawful to introduce such a new requirement since it appears to offend against S. 62 of the Biodiversity Act and S. 85 of the Resource Management Act.

37. **I, therefore, object to these proposals.**

**G. My wish to be heard at the public hearings:**

38. I wish to be heard at the public hearings either personally or by my own representative.

**Conclusion:**

39. I object to the draft District Plan for all of the above reasons. In particular, TCDC really must encourage the conservation of this unique area of Coromandel and not put at future risk the stunningly beautiful environment of the Objection Area whilst at the same time TCDC must amend the draft District Plan so as to properly and fully recognise our existing user at No. 879 Tuatēawa Road.

Yours sincerely,

Handwritten signature of Stephen Nathan QC, consisting of the letters 'S', 'N', and 'QC' in a stylized, cursive script.

Stephen Nathan QC.



Sent: Friday, 14 March 2014 09:09:02

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

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



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

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

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

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

**My further comments:**

To protect our natural beauty of our beaches, bush and wild life for all future generation.

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 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,**

Jonathan Tukerangi

**Date**

14/03/2014

# Proposed Thames-Coromandel District Plan



## Submission Form

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

### Your submission can be:

**Online:** [www.tcdc.govt.nz/dpr](http://www.tcdc.govt.nz/dpr)

Using our online submissions form

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

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

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

### Submitter Details

Full Name(s) ROBERT PINE NGAPO - CHAIRMAN.

or Organisation (if relevant) NGA URI A MAATA NGAPO CHARITABLE TRUST:

Email Address PINENGAB@HOTMAIL.CO.NZ. (LOWER CASE)

Postal Address 19 LINGFIELD STREET TOKOROA

Phone no. include area code 07 8866296 - 3420

Mobile no. 0274967813

**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 COUNCIL FUTURE PLANS IN HARATAUNGA TO ALLOW THE GO AHEAD OF THE BLATENT SALE OF LAND & THE SETTING UP OF SECTIONS TO SELL OUR MAORI LAND OUT TO THE OPEN PUBLIC, ALL BECAUSE SOME OF OUR STUPID BRAINLESS GREEDY MONEY HUNGRY TWO GREEDY WHANAU WHO GOT SUCKED IN BY THE PAKEHA WANTING THE LAND...

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: FUTURE CUT OFF TO THE WHENUA - FUTURE CONSENTS THAT WILL ALLOW GOLD MINING - UNDERMINING OUR TRUE RIGHTS AS MAORI ABOUT DECISION MAKING - BEING FULLY INFORMED - AND TO ASK TCDC TO NOT ALLOW THE USE OF 1080 IN OUR DISTRICT.

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

Retained  Deleted  Amended  as follows:

TO NOT ALLOW ANY SUB-DIVISIONS SALE OF TANGATA WHENUA LAND TO OPEN PUBLIC - NOT TO ALLOW ANY SUB-DIVIDING OF ANY MORE -> WHENUA

### 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 R P Ngata - CHAIRMAN Date 13-3-2014

Person making the submission, or authorised to sign on behalf of an organisation making the submission. AND ON BEHALF OF NGA URI A MAATA NGAO C/ TRUS

### 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](http://www.tcdc.govt.nz/dpr)



TCDC District Plan

**Gary Blake**

**Colunda Farm**

**13 Pohue Creek Road, Waiomu**

**RD 5 Thames 3575**

**Tel 07 8682336**

[garyblake2336@gmail.com](mailto:garyblake2336@gmail.com)

**I wish to be heard.**

## **Thames Coromandel District Council Proposed District Plan Submission**

### **Part II Overlay Issues, Objectives and Policies.**

#### **Section 6 Biodiversity: *Council and DoC should work together to achieve a sustainably managed forest park***

**Coromandel Forest Park:** Biodiversity is a big issue 10 years and beyond because our human presence is adversely impacting on our habitat. The Plan needs to address the 85,000ha DoC Forest Park and how its future management might be assisted by the Plan. I have been involved with the DoC Conservation Management Strategy and have my doubts as do current DoC staff.

The late NZ Forest Service conceived the Parks as sustainable use forests and not “national parks.” The CMS would have to be discussed but what is needed is a land use classification for the Park like the one for the Tararua Forest Park in the 1970s. The land use classes ranged from the untouchable to user friendly.

If our grandkids are to survive we have to learn to live in our habitat and use its resources with out degradation. Past Councillors have referred to the Park as a burden to the rate payers.

**SNAs:** The Significant Natural Areas saga has been well recorded as a desk top exercise and the error margin is on a par with those of the NZTA Waikato desktop assessment of the old Kopu bridge For our Colunda farm the Area included our exotic plantings and missed our QE11 Covenant. We should be looking after our indigenous vegetation and why not use the QE11 model and others and chat with the landowners. NZFFA Waikato and Tanes Tree Trust are available. ***There are better ways and SNAs have not helped the cause.***

**Managing Indigenous Forests:** The Plan needs to encourage forestry with less emphasis on P radiate and more on indigenous species. Parts of our farms could support managed native forest. All our main species will produce a saw log in 70 years which is no different from P radiate if not felled in its youth (30 years). Obviously foresight and planning is needed but once into a production system the returns far out way P radiate and the biodiversity is manageable. Tanekaha, produces a very elastic wood and regeneration is rampant around the Peninsula even under old pine stands and Kanuka is invading pasture

On the question of resource consents to take Kanuka firewood (not Manuka) care needs to be taken should consents be involved that they not be excessive and time consuming. Seeing 50 year old Kanuka on a firewood trailer bothers me because it is a stable and attractive timber which could provide for a boutique industry. As for firewood, resource consent free, why not use the “weed’ Acacias melanoxylem and mernzii (Black wattle) both of which are also excellent timbers if silvicultured. Requiring resource consents should take account of the resource, the need for a fee, time constraints and the nature of the venture. Remember one of the Plans’s tasks is job creation. ***The indigenous forest has huge benefits as a resource and a habitat. Waikato Farm Forestry is working on the issue***

### **Section 7 Coastal Environment:**

Coastal areas respond to sea level change, flooding and maybe earthquake and volcanoes. Human induced climate change is a reality. A sea wall is being constructed at Waikawau Thames Coast to protect the Tramcar Bachs. Similar happenings are occurring at Southshore, Christchurch. In the Sixties people no longer built on foredunes for obvious reasons. Progressive movement of settlement back from the coast is good policy and a sealevel rise of 0.5m/100years is a start but I would prefer 1.0m/100years. Geological records show that if Earth’s mean temperature rose from the present 14.6°C to 15.6°C sealevel rises could reach 20m. This is an issue which is not going to go away. ***Failure to rethink the way we share the Planet’s resources has the ability to lead to human extinction***

### **Section 8 Historic Heritage**

The Plan claims the District is an heritage icon but it falls short because it fails to capitalise on the potential social and economic benefits. Too much talk and not enough do. **Section 8.12** deals with unwitting damage to a heritage structure. What if the damage is premeditated? I strongly support the permanent placing of the Class1 Historic Kopu Bridge in the TCDC Historic Heritage Schedule and suggest that should NZTA proceed with demolition that this is a premeditated act on a heritage structure. ***We need to get serious about heritage in Hauraki. It is a resource which we talk a lot about but do little***

