

Proposed Thames-Coromandel District Plan



Submission Form

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

Your submission can be:

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

Submitter Details

Full Name(s) Angela Brooker

or Organisation (if relevant) _____

Email Address angela_brooker@hotmail.com

Postal Address 5 Linwood Avenue, Mt Albert, Auckland, 1025.

Phone no. (include area code) 09 845 4847

Mobile no. 021 201 7574

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

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

PRIVACY ACT 1993

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



Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:

(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

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

My submission is:

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

I support oppose the above plan provision.

Reasons for my views:

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

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

Retained Deleted Amended as follows:

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

Proposed District Plan Hearing

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

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

Signature of submitter A K Brooker Date 14 March 2014

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

Trade Competition

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

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

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

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14th March 2014

Dear Mayor Leach and TCDC Councilors,

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

My name is Angela Brooker and I own a holiday home in Oceans Resort, Whitianga.

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

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

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

Will decrease the income I receive from my holiday home – income I use to offset expenses such as rates and maintenance.

Could reduce the value of my property as holiday home ownership becomes less desirable in the Coromandel due to the limitations imposed on holiday rental.

Will mean less choice for tourists wishing to stay in the Coromandel, resulting in fewer visitors to the region, impacting on Coromandel businesses as result.

Will not change the amenity effects arising from holiday home usage on the Coromandel.

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

As Principal Relief

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

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

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

accessory building.

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

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

I look forward to your response.

Yours faithfully,

Angela Brooker

Sent: Friday, 14 March 2014 12:18:00 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Nick Pak

Address

135 Coronation Road
Papatoetoe 2025
New Zealand

[Map It](#)

Phone

0212940150

Email

nickpak@gmail.com

My submission is:

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

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

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

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

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

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

I would like to speak to my submission.

- No

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

- Yes

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

Yours sincerely,

Full name

Date

14/03/2014

Sent: Friday, 14 March 2014 12:23:36 p.m.

To: TCDC General Mail Address

Subject: Submission on Proposed Thames-Coromandel District Plan

Proposed Thames-Coromandel District Plan

Name

Trudy Astwood

Address

955 Buffalo Rd, Coromandel Town
955 Buffalo Rd, Coromandel Town 3506
New Zealand

[Map It](#)

Phone

0204 0232374

Email

chrisnkay@gmail.com

My submission is:

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

I would like to speak to my submission.

- Yes

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

- Yes

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

Yours sincerely,

Trudy Clarice Astwood

Date

14/03/2014

Proposed Thames-Coromandel District Plan



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Submitter Details

Full Name(s)	KATHRYN MARY OFFICER	
or Organisation (if relevant)	on behalf B&B Assn New Zealand.	
Email Address	kofficer@xtra.co.nz	
Postal Address	125 Pacific View Dr Whangamata 3620	
Phone no. <small>include area code</small>	07 865 8285	Mobile no. 021 575 191

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Your Submission

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 (please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

54.4 Permitted Activities - Visitor Accommodation
 Please refer to accompanying letter which forms part of this submission.

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

I support oppose the above plan provision.

Reasons for my views:

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

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

Retained Deleted Amended as follows:

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

Proposed District Plan Hearing

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

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

Signature of submitter K. L. Officer Date 14/3/14

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

Trade Competition

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



**Supporting Document to Submission Form
From K Officer
On behalf of B&B Association NZ**

125 Pacific View Drive
Whangamata 3620

14th March 2014

Dear Mayor Leach & TCDC Councilors

Letter in support of our submission on the TCDC Proposed District Plan – Visitor Accommodation

My name is Kathryn Officer and with my partner I am a rate payer in Whangamata, where we run Pacific View B&B. I am a Board Member of the Bed & Breakfast Association New Zealand (B&BANZ) and I make this submission on behalf of existing and potential members.

We know that MANZ (the Motel Association of New Zealand) have been actively lobbying TCDC and other district councils around the country to place restrictions on B&Bs and the holiday home rental industry.

B&BANZ is very concerned and in this submission we provide information that Council needs to understand the negative impact of increased regulation on B&Bs and the holiday home rental industry on the Coromandel Peninsula. B&B operators do not make a killing (or a living) from hosting paid guests. All the income does is help maintain and improve properties and supplements the hosts' relatively low incomes.

