

**Submissions by Plan Section**

**Category Name: Thames-Coromandel Proposed District Plan - November 2013**

**PART IV - AREA ISSUES, OBJECTIVES AND POLICIES**

<b>Submitter Number:</b>	1241	<b>Submitter:</b>	Kathryn Akozu - Burton Planning Consultant Ltd
<b>On behalf of:</b>	Powerco Limited		
<b>ECM File Numbers:</b>	<a href="#">3342088</a>		
<b>Submission Point No:</b>	1241.20(PART IV - AREA ISSUES, OBJECTIVES AND POLICIES)	<b>Category</b>	PART IV - AREA ISSUES, OBJECTIVES AND POLICIES
<b>Support/Oppose/Neutral:</b>	Neutral		
<b>Submission Summary:</b>	<p>Sections 20 - 23 should have reference to compliance with the NZ Code of Practice for Electrical Safe Distances.</p> <p><b>Decision Requested:</b> Add an objective and policy as per written submission to Sections 20 - 23 to ensure that the NZ Code of Practice for Electrical Safe Distances is complied with.(Refer to original submission for specific wording)</p>		

<b>Submitter Number:</b>	817	<b>Submitter:</b>	Liane Ngamane
<b>On behalf of:</b>	Ngati Tamatera		
<b>ECM File Numbers:</b>	<a href="#">3342046</a> ; <a href="#">3342045</a>		
<b>Submission Point No:</b>	817.13(PART IV - AREA ISSUES, OBJECTIVES AND POLICIES)	<b>Category</b>	PART IV - AREA ISSUES, OBJECTIVES AND POLICIES
<b>Support/Oppose/Neutral:</b>	Support		
<b>Submission Summary:</b>	<p>Supports Part IV.</p> <p><b>Decision Requested:</b> Amend Part IV to make linkages to other parts of the Plan to ensure that provisions for Maori land and treaty settlement land override underlying zones where there is conflict with the social, cultural, economic aspirations of Ngati Tamatera in respect of their land and treaty settlement land.</p>		

**Category Name: PART IV - AREA ISSUES, OBJECTIVES AND POLICIES**

**1.5.1-Section 20 - Commercial Area**

<b>Submitter Number:</b>	114	<b>Submitter:</b>	Mike Foster - Zomac Planning Solutions Ltd
<b>On behalf of:</b>	Progressive Enterprises Ltd (PEL)		
<b>ECM File Numbers:</b>	<a href="#">3325994</a>		
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<b>Submission Point No:</b>	114.3(Section 20 - Objective 5 and Policy 5a)	<b>Category</b>	Section 20 - Commercial Area
<b>Support/Oppose/Neutral:</b>	Support		
<b>Submission Summary:</b>	Requests supermarkets to be excluded from Section 20 Objective 5 and Policy 5a (location to consolidate Commercial Areas).		
	<p><b>Decision Requested:</b> Amend Objective 5 and Policy 5a as follows:"Objective 5 - The location of large scale retail outlets, <u>except supermarkets</u>, promote growth and consolidation of other activities in the Commercial Area."Policy 5a - Retail, <u>except supermarkets</u>, with a floor area greater than 500 m2 should be located within or adjacent to existing Commercial Areas... "</p>		
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<b>Submitter Number:</b>	1140	<b>Submitter:</b>	Mervyn Trebes
<b>On behalf of:</b>			
<b>ECM File Numbers:</b>	<a href="#">3345130</a> ; <a href="#">3345132</a> ; <a href="#">3345144</a> ; <a href="#">3345146</a> ; <a href="#">3345149</a> ; <a href="#">3345185</a>		
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<b>Submission Point No:</b>	1140.2(Section 20 - Commercial Area)	<b>Category</b>	Section 20 - Commercial Area
<b>Support/Oppose/Neutral:</b>	Oppose		
<b>Submission Summary:</b>	Opposes Policy 1c and 1e.		
	<p><b>Decision Requested:</b> Amend Policy 1c as follows: "... and <del>should</del><u>shall</u> use noise-reducing building materials."Amend Policy 1e as follows: "Commercial activities in Whitianga that require a large site and a large parking area, <u>with the exception of visitor accommodation and apartments</u>, should be located in the Gateway Zone."</p>		