### **Section 9 Landscape and Natural Character**

Landscapes may be good on the eye and open to interpretation but they need to be managed in a presentable manner. Communities should have guidelines as to their immediate landscapes and be part of it. Use the river catchment as a management unit. ***A pleasing landscape is desirable but the land owners must be involved.***

### **Section 10 Natural Hazards**

We are now aware that the human presence is modifying natural processes ie climate, water, soil, plant, animals and the Earth's crust. The problems need a global perspective but the awareness must start at District Council level. ***Act local think global***

### **Section 11 Significant Trees.**

A good idea but it needs to apply to the whole District. They should be part of a forest plan for the District. Should owners wish to take timber from indigenous species MAF have details on amount and frequency. ***A District forest plan***

### **Part 111 District Wide Issues**

#### **Section 16**

The District soil survey should be used as the basis for urban/rural settlement. Subdivision should favour less fertile sites and building designs should be smaller and more efficient. Many east Coast houses are grossly over designed. ***Soil is a vital resource***

#### **Section 18**

We need to look seriously at creating facilities for water transport. ***Water transport has to happen again.***

### **Part 1V Area Issues**

#### **Section 24 Rural Areas**

Partly answered in Section 16. Urban encroachment must be carefully planned. Sea level rise, climate variability, food, timber and habitat variation are going to be key issues over the next 50 years.

Land use should reflect the soil type. Our Colunda farm is a good example 30% pasture 70% tree types.: **Regenerating indigenous land use:** Habitat protection (40 bird species), Tanekaha silviculture, water supply, slope stability ecotourism. **Pasture land use:** grazing, crops, Protea flowers on "Maori" soils, kanuka regeneration, hunting pigs and rabbits. **Exotic Forest land use:** Pinus radiata, Tasmanian blackwood, Black wattle, Poplars and fruit trees. **The dwelling land use** has a location conducive to ecotourism and storage. We have to get much smarter about land use

### **Part V Special Purpose Provisions**

## **Section 27.2 Kopu Thames Structure Plan**

The Kopu village requires some urgent help and long term goals. The impact of the new bridge has not been adequately addressed and it is vital that the historic old bridge be retained as a contribution to the village's social and economic revival. The Historic Kopu Bridge Society has been working on it for the past 2 years. The proposals for major engineering structures need closer scrutiny. ***The Bridges on the Thames coast were full of problems and the data supplied by NZTA Waikato is full of misinformation***

### ***Appendix 1***

Has the Historic Heritage Schedule and contains reference to the old Kopu bridge. Both NZ Historic Places Trust, Institute of Professional Engineers NZ and 2400 petition folk rate the bridge of very high heritage significance. Ratifying this in the District Plan goes a long way to ensuring the bridge's survival. The old kopu bridge must be retained. It is common sense.

**Gary Blake**

**13 March 2014**

# Proposed Thames-Coromandel District Plan



## Submission Form

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

**Your submission can be:**

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Using our online submissions form.

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

**Email to:** [customer.service@tcdc.govt.nz](mailto:customer.service@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)	Lynnette Joy Koppel	
or Organisation (if relevant)		
Email Address	KOPPEL20@gmail.com	
Postal Address	109 Pepe Rd Tairua	
Phone no. <small>Include area code</small>		Mobile no. 02102529343

**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 37 mining activities

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 think all mining should be banned on the Coromandel particularly in residential conservation rural and coastal zones. Coromandel is too beautiful to destroy with mining.

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

Retained  Deleted  Amended  as follows:

**Proposed District Plan Hearing**

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

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

Signature of submitter: [Signature] 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.tcd.govt.nz/dpr](http://www.tcd.govt.nz/dpr)



## Draft District Plan Submission

Name: Peter Kenneth and Margaret Barron

Street Address 9 Robyn Crescent

Hahei

Postal Address: 403/8 Middleton Rd

Remuera

Auckland 1050

Phone 09 524 9104/021 524 911

1. **The specific provision that our submission relates is Policy 15.3.10(d)** which states 'Hahei should retain the existing rural and natural character backdrops and the low-key, beach-village built form. Development and growth should not occur where it increases demand for additional water, wastewater, stormwater and roading network infrastructure.'
2. **We support this submission**
3. Notwithstanding our support for policy 15.3.10(d), the settlement is already evolving away from its historical character. In particular we are seeing:
  - a. the continuing sub division and settlement of the hills overlooking Hahei on both sides of the valley. This is eroding the settlement's natural character backdrop. Although this land is shown as Rural Zone in the Draft Plan's map 19, much of it has already been subdivided if not already cleared and built on. It is now too late to turn the clock back to return the hillsides to the condition they were in just a decade ago. The 'natural character backdrop' is already comprised. We urge Council to do all in its power to halt further development of the hills.
  - b. a substantial growth in visitor numbers passing through Hahei. Much of this is as the result of marketing Cathedral Cove and Hot Water Beach as tourist destinations but we also see more and more tourist buses (eg Kiwi Experience) parking for a few hours close to the beach while their passengers enjoy a short, intense experience of the beach. Whereas we used to experience traffic congestion along Beach Rd between the Grange Rd intersection and the car park overlooking the beach for a few weeks around New Year, now the congestion and parking pressure extends from early December until March, and again over Easter. The Park and Ride scheme has been very successful in removing some of the traffic load from Hahei over the Christmas holiday period but it is only a short term solution. There is nothing to suggest that traffic numbers will not continue to grow; indeed, there are indications that the rate of growth will increase, which is discussed below. Council should work with local residents to find solutions to the traffic congestion and parking problems which recognise the aspirations of policy 15.3.10(d),
  - c. the growth in patronage of the four commercial concessions operating on Hahei beach is also impacting on the enjoyment of holidaymakers
    - i. those parts of the beach from which the concessions operate are now congested during peak periods
    - ii. the number of concession vessels close to the beach among swimmers is resulting in safety issues. While council has no direct responsibility for vessel safety, which lies with MSA, it is still responsible for creating the

unsafe conditions by issuing the concessions in the first place. Council should work with the concessionaires and local residents to find mutually acceptable solutions.