B&BANZ opposes the various provisions for Visitor Accommodation throughout the Proposed Thames Coromandel District Plan as they relate to operating a Bed & Breakfast dwelling. There is no evidence that the consumption of local resources and the amenity effects on neighbours are any different with B&B homes compared to properties used by their owner/family/friends.

The proposed changes will affect existing B&B owners and in particular will affect potential new B&B operators - those people who might consider moving to the Coromandel Peninsula for lifestyle reasons who might consider operating a B&B during the summer months. In particular we believe the proposed changes:

- Will decrease the income our association members receive from their B&Bs – income many of them use to supplement their retirement incomes and to offset expenses such as rates, maintenance, insurance etc
- Could reduce the value of our association member properties as B&B ownership
- Will not change the amenity effects arising from holiday home usage on the Coromandel
- Will mean less choice for tourists wishing to stay in the Coromandel resulting in fewer visitors to the region, impacting significantly on Coromandel businesses as a result *

*** Business impact**

The proposed changes will have a significant impact on businesses throughout the region because:

- Reduction in paid tourist activities: most visitors who stay in B&Bs use paid tourist activities. They take trips on the Glass Bottom Boat, Ocean Leopard tours, Hahei Explorer, Kiwi Dundee tours to mention a few. We know this because we often make the bookings for our guests.
- Reduction in visitor spend at Restaurants: Most of our guests dine out at local restaurants such as Argo in Whangamata, Salt in Whitianga, Peppertree Restaurant in Coromandel etc. Again we know this because we make recommendations and make the bookings for our guests.
- Reduction in spend in retail shops: Many of our guests also spend up large in our retail centres visiting chemists, beach wear retailers etc. We see the evidence of the packaging in their rooms and they often show us the shoes they bought or the new swimsuit.

All of this reduction in spend would seriously affect the region's overall economy because, as stated above, our visitors will simply choose to be accommodated in another region – preferring not to stay in alternative inferior type of accommodation such as many motels.

Amendments requested

We seek the following decision from the TCDC

- (i) Amend the definition of “Visitor Accommodation” in the Proposed Plan, so that B&Bs are specifically excluded from the definition

OR in the alternative, if (i) is not accepted:

- (ii) Amend all references to the permitted activity conditions for Visitor Accommodation throughout the Proposed Plan relating to “6 tariff-paid visitors staying on-site at any one time”. Instead we seek to have this amended to “**more than 10 tariff-paid visitors staying on-site at any one time**”, and delete any condition requiring the activity to be undertaken within an existing dwelling, minor unit or accessory building.

Reasoning behind and further support of our submission

The District Plan is focussing on the number of paying guests allowed before resource consent is required. The current draft plan is limiting this to 6. As per our amendments requested, B&BANZ would like to submit that this number be changed to **more than 10 (B&B owner operators plus guests)** which is in keeping with B&BANZ membership criteria - that B&B operators can host up to 10 guests. We categorically believe your figure of 6 is far too low.

We understand council’s reasoning that a small number of holiday home properties throughout the Peninsula might cause a few problems with excessive guest numbers creating a nuisance to neighbours by noise volumes and putting a strain on sewage and water etc, however such properties are most unlikely to be B&Bs. B&Bs do not over-load their homes with guests; they do not have guests creating noise and for the short span of the busy season, do not over-load the sewage and water systems.

The nature of the Coromandel Peninsula is such that the bulk of travellers using B&Bs for their accommodation only visit the area during the busy summer months. It is extremely seasonal and many B&Bs offer accommodation only between the months of September to May with the busiest months being January and February.

Most B&B owners will be the only long term residents in the home. Any B&B guests coming to stay will be there for relatively short stays - on average between 1 and 2 nights. This is confirmed by statistics from our members.

Most of our B&B members on the Coromandel Peninsula operate their B&Bs with 3 guest rooms but there are a handful with more guest rooms. However, take an average sized home owned by a B&B operator – say a 4 bedroom 3 bathroom home – if a family of 5 lived in the same home all year round that would equate to 1825 nights per year. B&B guest nights would make up a very small proportion of this figure – certainly no more than 40%.

Operating the house as a B&B, means the environmental footprint is lower because guest numbers fluctuate with the summer months being busier. During the winter months most B&Bs on the Coromandel would experience a very quiet time with just a handful of guests – in fact many B&Bs close down during winter.