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<b>Submitter Number:</b>	534	<b>Submitter:</b>	Ursula Lehr - Waikato Regional Council
<b>On behalf of:</b>	Waikato Regional Council		
<b>ECM File Numbers:</b>	<a href="#">3336040</a>		
<b>Submission Point No:</b>	534.9(Section 20 Commercial Area)	<b>Category</b>	Section 20 - Commercial Area
<b>Support/Oppose/Neutral:</b>	Oppose		
<b>Submission Summary:</b>	Seeks either inclusion of the area within the Coastal Environment Overlay or addition of provisions that achieve outcomes sought in Policy 6.2 of the PWRPS.  <b>Decision Requested:</b> Include within Coastal Environment Overlay or provide for implementation of Policy 6.2 PWRPS. <b>Cross-reference Section 42 Commercial Zone.</b> Implement above relief into Commercial Zone Rules.		

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<b>Submitter Number:</b>	547	<b>Submitter:</b>	Sue Wright
<b>On behalf of:</b>			
<b>ECM File Numbers:</b>	<a href="#">3346943</a> ; <a href="#">3343339</a>		
<b>Submission Point No:</b>	547.33(Section 20 - Policy 4g b))	<b>Category</b>	Section 20 - Commercial Area
<b>Support/Oppose/Neutral:</b>	Oppose		
<b>Submission Summary:</b>	Queries how minimising structural walls within buildings affects compliance with earthquake protection standards.  <b>Decision Requested:</b> Delete or change Section 20 Policy 4g bullet point b).		

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<b>Submitter Number:</b>	755	<b>Submitter:</b>	Brian Sharp and Sue Edens
<b>On behalf of:</b>			
<b>ECM File Numbers:</b>	<a href="#">3337962</a> ; <a href="#">3343458</a>		
<b>Submission Point No:</b>	755.4(Section 20 Commercial Area)	<b>Category</b>	Section 20 - Commercial Area
<b>Support/Oppose/Neutral:</b>	Oppose		
<b>Submission Summary:</b>	Opposes restrictions on bulk retail and seeks changes to Section 20 provisions to promote new bulk retail areas.  <b>Decision Requested:</b> Change Issue 2 to not reduce competition and allow for bulk retail.Remove Objective 3 and Policy 3b.Rewrite Objective 5 and Policy 5b to allow for bulk retail in the three main centres by appropriate zoning.		

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<b>Submitter Number:</b>	787	<b>Submitter:</b>	Jenni Fitzgerald
<b>On behalf of:</b>	New Zealand Transport Agency		
<b>ECM File Numbers:</b>	<a href="#">3338388</a> ; <a href="#">3338389</a> ; <a href="#">3338390</a>		
<b>Submission Point No:</b>	787.14(Section 20 Commercial Area)	<b>Category</b>	Section 20 - Commercial Area
<b>Support/Oppose/Neutral:</b>	Support		
<b>Submission Summary:</b>	Supports Section 20 and requests location, vehicle parking, access and manoeuvring of commercial activities to be consistent with the function of the road and connect with the existing transport infrastructure.  <b>Decision Requested:</b> Retain Objective 3.Amend Policy 3c to require that location, vehicle parking, access and manoeuvring of commercial activities		

be consistent with the function of the road and connect with the existing transport infrastructure.

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**Category Name: PART IV - AREA ISSUES, OBJECTIVES AND POLICIES**

**Section 21 - Industrial Area**

**Submitter Number:** 114 **Submitter:** Mike Foster - Zomac Planning Solutions Ltd

**On behalf of:** Progressive Enterprises Ltd (PEL)

**ECM File Numbers:** [3325994](#)

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**Submission Point No:** 114.4(Section 21 - Objective 4, Policy 4a) **Category** Section 21 - Industrial Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Requests supermarkets to be excluded from Section 21 Objective 4 and Policy 4a about activities incompatible with industrial activities.

**Decision Requested:** Amend Objective 4 and Policy 4a as follows:"Objective 4 - Activities, except supermarkets, that are incompatible with industrial activities do not establish within the Industrial Zone." "Policy 4a - Activities, except supermarkets, that may hinder the regular operation of industrial activities through reverse sensitivity effects and more suitably located in other areas of the District, shall not be located within the Industrial Area."