- d. In short, the proposed policy is already compromised.
4. DOC's plans to increase the capacity of the existing Cathedral Cove walkway to 200,000 visitors annually and its longer term project to extend the walkway to Hot Water Beach will have adverse impacts on Hahei, most notably on increasing traffic volumes and more pressure on parking. The Cathedral Cove/Hot Water Beach Walkway, when operating will result in large numbers of people walking along Hahei beach, which will add to the congestion on the beach where the kayaking and water taxi concessions operate. In the absence of public forums to enable direct dialogue between DOC and locals, Council is our advocate and I request that it fulfils that duty.
  5. We also wish to make a submission relating to Map 19 Hahei
  6. We **oppose** the Plan's proposal to change the zoning of the farm land immediately inland of the settlement from Rural to Rural Lifestyle.
  7. Although there are still a number of undeveloped sections within Hahei and on the surrounding hills, the demand for more will eventually outstrip the existing supply. At some point in the future the pressure on council to extend the existing boundaries will become overwhelming. The owners of two farms are in the process of, or have in the recent past, applied to council for consents to subdivide their properties. It seems to us that the proposed zone change is an effort by Council to provide these owners with options for other uses of their land short of full scale subdivision, but this will not alleviate the long term demand for sections.
  8. We do not believe that any new large scale residential development will be able to meet policy 15.3.10(d)'s requirement not to increase demand for additional water, wastewater, stormwater and roading network infrastructure. It is inconceivable to us that a development on the scale of the Harsant family proposal, with the potential to have over 100 dwellings on it could be self contained. Its location above the aquifer supplying the TCDC and Hahei Water Supply Association and upstream of their bores greatly worries us because of the risks that i) the aquifer has inadequate capacity to meet the increased demand and ii) contamination from polluted wastewater emanating from the new sub division. We are not opposed to expansion of Hahei but we want the settlement to retain, as much as possible, the existing rural and natural character backdrops and the low-key, beach-village form. This will only happen through extensive dialogue between all concerned groups. The responsibility for initiating and facilitating the dialogue is Council's.
  9. We wish this proposal to be **deleted** from the Plan.
  10. We do not wish to be heard in support of our submission

Yours faithfully

Peter and Margaret Barron

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**SUBMISSION ON REQUIREMENT FOR DESIGNATION THAT IS  
SUBJECT TO PUBLIC NOTIFICATION BY A TERRITORIAL AUTHORITY**

*(Section 168A, Resource Management Act 1991)*

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**TO:** The General Manager  
Thames Coromandel District Council  
Private Bag  
THAMES 3540

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

**SUBMITTER DETAILS:**

**DERREL KATHLEEN BUSH, HILARY ANNE BUSH, ALEXANDER  
JOHN BUSH** as owners of 49 Kowhai Drive, Herds Bay, Te Kouma,  
Coromandel

Email: [alex.bush@bushforbes.co.nz](mailto:alex.bush@bushforbes.co.nz)  
c/- Bush Forbes, P O Box 526, Tauranga 3140

Telephone 055776039 or home 075520859

**SUBMISSION**

This is a submission on the notice of requirement of Thames Coromandel District Council for a designation for a public work to be included in the proposed District Plan TC3012 Te Kouma Road intersection (“the notice of requirement”).

The notice of requirement for designation is for a public work for proposed road – Te Kouma Road realignment and intersection with State Highway 25 improvements Council reference TC3012.

Derrel Kathleen Bush, Hilary Anne Bush and Alexander John Bush are affected as owners of 49 Kowhai Drive, Herds Bay, Te Kouma, Coromandel being Lot 28, DPS17073, South Auckland Registry which is used by them as a residence.

**The site or place where the designation applies**

On 10 Te Kouma Road being Lot 3 DP13227 (wrongly described in the Notice of Requirement as 45 Te Kouma Road) and 45 Te Kouma Road being Lot 2 DP35279.

**The specific parts of the Notice of Requirement to this submission relates to are:**

All matters contained in the Notice of Requirement for a Designation Council Reference TC3012.

Our submission is:

1. We oppose the proposed requirement for a designation in its present form.
2. The reasons for this view are:
  - (a) Although we acknowledge that the intersection of Te Kouma Road and State Highway 25 has its difficulties the plans and information sheet provided with the proposal give inadequate information. They appear to contemplate limited work which will not remedy the difficulties caused because the route serves what is effectively an industrial installation at the Sugar Loaf Wharf. This results in the use of Te Kouma Road by heavy articulated trucks servicing the mussel barges which unload there, vehicles carrying passengers for the Ferry and Charter Fishing vessels, and increasing numbers of trailer boats which launch from the site. The plans provided suggest there will be no change to the approach and grade on the southern side of the intersection. The present difficult sightlines will remain.
  - (b) The information provided with the Notice of Designation gives no detail as to the extent of the proposed public works. It is therefore impossible to gauge their effect upon the intersection except that it does not seem adequate to allow the heavy and towed vehicles that use it proper room to manoeuvre.

- (c) The Notice of Requirement should not issue until the conditions which will apply to it have been settled.
- (d) It is wrong to state the effects that the public work will have on the environment, or the ways in which any adverse effects will be mitigated, will be assessed via the formal Notice of Requirement process. The process is underway and the effects should be addressed at this point so that Submitters are given the opportunity to debate them. Details available at present are so vague that it is not possible for submitters to make informed comment except that it is obvious that the public work will have an effect on the Opu Creek. The documents are silent on this point.
- (e) There has been no investigation into alternative sites for the road. Although the road and intersections already exist, the proposed public work does not appear to remedy what is acknowledged to be an awkward and difficult intersection. It is not correct practice for the designating authority to simply take the existing intersection for granted and not investigate other routes or options.
- (f) The information sheet which accompanies the Notice of Requirement for Designation states that affected landowners will be consulted as part of the Notice of Requirements process. Once the Notice of Requirement for Designation has been granted input by parties that are likely to be affected will be meaningless. In *Watercare Services Limited v Auckland City Council* decision [2011] NZEnvC 155 at paragraph 33 the Environment Court said that although there is no obligation to consult it is “best practice” and it is foolish for a party not to consult with those with a known interest in the proposal.
- (g) The information included in the Notice is incorrect inasmuch as the number of the property described as Lot 3 DP13227 is 10 Te Kouma Road. The Plan makes clear that the proposal also intrudes into and affects part of Lot 2, DP 35279 which is 45 Te Kouma Road.

- (h) The information provided including the Plan is inadequate and gives no detail of the specifications and engineering works which will be carried out on the land or the dimensions of the area affected.
3. Derrell Kathleen Bush, Hilary Anne Bush and Alexander John Bush reserve the right to add to and expand these Submissions at a hearing.
4. The decision they seek from Council is that the provision requiring a designation for a requirement for the Public Work described above not be included in the Proposed District Plan until further and adequate information regarding the matters set out in the preceding paragraph have been addressed, so that they can be assured that the public work contemplated will be adequate to provide a long-term solution.

### **Proposed District Plan Hearing**

5. The Submitters wish to be heard in support of their Submission.
6. If others make a similar submission they will consider presenting a joint case with them at a hearing.

Derrell Kathleen Bush, Hilary Anne Bush and Alexander John Bush by their solicitors and duly authorised agents Bush & Forbes Solicitors

Date: *13* March 2014

Address for Service of Submitter:

Bush Forbes  
Barristers and Solicitors  
4 Willow Street  
P O Box 526  
DX HP40017  
TAURANGA

Telephone No: 577 6039

Facsimile No: 577 6863

Email: [alex.bush@bushforbes.co.nz](mailto:alex.bush@bushforbes.co.nz)

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**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY  
STATEMENT OR PLAN**

*(Clause 6 of the First Schedule, Resource Management Act 1991)*

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TO: The General Manager  
Thames Coromandel District Council  
Private Bag  
THAMES 3540

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

**SUBMITTER DETAILS:**

**DERREL KATHLEEN BUSH, HILARY ANNE BUSH, ALEXANDER  
JOHN BUSH** as owners of 49 Kowhai Drive, Herds Bay, Te Kouma,  
Coromandel

Email: [alex.bush@bushforbes.co.nz](mailto:alex.bush@bushforbes.co.nz)  
c/- Bush Forbes, P O Box 526, Tauranga 3140

This submission relates to the proposed requirement for a designation for a public work to be included within the proposed District Plan TC3012 Te Kouma Road intersection.