Despite having to pay a higher room rate our B&B guests choose home hosted accommodation over motels simply because they want to have the opportunity to get to know real kiwis, they enjoy the personal contact with the hosts and a gourmet breakfast is always included in the tariff. A stay in a B&B is preferable to staying in an alternative inferior type of accommodation such as many motels. Consequently, if they can’t stay in a B&B in the area then they may well not visit the Coromandel Peninsula at all. This will ultimately result in a reduction of real estate values on the Peninsula.

If TCDC want to achieve their major economic targets set within the Economic Development Action Plan – and in particular if they want to achieve “a 5%+ annual increase in visitor guest nights” then you could take note of a recent TIA (Tourism Industry Association) report where results of a TIA poll conducted recently, showed that 58% of TIA members said that their Council was not “tourism friendly”. If TCDC proceed with the planned changes some B&B operators will be forced out of business, which means there will not be enough holiday accommodation on the Coromandel Peninsula and visitors seek accommodation further afield, outside the region.

----- ENDS -----

Proposed Thames-Coromandel District Plan



THAMES
COROMANDEL
DISTRICT COUNCIL

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Submitter Details

Full Name(s)

Pamela Robyn Malcolm

or Organisation (if relevant)

Email Address

kiwipam@gmail.com

Postal Address

PO Box 316 Whangamata 3643

Phone no.
include area code

Mobile no.

021 148 3626

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Signature of submitter P Malcolm Date 14/3/14

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

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 Private Bag 505 Mackay Street, Thames 3120
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 customer.services@tcde.govt.nz www.tcdc.govt.nz



Dear Mayor Leach & TCDC Councilors

Submission 719

14/3/14

Name Pam Malcolm

Address 104 Short Rd, Whangamata.

© 2014 Trade Me Ltd

Last summer I had just moved to the above 2-bedroom house & phoned TCDC to be sure of the rules around max. no. of people per household. I was 10 per cented.

Now you're proposing 6... (unless we pay you yet more money - for a permit.)

I have always let my house in the summer to augment my meagre income & I am putting in an extra toilet so that I may provide adequate facility for families who come with tents for the lawn. I never let to anyone but families whose parents are present.

I believe people like me provide a much-needed facility for families who like to camp, who cannot afford motel prices, being that we only have 1 campground left in our town which is fully booked every summer.

P. Malcolm

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Submitter Details

Full Name(s) Rodney Millen

or Organisation (if relevant) _____

Email Address cl- P M Lang - Barrister - p.lang@extra.co.nz

Postal Address cl- P M Lang - Barrister, PO Box 19539, Hamilton 3244

Phone no. (include area code) (07) 839 0090 (P Lang, Barrister)

Mobile no. 021 870 660 (P Lang, Barrister)

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District Plan map overlays for natural character and outstanding landscape in Map 19B, so far as they relate the land in Lot , DPS . Policies for landscape and natural character overlay areas. Rules for landscape and natural character overlay areas. This land is owned by the Submitter.

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:

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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 Philip Long, Barrister - Authorised to sign on behalf of the submitter Date 14 March 2014
 Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

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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

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PROPOSED THAMES-COROMANDEL DISTRICT PLAN

Submission by R Millen

Requested changes to:

Part II – Overlay Issues, Objectives and Policies

Section 9 – Landscape and Natural Character

9.3 Objectives and policies

Within the outstanding landscape overlay

Policy 1a(d)

Protecting prominent landscape features from inappropriate disturbance; and

Policy 1a(f)

Minimising earthworks as far as practicable, and completing and/or re-vegetating any earthworks as soon as possible; and

Policy 1a(h)

Avoiding or appropriately mitigating enduring visual effects; and

Policy 1a(i)

Taking account of and working with natural contours; and

Policy 1b(a)

Are sympathetic to the landscape or are inconspicuous when viewed from public land; and

Policy 1b(b)

Do not dissect or sit or project prominently above a ridgeline or a prominent landscape feature; and

Within the natural character overlay

Policy 3a

Subdivision, use and development shall be avoided or appropriately mitigated where it will damage, diminish or compromise ...