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**Submitter Number:** 429 **Submitter:** Gill Chappell

**On behalf of:** Wilson Hellaby Ltd

**ECM File Numbers:** [3338234](#); [3338235](#); [3338236](#); [3338237](#)

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**Submission Point No:** 429.3(Section 21 - new objective and policy) **Category** Section 21 - Industrial Area

**Support/Oppose/Neutral:** Oppose



**Submission Summary:** An additional objective and policy is required to better recognise the potential for reverse sensitivity effects.

**Decision Requested:** Insert a new objective and policy for the Industrial Area to address reverse sensitivity effects (see original submission for specific wording).

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**Submitter Number:** 534 **Submitter:** Ursula Lehr - Waikato Regional Council

**On behalf of:** Waikato Regional Council

**ECM File Numbers:** [3336040](#)

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**Submission Point No:** 534.10(Section 21 Industrial Area) **Category** Section 21 - Industrial Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Seeks either inclusion of the area within the Coastal Environment Overlay or addition of provisions that achieve outcomes sought in Policy 6.2 of the PWRPS.

**Decision Requested:** Either include the area within the Coastal Environment Overlay or addition of provisions that achieve outcomes sought in Policy 6.2 of the PWRPS. **Cross-reference Section 46:** Reflect approach in Industrial Zone Rules in Section 46.

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**Submitter Number:** 547 **Submitter:** Sue Wright

**On behalf of:**

**ECM File Numbers:** [3346943](#); [3343339](#)

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**Submission Point No:** 547.34(Section 21 - Objective 5) **Category** Section 21 - Industrial Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Agrees with Section 21 Objective 5.

**Decision Requested:** Retain Objective 5.

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**Submitter Number:** 565

**Submitter:** Tom Hollings

**On behalf of:** Coromandel Marine Farmers' Association

**ECM File Numbers:** [3337011](#); [3337010](#)

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**Submission Point No:** 565.9(Section 21 - issues, objectives and policies)

**Category** Section 21 - Industrial Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Generally support Industrial Area issues, objectives and policies.

**Decision Requested:** Retain Industrial Area issues, objectives and policies.

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**Submitter Number:** 749

**Submitter:** Graeme Lawrence

**On behalf of:** Valley Education and Training Enterprises Ltd

**ECM File Numbers:** [3338030](#)

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**Submission Point No:** 749.2(Section 21.1 - Para 3 new sentence)

**Category** Section 21 - Industrial Area

**Support/Oppose/Neutral:**



industrial area will not be restricted to allow for non-industrial activities.

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**Submitter Number:** 787 **Submitter:** Jenni Fitzgerald

**On behalf of:** New Zealand Transport Agency

**ECM File Numbers:** [3338388](#) ; [3338389](#) ; [3338390](#)

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**Submission Point No:** 787.15(Section 21 Industrial Area) **Category** Section 21 - Industrial Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports Section 21 and seeks requirements to better manage high traffic generating industrial activities.

**Decision Requested:** Cross Reference to Section 39 and Section 18 Introduce requirement for Integrated Transport Assessments for high trip generating activities in Section 39 and ensure cross referencing Section 18 is included.

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**Category Name: PART IV - AREA ISSUES, OBJECTIVES AND POLICIES**

**Section 22 - Recreation Area**

<b>Submitter Number:</b>	1055	<b>Submitter:</b>	Sue Wright
<b>On behalf of:</b>	Upper Coromandel Branch of Forest and Bird		
<b>ECM File Numbers:</b>	<a href="#">3344673</a>		
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<b>Submission Point No:</b>	1055.4(Section 22.3 Objective and policies)	<b>Category</b>	Section 22 - Recreation Area
<b>Support/Oppose/Neutral:</b>	Oppose		
<b>Submission Summary:</b>	Opposes objectives and policies that lead to degradation or elimination of Patukirikiri Reserve.		
	<b>Decision Requested:</b> Retain Objective 3.Preserve Patukirikiri Reserve for future generations.		
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<b>Submitter Number:</b>	298	<b>Submitter:</b>	Dean Glen
<b>On behalf of:</b>	Dean Glen, Claire Elliot, Sol Glen, Roy Glen and Black Jack Farms		
<b>ECM File Numbers:</b>	<a href="#">3334658</a> ; <a href="#">3334659</a>		
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<b>Submission Point No:</b>	298.49(Section 22 - Recreation Area )	<b>Category</b>	Section 22 - Recreation Area
<b>Support/Oppose/Neutral:</b>	Support		
<b>Submission Summary:</b>	Supports Objectives 1, 2 & 3 and Policies 1a, 2c, 2d, 3a, 3b, 3c & 3d as notified Seeks amendment of Policies 2a & 2b to include vehicles and development as follows: "Buildings, vehicles and development ...." as all these will result in effects that the Plan is intending to avoid		
	<b>Decision Requested:</b> Retain Objective 1, 2 & 3 and Policy 1a, 2c, 2d, 3a, 3b, 3c & 3d unchanged and amend Policy 2a & 2b to include vehicles and development as follows: "Buildings, vehicles and development ....".		