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

The Notice of Requirement pursuant to Section 168A clause 4, Schedule 1 of the Resource Management Act 1991 for a requirement for a designation for a public work, Council reference TC3012 roading.

Derrel Kathleen Bush, Hilary Anne Bush and Alexander John Bush are affected as owners of 49 Kowhai Drive, Heard's Bay, Te Kouma, Coromandel being Lot 28, DPS17073, South Auckland Registry which is used by them as a residence.



**The Submissions Made by Derrel Kathleen Bush, Hilary Anne Bush and Alexander John Bush are:**

1. We oppose the proposed requirement for a designation in its present form.
2. The reasons for this view are:
  - (a) Although we acknowledge that the intersection of Te Kouma Road and State Highway 25 has its difficulties the plans and information sheet provided with the proposal give inadequate information. They appear to contemplate limited work which will not remedy the difficulties caused because the route serves what is effectively an industrial installation at the Sugar Loaf Wharf. This results in the use of Te Kouma Road by heavy articulated trucks servicing the mussel barges which unload there, vehicles carrying passengers for the Ferry and Charter Fishing vessels, and increasing numbers of trailer boats which launch from the site. The plans provided suggest there will be no change to the approach and grade on the southern side of the intersection. The present difficult sightlines will remain.
  - (b) The information provided with the Notice of Designation gives no detail as to the extent of the proposed public works. It is therefore impossible to gauge their effect upon the intersection except that it does not seem adequate to allow the heavy and towed vehicles that use it proper room to manoeuvre.
  - (c) The Notice of Requirement should not issue until the conditions which will apply to it have been settled.
  - (d) It is wrong to state the effects that the public work will have on the environment or the ways in which any adverse effects will be mitigated will be assessed via the formal Notice of Requirement process. The process is underway and the effects should be addressed at this point so that Submitters are given the opportunity to debate them. Details available at present are so vague that it is not possible for submitters to

make informed comment except that it is obvious that the public work will have an effect on the Opu Creek. The documents are silent on this point.

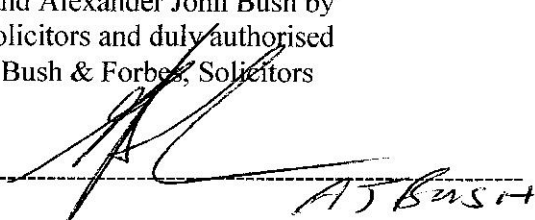
- (e) There has been no investigation into alternative sites for the road. Although the road and intersections already exist, the proposed public work does not appear to remedy what is acknowledged to be an awkward and difficult intersection. It is not correct practice for the designating authority to simply take the existing intersection for granted and not investigate other routes or options.
  - (f) The information sheet which accompanies the Notice of Requirement for Designation states that affected landowners will be consulted as part of the Notice Requirements process. Once the Notice of Requirement for Designation has been granted input by parties that are likely to be affected will be meaningless. In *Watercare Services Limited v Auckland City Council* decision [2011] NZEnvC 155 at paragraph 33 the Environment Court said that although there is no obligation to consult it is “best practice” and it is foolish for a party not to consult with those with a known interest in the proposal.
  - (g) The information included in the Notice is incorrect inasmuch as the number of the property described as Lot 3 DP13227 is 10 Te Kouma Road. The Plan makes clear that the proposal also intrudes into and affects part of Lot 2, DP 35279 which is 45 Te Kouma Road.
  - (h) The information provided including the Plan is inadequate and gives no detail of the specifications and engineering works which will be carried out on the land or the dimensions of the area affected.
3. Derrel Kathleen Bush, Hilary Anne Bush and Alexander John Bush reserve the right to add to and expand these Submissions at a hearing.
  4. The decision they seek from Council is that the provision requiring a designation for a requirement for the Public Work described above is not

included in the Proposed District Plan until further and adequate information regarding the matters set out in the preceding paragraph have been addressed, so that they can be assured that the public work contemplated will be adequate to provide a long-term solution.

### **Proposed District Plan Hearing**

5. The Submitters wish to be heard in support of their Submission.
6. If others make a similar submission they will consider presenting a joint case with them at a hearing.

Derrell Kathleen Bush, Hilary Anne Bush and Alexander John Bush by their solicitors and duly authorised agents Bush & Forbes, Solicitors



Date: 13<sup>th</sup> March 2014

Address for Service of  
Submitter:

Bush Forbes  
Barristers and Solicitors  
4 Willow Street  
P O Box 526  
DX HP40017  
TAURANGA

Telephone No: 577 6039

Facsimile No: 577 6863

Email: [alex.bush@bushforbes.co.nz](mailto:alex.bush@bushforbes.co.nz)

Sent: Thursday, 13 March 2014 8:13:08 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

---

### Name

Steve Lydford

### Address

2 Linwood Ave  
Forrest Hill 0620  
New Zealand

[Map It](#)

### Phone

021 121 9514

### Email

[steveandlesley@vodafone.co.nz](mailto:steveandlesley@vodafone.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.
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- 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,**

Steven Barry Lydford

**Date**

13/03/2014

Sent: Thursday, 13 March 2014 8:16:55 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

### Name

Aled De Malmanche

### Address

6a McNicol Street  
Hamilton 3214  
New Zealand

[Map It](#)

### Email

[aleddemalmanche@hotmail.com](mailto:aleddemalmanche@hotmail.com)

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**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

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---

**Yours sincerely,**

Aled Peter de Malmanche

**Date**

13/03/2014

Sent: Thursday, 13 March 2014 8:19:28 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

Angelique Kasmara

### Address

79 Harbour View Road, Point Chevalier  
Auckland 1022  
New Zealand

[Map It](#)

### Email

[angeliquekasmara@gmail.com](mailto:angeliquekasmara@gmail.com)

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

- No

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

- Yes

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---

**Yours sincerely,**

Angelique Kasmara

Sent: Thursday, 13 March 2014 8:24:01 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

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### Name

Rosemary Stone

### Address

2179 Rings Road  
Coromandel 3506  
New Zealand

[Map It](#)

### Phone

07 8668081

### Email

[rosemarybayliss@hotmail.com](mailto:rosemarybayliss@hotmail.com)

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

- No

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- Yes

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---

**Yours sincerely,**

Rosemary Stone

**Date**

12/03/2014

Sent: Thursday, 13 March 2014 8:42:23 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

### Name

Sebastian Scholz

### Address

Ohane Rd  
Thames 6344  
New Zealand

[Map It](#)

### Email

[scholle@posteo.de](mailto:scholle@posteo.de)

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**My further comments:**

I love Coromandel!