Policy 3c

Buildings and other structures shall be located and designed to integrate with the surrounding Natural Character overlay, ~~with adverse effects on natural character.~~

Requested changes to:

Part VI – OVERLAY RULES

Section 32 – Landscape and Natural Character Overlay

32.3 Outstanding landscape overlay rules

Rule 1 Any other activity

1(a)

The maximum gross floor area of all buildings for all other activities is 50m², or 200m² if it is temporary and does not remain erected for a period longer than seven days in any calendar year; and

32.4 – Outstanding landscape overlay assessment standards, matters, criteria

Table 1 – Outstanding Landscape Standards

1. Maximum building height 5m or 10m if it is temporary building in place for not more than seven days in any calendar year.
4. The highest point of any building or structure must be below the nearest ridgeline unless the building is temporary and is in place for no more than seven days in any calendar year.

District Plan maps – Overlay Map 19B

Remove the Natural Character Overlay and the Outstanding Landscape Overlay from the land contained in the following certificates of title:

SA68D/638, 604255, 604254, South Auckland Land Registration District

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: JMI

12:00 PM

Proposed Thames Coromandel District Plan**Submission by**

Name: Louise Weaver
 Address: 104 Irishtown Rd.
 Phone: 0220142132. Email: louiseweaver@hotmail.co.nz.

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

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

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

I oppose Section 37 - Mining Activities.

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

I oppose Section 14 - Mining Activities.

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

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

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

My further comments:

I want to stand for protecting our environment.
too much has been lost & destroyed
already - lets protect whats left - please!

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

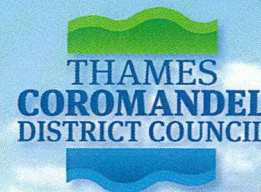
Yours sincerely, Louise J.A. Weaver.

Signature:

Louise J.A. Weaver

Date: 14. March. 14.

Proposed Thames-Coromandel District Plan



Submission Form

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

THAMES-COROMANDEL
DISTRICT COUNCIL

Your submission can be:

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

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

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

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

14 MAR 2014

RECEIVED BY: JMI

12:24 PM

Submitter Details

Full Name(s) Alison Marion Young

or Organisation (if relevant) _____

Email Address lisburn@xtra.co.nz

Postal Address 65 Rangiora Rd, RD4 Paerau.

Phone no. (include area code) (07) 862-6778

Mobile no. 021-101-0420

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)

Visitor Accomodation contained in.
Activity Summary Part 1.

My submission is:

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

I support oppose the above plan provision.

Reasons for my views:

I oppose the loss of property rights for lawfully established properties. I oppose the attempt to protect motel & motorcamps. Owners should be left to determine how they rent their properties.

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

Retained Deleted Amended as follows:

No sector should expect to be protected by the District Plan at the expense of another sector.

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 Alison Young Date 14/3/14

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

Trade Competition

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

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

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

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

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

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Proposed Thames-Coromandel District Plan



THAMES
COROMANDEL
DISTRICT COUNCIL

Submission Form

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

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY: Tami
9:28 AM

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

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

Submitter Details

Full Name(s) Lester Yates

or Organisation (if relevant) _____

Email Address lester@lesteryatesmotors.co.nz

Postal Address 9582 State Highway 26, Kopu, R01 Thames

Phone no. () _____
include area code

Mobile no. 027 492 0243

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Your Submission

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

27-2 Kupu to Thames structure Plan

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:

It is appropriate for the Structure Plan to be part of the District Plan

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

Retained Deleted Amended as follows:

That there be no development south of the new Kupu Ranch about and Kirkiri West Road.

Proposed District Plan Hearing

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

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

Signature of submitter _____

Date 14/3/14.

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

Trade Competition

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

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

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



Proposed Thames-Coromandel District Plan



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Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

14 MAR 2014

RECEIVED BY: *Tani*
9:38am

Submitter Details

Full Name(s) COLIN EDWARD Wiseman - JOY BERYN WISEMAN

or Organisation (if relevant) _____

Email Address _____

Postal Address 310 Coast Rd, R.D.5, Thames 3575

Phone no.
include area code

07.8682416

Mobile no. _____

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

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

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Your Submission

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

CAN NOT SEE why you would want to
 WIDEN Road in THORNTON Bay
 * WOULD Be BEST part of ROAD ON
 THAMES COAST ROAD.

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:

waste of RATE payers money

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 G. E. Wiseman J.B. Wiseman Date 7-3-14

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

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