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**Submitter Number:** 790 **Submitter:** Nathan Kennedy

**On behalf of:** Ngaati Whanaunga Environment Unit

**ECM File Numbers:** [3338486](#)

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**Submission Point No:** 790.38(Section 22.1) **Category** Section 22 - Recreation Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Background identifies that many Maori cultural sites and connections to ancestral land and traditions are contained within the district's recreation areas. Council reserve lands subject to the Reserves Act 1977 are also subject to the Conservation Act - this has greater Treaty responsibility than the Reserves Act has.

**Decision Requested:** Identify that council administered lands are also subject to the Conservation Act by virtue of the Reserves Act.

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**Submission Point No:** 790.39(Section 22 - Issue 3) **Category** Section 22 - Recreation Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Support Section 22 Issue 3.

**Decision Requested:** Retain Section 22 Issue 3.

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**Submission Point No:** 790.40(Section 22.3) **Category** Section 22 - Recreation Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Support Section 22 Objective 4 and Policy 4a, however these do not go far enough in promoting and providing for Maori participation in reserves management, mechanisms for recognising and giving effect to customary interests and practices.

**Decision Requested:** In Section 22:1. Need new objective and policies aimed at ensuring tangata whenua are involved in these lands.2. Links to need for statements in the plan of circumstances where joint management, transfers, or delegations should be used. (Refer to original submission for specific wording)

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**Submitter Number:** 791 **Submitter:** Sue Edens and Others

**On behalf of:**

**ECM File Numbers:** [3338258](#); [3338259](#); [3338260](#); [3338261](#); [3338262](#); [3338263](#)

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**Submission Point No:** 791.47(Section 22 - new methods) **Category** Section 22 - Recreation Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** All dune systems should be fertilized to maintain robust and healthy plants. Otama dunes are a good example of areas that need more assistance.

**Decision Requested:** Add new method to Section 22 to require Council and DOC to fertilize the whole dune system within the Peninsula.

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**Submitter Number:** 827 **Submitter:** Christopher Berry

**On behalf of:** Department of Conservation

**ECM File Numbers:** [3342091](#)

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**Submission Point No:** 827.21(Section 22.1 Background) **Category** Section 22 - Recreation Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports Section 22.1 in part.



**Decision Requested:** Amend paragraph 5 of Section 22.1 to include reference to Conservation Management Plans.

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**Submission Point No:** 827.22(Section 22.3 - Policy 1b)      **Category**      Section 22 - Recreation Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports Policy 1b in part.

**Decision Requested:** Amend Policy 1b to read “Commercial activities may be provided for where they support, provide a service for or are accessory to a recreation activity and are provided for in a management plan or strategy”.

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**Submission Point No:** 827.23(Section 22.3 - Policy 3d)      **Category**      Section 22 - Recreation Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes Policy 3d.

**Decision Requested:** Amend Policy 3d to read “The natural character of the coastal environment should be restored to the extent compatible with the classification or the purpose of the reserve.”

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**Category Name: PART IV - AREA ISSUES, OBJECTIVES AND POLICIES**