**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,**

Full name

**Date**

13/03/2014

Sent: Thursday, 13 March 2014 8:47:32 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

## Proposed Thames-Coromandel District Plan

### Name

Nalan Kirsch

### Address

180 Driving Creek Road  
Coromandel 3506  
New Zealand

[Map It](#)

### Email

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

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**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,**

Nalan Kirsch

**Date**

13/03/2014

# Coromandel Marine Farmers' Association

By 14 March 2014

District Plan Reviewer  
TCDC, Thames

## **TCDC Proposed District Plan**

The Coromandel Marine Farmers Association (CoroMFA) makes this submission on the TCDC District Plan Review. Please refer to Appendix One for information and statistics on our industry, which highlights the very considerable importance and benefits of our marine farming industry for the District, the Region, and for NZ. Our Association has as our members all the Mussel and Oyster farmers of the Coromandel District and the wider Region.

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

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

**In summary, our submissions are;**

**Sugarloaf Wharf facility must be better provided for including by zoning it for what it is rather than it being ignored as at present.** The Sugarloaf Wharf facility on the south side of Coromandel Harbour is now the sole significant port facility for our entire Coromandel Mussel industry. Sugarloaf is the best Aquaculture Wharf and Aquaculture Wharf-development location option because it has;

- all-tide depth, both alongside and for approaches
- shelter from all weather quarters
- located centrally/close to the marine farms, and to shore-bases facilities and to moorings
- reasonable road access
- traffic advantages including avoidance of heavy trucks through town
- best cost

**There should be planning provision to support improved landings/ramps and like facilities, immediately adjacent to the town, for Recreational and Commercial (eg Charter) users.** That includes provision of suitable marine precinct status (eg Marine Service zoning) and for carparking, access-road/s, ramps, haulouts, etc.

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**Coromandel Marine Farmers' Association** (Incorporated)

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1



**Provision is needed for our Shore bases at Coromandel, which are vital to our industry.** Existing shore-base yards, and suitable further land as per the recent Plan Change #9, should be suitably zoned eg Industrial.

**Finally, there needs to be provision for Coromandel itself to grow. That is by its recognition as the 4<sup>th</sup> Town of the District, not just a settlement** That was an issue during the Draft Plan and we are unclear at this stage on how the Plan has addressed that. Further development of the marine farming of shellfish and finfish industries in Coromandel and related tourist and other businesses (eg gear supply, charter business) will support that.

Giving effect to the general and specific relief set out in this submission ensures that the provisions of the Proposed District Plan (**Plan**) raised by this submission:

- (a) Address the relevant provisions in sections 5-8 RMA;
- (b) Implement the statutory tests in section 32 and the requirements in the First Schedule RMA;
- (c) Address the relevant statutory functions of the consent authority and the statutory requirements for the Plan.
- (d) Address the considerations identified by the Environment Court for planning instruments in decisions such as Long Bay-Okura Great Park Society Inc v North Shore City Council (and subsequent case law);
- (e) Avoid, remedy or mitigate relevant and identified environmental effects.

.....

**In detail, our submissions are** (with Relief-Sought first and then detailing our Reasons) as follows;

### **Re Planning maps 15A (zones) and 15A (overlays) and section 49 Marine Service Zone and related text**

1. **Amend the planning maps and text to; firstly recognise the existence of the land that is the current Sugarloaf landing** (ramps, wharf and reclamation) and **secondly provide the Sugarloaf landing with; preferably its own specialised Zone and Rules or alternatively with Marine Service Zone status with specialised provisions** to provide for and recognise the existing (consented) use of the area for marine farming port activity. The provisions should allow for a range of marine farming port activities as permitted, controlled and restricted discretionary activities and, where appropriate, should discourage other incompatible activities from establishing there. Further details are to be provided in evidence for the hearing.

The Plan is essentially constructed around Overlays and Zones and the lack of recognition for Sugarloaf Landing as land nor any zoning for it, makes it very difficult to relate the Plan and vice versa, to this area. The current failure to plan for Sugarloaf and indeed recognise its existence as land of the District, is unacceptable. While the area has been reclaimed and the TCDC is yet to be given title to it from the Crown, that is imminent.

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In any event, the area has been land of the District since 1999 and is no longer CMA, in an RMA sense, and it must be recognised and dealt with as such, by this Plan.

The appropriate zoning status for the Sugarloaf facility of the available choices is Marine Service. This zone is purportedly designed for marine farming port activity and appropriate for Sugarloaf, given that is where over 90% of the District's marine farm wharfage and related activities occur.

We correspondingly submit that the section 32 report/analysis is inadequate and indeed incorrect and requires revision. For example 6.6.1 on p 32 of the s 32 analysis states that "the Marine Service Zone is confined to ....Coromandel ... It caters for ... marine farming and fishing activities." We support the following s 32 Benefits Costs Effectiveness Efficiency section. However, as the proposed Plan stands it does not and will not achieve that s. 32 objective or will only achieve it to an insignificant degree. This s.32 objective is still worthy however and the proposed Plan should be amended to give effect to the intent of this s.32 objective.

As the effective (and soon to be actual) Landowner of this area, TCDC can control untoward uses of the area but may be unable to facilitate/support otherwise reasonable new uses while the area remains un-zoned.

2. Maintain the Zone of "Recreation Passive Zone", as it stands for Sugarloaf (headland) as shown on "Map 15A Zones" subject to also making the making the change sought in our submission # 1 above, otherwise leave this area un-zoned.
3. Maintain the Overlay as is for Sugarloaf (headland) as shown on "Map 15A Overlays".

## Part II Overlay issues, objectives and policies

### Section 7 - Coastal Environment

4. Objective 1 re Subdivision, use and development in the Coastal Environment should be amended as follows (deletions shown with strikethrough, additions underlined);

Objective 1

Subdivision, use and development in the Coastal Environment:

- Maintains the integrity, form, functioning and resilience of the Coastal Environment; and
- ~~Preserves the natural character, natural features and landscape values of the Coastal Environment~~ Avoids remedies and/or mitigates adverse effects on the natural character, natural features and landscape values of the Coastal Environment taking into account:

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- the extent to which functional need or an existing use limits location and development options;

- the presence of man-made changes to landforms and vegetation;

- the presence/absence of buildings and structures;

- the particular elements which contribute to the natural character of the area and the extent to which they are affected; and

- Recognises the relationship of tāngata whenua with the Coastal Environment; and
- ~~Maintains and enhances public open space and recreation opportunities in the Coastal Environment~~ Avoids remedies and/or mitigates adverse effects on public open space and recreation opportunities in the Coastal Environment; and
- Manages coastal hazard risks; and
- Protects and enhances historic heritage values.

5. Section 7.2 issues and 7.3 objectives fail to recognise the functional need for some activities to locate near the coast. This section also emphasises absolute protection of the coast without recognition of existing modified environments.

