



Tuesday 12th June 2018

To Whom it May Concern,

PROPOSED AMENDMENTS TO COASTAL ENVIRONMENT LINE AND NATURAL CHARACTER OVERLAYS IN PROPOSED DISTRICT PLAN – CONSULTATION PACKAGE

1. This package provides further information in relation to TCDC's proposal to amend the Coastal Environment Line ("CEL") and Natural Character Overlays ("NCOs") as part of the current appeals process.
1. The proposed location of the CEL and NCOs is contained at the following link:
www.tcdc.govt.nz/pdpS293
2. The Court has ordered that landowners and other parties affected by TCDC's proposal to amend the CEL and/ or NCOs should have the opportunity to file a submission on:
 - (a) The location of the CEL and / or NCOs; and
 - (b) The provisions relating to the CEL and / or NCOs which are under appeal.
3. The purpose of this consultation package is to provide you with relevant information in relation to the provisions of the Proposed District Plan ("Proposed Plan") which are being proposed to apply to land in the Coastal Environment and /or Natural Character Overlays in order to assist you in determining whether you wish to file such a submission.
4. The parties to the appeals have been negotiating amendments to these provisions, including via Court assisted mediation. Many of those provisions have been agreed in principle between the parties. Other provisions may require a hearing by the Environment Court. None of those provisions have been approved by the Environment Court and will not be approved until the submission period closes and any parties who wish to be heard by the Environment Court have had that opportunity.

Coastal Environment provisions

5. The objectives and policies relevant to the Coastal Environment are largely contained in Section 7, but also in other chapters of the plan. The rules that apply in the Coastal Environment are set out in various chapters of the Proposed Plan.
6. Many of those provisions have not been appealed and have been in place for some time. These provisions have a minor impact on land in the Coastal Environment. For example, they impose a requirement for buildings to comply with colour and reflectivity rules.
7. The provisions which have a greater impact on land in the Coastal Environment are under appeal and you are invited to file a submission in respect of those.

Table of Coastal Environment provisions

8. The table attached at **Attachment A** shows which objectives, policies and rules apply in the Coastal Environment. The provisions that have been appealed ("appealed provisions"), in respect of which you can lodge a submission are highlighted in yellow.
9. Those provisions that have not been agreed in principle between the parties are recorded in red text. Provisions in black text have been agreed between the parties and draft consent orders have been filed with the Court on that basis. While any of the provisions under appeal may change as a result of

Environment Court hearings, it is less likely that the provisions which have been agreed by the parties to the appeals will change, although this is subject to the submissions received by TCDC.

Sections containing Coastal Environment provisions

10. The sections of the Proposed Plan containing the Coastal Environment provisions under appeal are:
 - (a) Section 3 – Definitions;
 - (b) Sections 6 and 29 – Biodiversity (objectives, policies and rules);
 - (c) Section 7 - Coastal Environment (objectives and policies);
 - (d) Sections 9 – Outstanding Natural Features and Landscapes (objectives and policies);
 - (e) Sections 14 and 38 – Mining (objectives, policies and rules);
 - (f) Section 15 - Development and Growth (objectives and policies);
 - (g) Sections 16 and 38 - Subdivision (objectives, policies and rules);
 - (h) Section 43 – Conservation Zone (rules);
 - (i) Section 56 - Rural Zone (rules); and
 - (j) Section 57 – Rural Lifestyle Zone (rules).
11. These sections are attached at **Attachment B**.
12. The provisions in those sections that are relevant to the Coastal Environment are highlighted in yellow. Your submissions must be confined to those provisions. The provisions which have not been agreed in principle by the parties are shown in red font. Provisions in black text have been agreed between the parties and draft consent orders have been filed with the Court on that basis.

Natural Character provisions

13. The objectives and policies relevant to the Natural Character overlay are contained in Section 7A of the Proposed Plan. The rules that apply to the Natural Character overlay are set out in Section 32A of the Proposed Plan. Those sections are attached at **Attachment C**.
14. The provisions in those sections that are relevant to the Natural Character overlay are highlighted in blue and submissions must be confined to those provisions. The provisions which have not been agreed in principle by the parties are shown in red font.

Schedule of Natural Character values and characteristics

15. It is intended that a new schedule be inserted in the Proposed Plan which sets out the values and characteristics of each Natural Character overlay which are being protected by the provisions of the Plan. A draft of that schedule is attached at **Attachment D**.
16. Further work is being undertaken to refine that schedule, including to better define the values and characteristics. This schedule is therefore expected to change as that further work is undertaken.

How to make a submission

17. The submission period closes at **5pm, Friday 13 July 2018**.
18. You may make a submission by:
 - (a) Completing an online submission form at www.tcdc.govt.nz/pdpS293 ; or
 - (b) Emailing an electronic copy of your submission in the prescribed form to consultation@tcdc.govt.nz (subject: Proposed District Plan – CEL / NCO amendments); or

- (c) Hand-delivering a written submission in the prescribed form to any of the Council's Service Centres; or
- (d) Sending a written submission in the prescribed form by post to:

Thames-Coromandel District Council
Private Bag
Thames
Attention: Policy and Planning Manager

- 19. A copy of the submission form is attached.
- 20. Because these parts of the Proposed Plan are still under appeal and have not been confirmed by the Environment Court, they might change again. Therefore, if you are concerned about how the proposed changes might affect you, you should file a submission with the Council.
- 21. If you have any questions in relation to issues addressed in this letter, please contact Anna Somervell on (07) 868 0269 and she will direct your call appropriately.

Scott Summerfield



Policy and Planning Manager

Thames-Coromandel District Council