**Section 23 - Residential Area**

<b>Submitter Number:</b>	114	<b>Submitter:</b>	Mike Foster - Zomac Planning Solutions Ltd
<b>On behalf of:</b>	Progressive Enterprises Ltd (PEL)		
<b>ECM File Numbers:</b>	<a href="#">3325994</a>		
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<b>Submission Point No:</b>	114.5(Section 23 - Objective 5 and Policy 5a)	<b>Category</b>	Section 23 - Residential Area
<b>Support/Oppose/Neutral:</b>	Support		
<b>Submission Summary:</b>	<p>Amend to include supermarkets as non-residential activities that can successfully locate in residential zones.</p> <p><b>Decision Requested:</b> Amend Objective 5 and Policy 5a as follows: "Objective 5 - Non-residential activities <u>such as supermarkets</u> appropriately located in a Residential Area can create a more vibrant and sustainable urban environment while avoiding adverse effects on residential activities. Policy 5a - Non-residential activities <u>such as supermarkets</u> in the Residential Zone or in the Extra Density Residential Zone should be provided for if they do not detract from the residential character of the zone, improve the overall community wellbeing and do not generate adverse <u>traffic, amenity and noise</u> effects on adjacent residential activities."</p>		
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<b>Submitter Number:</b>	1194	<b>Submitter:</b>	Daryl Cockburn - Cockburn Architects
<b>On behalf of:</b>	Sally Evers		
<b>ECM File Numbers:</b>	<a href="#">3335554</a>		
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<b>Submission Point No:</b>	1194.9(New standard in Residential Area zones)	<b>Category</b>	Section 23 - Residential Area
<b>Support/Oppose/Neutral:</b>	Oppose		
<b>Submission Summary:</b>	Double garage doors have come to dominate the streetscape of all NZ residential streets. They are invariably ugly.		

**Decision Requested:** Only permit single doors, and only at least as tall as they are wide in the traditional manner.

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**Submitter Number:** 198 **Submitter:** Frank Thornton

**On behalf of:**

**ECM File Numbers:** [3331687](#)

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**Submission Point No:** 198.2(Section 23.2 - Issue 7) **Category** Section 23 - Residential Area

**Support/Oppose/Neutral:**

**Submission Summary:** Clarify, with regard to Issue 7c (continuity of landscapes) and d (degradation of indigenous vegetation and coastal processes), what degree is allowable and how is this determined and by whom?

**Decision Requested:** Clarify what is allowable, how this is determined and by whom.

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**Submitter Number:** 229 **Submitter:** Ron Egan and Sue Dorrington

**On behalf of:**

**ECM File Numbers:** [3331908](#); [3331910](#); [3331909](#)

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**Submission Point No:** 229.2(Section 23 - Residential Area) **Category** Section 23 - Residential Area

**Support/Oppose/Neutral:**

**Submission Summary:** Notes that Section 23 recognises the qualities of residential areas in Coastal Living areas, such as Hahei, and questions the ability of commercial activities to apply for resource consent without public notification.

**Decision Requested:** Amend Section 23 to prevent commercial activities

establishing outside of Commercial Areas within the Coastal Living Zone, or require all applications for commercial activity in the Coastal Living Zone to be publicly notified.

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**Submitter Number:** 320 **Submitter:** Nicola de Wit

**On behalf of:** Environmental Defence Society Ltd

**ECM File Numbers:** [3334665](#); [3334666](#)

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**Submission Point No:** 320.8(Section 23 Residential Area) **Category:** Section 23 - Residential Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Seeks amendments to strengthen protection of Coastal Environment and landscape values.

**Decision Requested:** Amend Policy 1g as follows: "Residential development in the Coastal Living Zone will be avoided except where it should maintains or enhances the small coastal settlement character ...."Retain Policies 2c and 5d.Amend Objective 7 to avoid development in the Coastal Environment that does not maintain or enhance high natural character values. Amend Policy 7a as per submission to strengthen Coastal Environment protection. Amend Policy 7b as per submission to require stronger protection and restoration of high natural values.

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**Submitter Number:** 335 **Submitter:** Stephen Louis Holehouse

**On behalf of:**

**ECM File Numbers:** [3335358](#)

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**Submission Point No:** 335.1(Section 23 Residential Area) **Category:** Section 23 - Residential Area

**Support/Oppose/Neutral:** Neutral

**Submission Summary:** Add new Objective to ensure that existing ambient environment parameters and residential amenity are maintained.

**Decision Requested:** Add new Objective to ensure that existing ambient environment parameters and residential amenity are maintained.

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**Submitter Number:** 429 **Submitter:** Gill Chappell

**On behalf of:** Wilson Hellaby Ltd

**ECM File Numbers:** [3338234](#) ; [3338235](#) ; [3338236](#) ; [3338237](#)

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**Submission Point No:** 429.10 **Category** Section 23 - Residential Area

**Support/Oppose/Neutral:**

**Submission Summary:** Oppose the lack of recognition and provision for reverse sensitivity effects to implement Objective 6 and Policies 6a and 6b.