### **Part III District wide issues, objectives and policies**

#### **Section 15 - Settlement Development and Growth**

6. Issue 4 is supported insofar as it recognises that incompatible land uses can cause reverse sensitivity effects and restrict commercial and industrial opportunities. Issue 4 should be retained in its current form.
7. Section 15.3 Objective 2 and related policies are also generally supported. The Council should encourage the retention of existing business activities and the development of new business activities that will lead to economic growth. Policy 2e relating to protection of industrial areas from reverse sensitivity effects is also generally supported, although the word 'undue' should be deleted.
8. Section 15.3 Objective 3 and policies 3b and 3c n) are supported and should be retained. Marine activities and industries form part of the coastal environment's special values. Policy 3b recognises that marine based industries need to locate in the coastal environment and it is vital that infrastructure which supports our aquaculture industry can be located there.

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## Section 18 - Transport

9. Section 18.2 Issue 7 and section 18.3 Objective 7 and related policies are supported and should be retained. Activities in Marine Service zones need to be protected from inappropriate subdivision, use and development which may constrain their operations and have flow-on effects on the transportation network.

## Part IV Area issues, objectives and policies

### Section 21 - Industrial Area

10. The issues, objectives and policies should be retained without any changes. The Industrial Area issues, objectives and policies are generally supported, particularly insofar as they seek to protect industrial land for industrial activities, recognise the economic, social, cultural and environmental benefits of industrial activities and require the protection of such activities from reverse sensitivity effects and incompatible subdivision, use and development,

### Section 23 - Residential Area

11. Objective 6 and Policy 6a 6b in section 23.3 are generally supported as they seek to prevent reverse sensitivity effects from residential development that may compromise the operation of existing industrial activities. The situation of the Residential Area at Puriri Road and adjacent marine farming uses at Sugarloaf are of particular concern to CoroMFA. However, it is not just 'significant' reverse sensitive effects which need to be addressed. Objective 6 should be amended by deleting the word 'significant'.

## Planning maps

12. **Make provision in the Plan to support improved landing/ramps and like facilities, immediately adjacent to the town, for Recreational and Charter users.** That includes provision of suitable marine precinct status and for; carparking, access, roads, ramps, haulouts, etc.

### **Also Amend the Plan by changing;**

- Map 11E Overlays to remove the Natural Character Overlay along the waters edge on that land that is south of Wharf road and around Furey's Creek rivermouth. This should be removed because this area is already substantially modified, and is not natural. Rather it is relatively recently human-made shore that is often mud-dominated and with some mangroves or grassy land and does not have significant intrinsic special nor natural character.

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- Map 11E Zones to fully recognise all existing land as shown in the 11E Overlay Map and also to zone the whole area including the Recreation-Active zoned area to Marine Service. Zoning and re-zoning is required to recognise existing activities such as boat mooring and servicing and landing and make more provision for marine activities particularly those which will support commercial and light industrial uses such as the aquaculture industry. The Recreation (Active) zoning is not a good fit for this locality. For example Recreation Objective 22.3 Objective 3 provisions which would unreasonably restrict or preclude development.
- Recognise as land and also Zone the Town Wharf, and in its entirety (the map is potentially incomplete), as; either marine service, or with specialised zoning.

### **Marine farming shore bases at Coromandel**

13. Make Provision for marine farming shore bases at Coromandel, which are vital to our industry. Existing shore-base yards should be suitably zoned eg Industrial.

### **Town status of Coromandel**

14. CoroMFA supports the recognition of Coromandel as the “town” that it is, and opposes the use of the status of “Settlement” for Coromandel as that would unreasonably impede needed development. Coromandel is the ideally located and resourced 4<sup>th</sup> town of the District. The Plan must recognise Coromandel’s “Town” status.

### **Other relief**

15. CoroMFA also seeks:

- (a) Any related or consequential relief necessary to give effect to its concerns;
- (b) Any other necessary and consequential amendments to the Plan.

### **Hearing**

CoroMFA wishes to be heard in support of its submission.

Thank you for this opportunity to submit and we welcome further dialogue.

Yours sincerely

***Gilbert James***

Gilbert James  
Chair, CoroMFA

### **Appendices**

- **Appendix 1**     **Our Industry**
- **Appendix 2**     **Overlays**
- **Appendix 3**     **Zones**

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## Appendix 1                      Our Industry

Our Coromandel Marine Farmers' Association Incorporated has as membership every marine farm within our region. That is at; Coromandel, the Thames Coast, Waimangu Point, East Auckland, Waiheke Island. We work very closely with the Great Barrier Island and Mahurangi harbour marine farmers who constitute the rest of the industry in the Hauraki Gulf. Our members produce Greenshell Mussels & Pacific Oysters for both export markets and for the important North Island markets.

The 2007 economic impact assessment of the existing aquaculture industry in the Waikato Region, done by Covec Limited (available on EWRC website /publications / "community and economy") highlights that that industry adds:

- \$27 million to Region's GDP (\$31.4 million by 2011)
- 400 people directly employed (270 FTEs)
- \$9.6 million paid in wages

All this from the existing farms with about 200 hectares still to be developed in Wilson Bay Area A (consented in 2001) and the whole of Area B (520 hectares) to come on-stream now that consents have been issued for most of it.

Annual production is ~ 25,000T of Greenshell mussels. The significant new areas of water now pending final approvals or in development will produce a further 30,000 to 40,000 tonne annual production (2.5 times current) of Greenshell mussels. There are also opportunities to invest in other forms of aquaculture development such as finfish farming.

Annual production by our members is approximately 1M dozen Oysters, a significant part of which is brought into Coromandel for further finishing and processing. There is a large Oyster processing facility in Coromandel itself which also receives Northland product to complement local production. The estimated total sales value of our members' Oyster production is approximately \$7million.

The total full-time employment created by our sustainable industry, in transport packaging and processing, mostly at Coromandel, Whitianga, Tauranga and Auckland is of the order of 500 to 1,000 people. Iwi/Maori businesses now own a significant proportion of the marine farms in Waikato.

The industry is planning to expend significantly in improving infrastructure in the region.

Our marine farming industry contributes significantly to New Zealand's broad economic, social and environmental goals, by;

- **sustainable production** with low environmental impact
- **significant exports** and wealth creation with most inputs sourced locally
- **healthy, delicious, available seafood products** for NZ consumers
- **significant employment**, notably for Maori and also in more remote areas where other employment opportunities are few & seasonal
- **significant Regional economic returns**, including for Maori as significant investors in the industry
- **fishing at Mussel farms**, enhancement of opportunities
- **ensuring shellfish harvests from growing waters are always clean** (annual cost >\$250,000), to meet our stringent industry agreed standards, to prevent microbiological and biotoxin contamination. This data is also important to the Ministry of Health for protecting the public interest in safe shellfish.

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Sugar  
Loaf

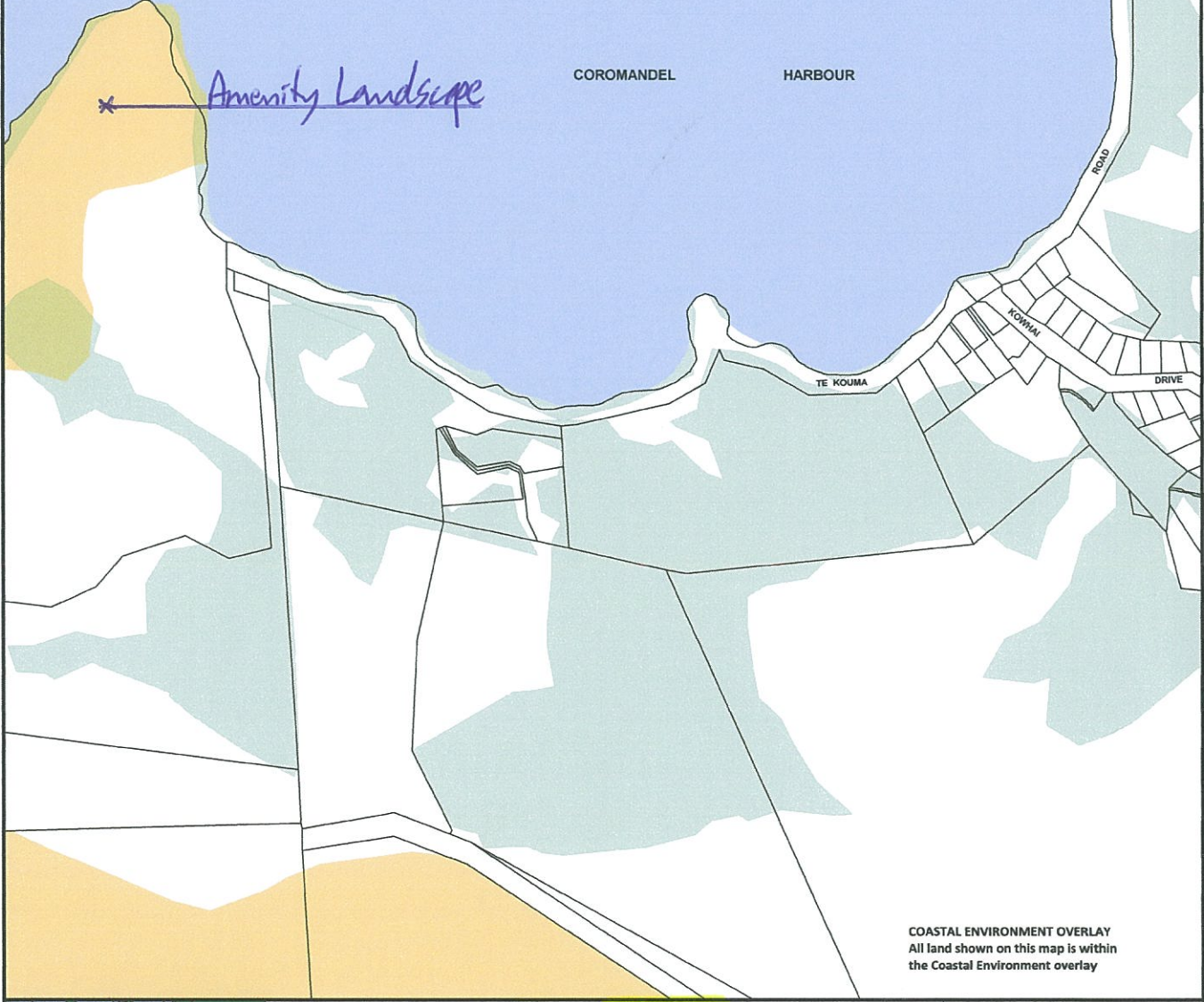
*Natural Character*

*Amenity Landscape*

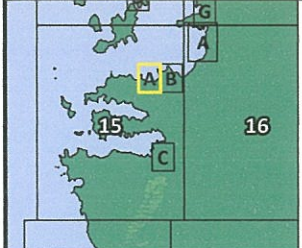
COROMANDEL HARBOUR

15

15B



COASTAL ENVIRONMENT OVERLAY  
All land shown on this map is within  
the Coastal Environment overlay

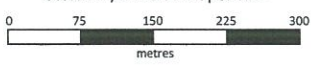


MAP 15A OVERLAYS

TE KOUMA

PROPOSED DISTRICT PLAN - December 2013

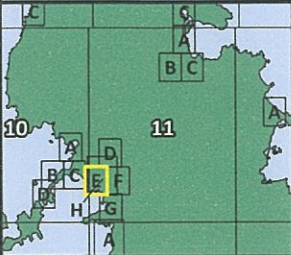
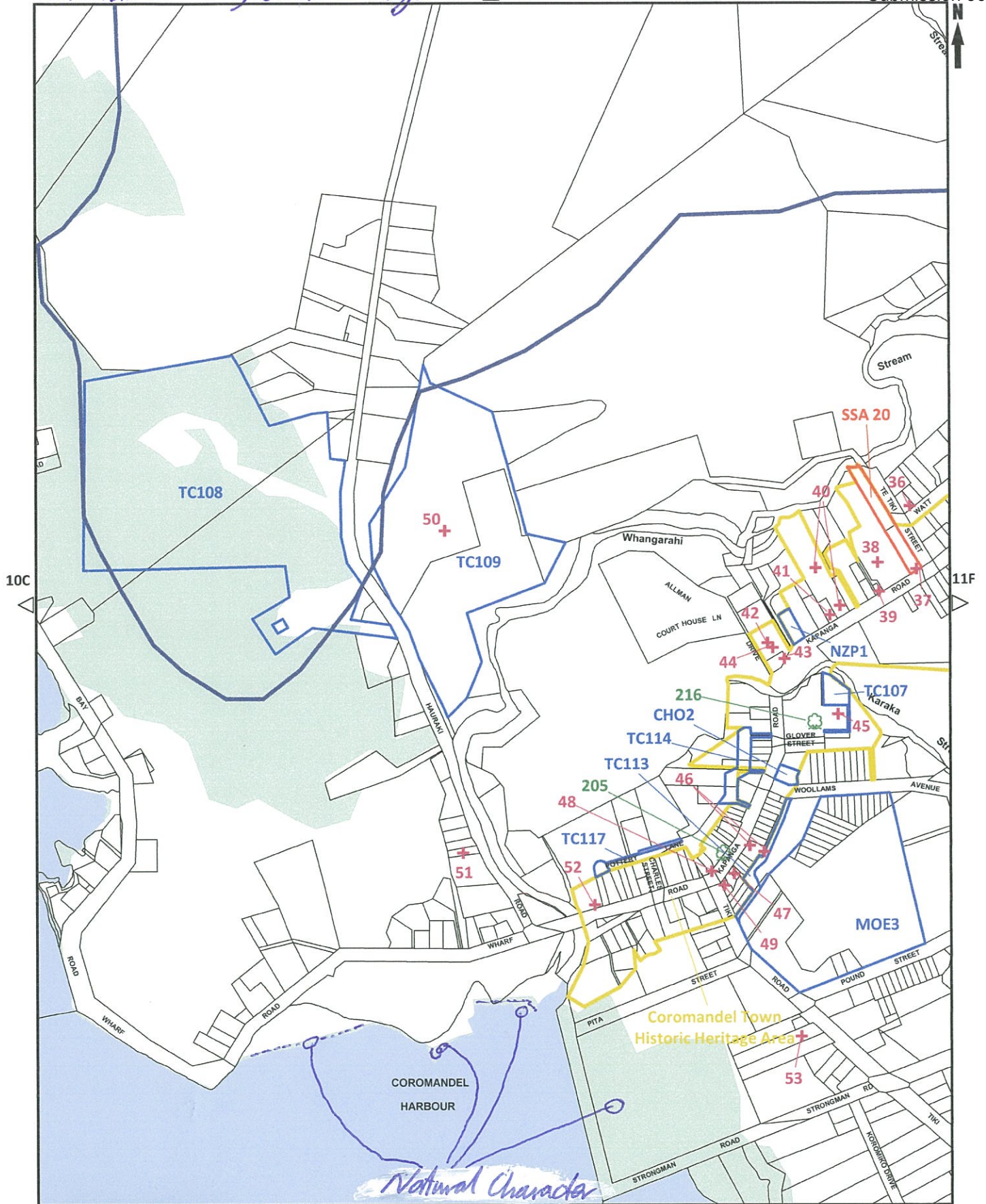
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MAP PRINTED  
13 December 2013



**MAP 11E OVERLAYS**

## COROMANDEL

PROPOSED DISTRICT PLAN - December 2013  
Scale 1:7,500 at A4 Paper Size

0 75 150 225 300 metres

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**THAMES  
COROMANDEL  
DISTRICT COUNCIL**

MAP PRINTED  
13 December 2013



ACTION REQUIRED:

- RECOGNISE THE EXISTENCE OF THIS LAND, +
- ZONE: ~~AS~~ MARINE SERVICE (specialised) = Sugarloaf Landing

= Recreation Passive Zone

Rural Zone

Coastal Living

Sugar Loaf

= Sugarloaf Landing

COROMANDEL HARBOUR

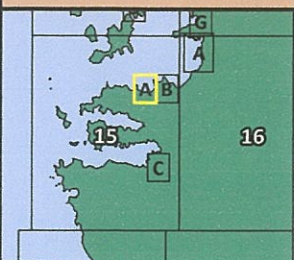
TE KOUMA

KORHAI

DRIVE

15

15B

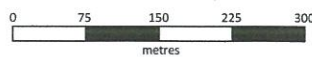


MAP 15A ZONES

# TE KOUMA

PROPOSED DISTRICT PLAN - December 2013

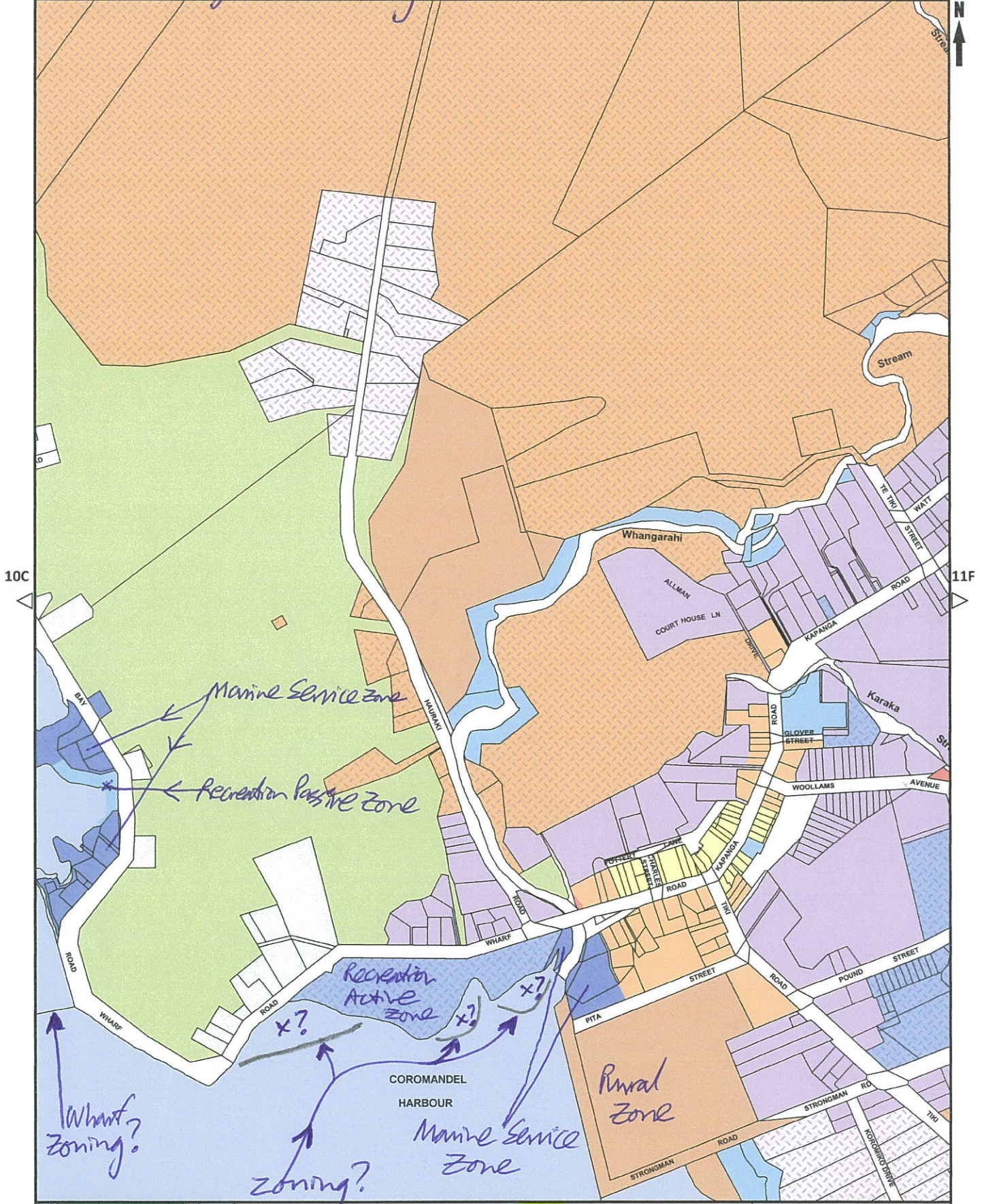
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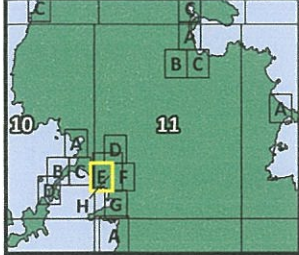


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10C

11F

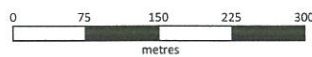


MAP 11E ZONES

COROMANDEL

PROPOSED DISTRICT PLAN - December 2013

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