**Decision Requested:** Add a 'Method' in Section 23 that provides a mechanism for achieving Policy 6b.

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**Submission Point No:** 429.4(Section 23 - Issue 6) **Category** Section 23 - Residential Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Support incorporating and recognising issues associated with reverse sensitivity.

**Decision Requested:** Retain Issue 6.

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**Submission Point No:** 429.5(Section 23 - Objective 6, Policies 6a and 6b) **Category** Section 23 - Residential Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Support Objective 6, Policies 6a and 6b as they appropriately recognise and provide for an important physical resource.

**Decision Requested:** Retain Objective 6, Policies 6a and 6b.

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**Submitter Number:** 534

**Submitter:** Ursula Lehr - Waikato Regional Council

**On behalf of:** Waikato Regional Council

**ECM File Numbers:** [3336040](#)

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**Submission Point No:** 534.11(Section 23 Residential Area)

**Category** Section 23 - Residential Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Seeks either inclusion of the area within the Coastal Environment Overlay or addition of provisions that achieve outcomes sought in Policy 6.2 of the Proposed Waikato Regional Policy Statement.

**Decision Requested:** Either include the area within the Coastal Environment Overlay or addition of provisions that achieve outcomes sought in Policy 6.2 of the Proposed Waikato Regional Policy Statement. **Cross-reference Section 54:** Reflect relief sought above in Residential Zone Rules Section 54.

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**Submitter Number:** 547

**Submitter:** Sue Wright

**On behalf of:**

**ECM File Numbers:** [3346943](#); [3343339](#)

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**Submission Point No:** 547.23(Section 23 - Policy

**Category** Section 23 - Residential Area

1f)

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Oppose encouraging 'Extra Density Residential' in the Waterfront Zone.

**Decision Requested:** Do not encourage 'Extra Density Residential' in the Waterfront Zone.

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**Submitter Number:** 565

**Submitter:** Tom Hollings

**On behalf of:** Coromandel Marine Farmers' Association

**ECM File Numbers:** [3337011](#); [3337010](#)

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**Submission Point No:** 565.10(Section 23 - Objective 6, Policies 6a and 6b)

**Category** Section 23 - Residential Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Generally support Objective 6 and Policies 6a and 6b, but not just 'significant' reverse sensitivity effects need to be addressed.

**Decision Requested:** Retain Objective 6 and Policies 6a and 6b, and delete the word "significant" from Objective 6.

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**Submitter Number:** 755

**Submitter:** Brian Sharp and Sue Edens

**On behalf of:**

**ECM File Numbers:** [3337962](#); [3343458](#)

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**Submission Point No:** 755.6(Section 23 Residential

**Category** Section 23 - Residential Area



Area)

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes restrictions and regulation of development in greenfield areas.

**Decision Requested:** Add Policy to state that general rules for the residential zones (daylight angles, density, yards) do not apply for greenfield development. Developers need to provide a variety of housing types and scales and only the margins of the development area should be required to integrate with the existing housing scale and densities. Amend Policy 1g to reflect 'incorrect' statement (there is no particular small coastal settlement character). Remove Objective 2. Amend Policy 2b to remove the word 'non'.

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**Submitter Number:** 785

**Submitter:** Paul Cook

**On behalf of:** Opito Bay Ratepayers Association

**ECM File Numbers:** [3337942](#); [3337941](#)

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**Submission Point No:** 785.3(Section 23.3 Objectives and Policies)

**Category** Section 23 - Residential Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports Policy 1g, Objective 7, Policy 7a and 7b but seeks amendments to ensure the special character of small coastal settlements is preserved.

**Decision Requested:** Amend Policy 1g, Objective 7, Policy 7a and 7b to refer to the landscape values of the Coastal Environment and to avoid further subdivision and development in small coastal settlements.

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**Submission Point No:** 785.4(Section 23.3 Objectives and Policies)

**Category** Section 23 - Residential Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports Policy 2c and Policy 5d.

**Decision Requested:** Retain Policy 2c and Policy 5d.

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**Submitter Number:** 787 **Submitter:** Jenni Fitzgerald

**On behalf of:** New Zealand Transport Agency

**ECM File Numbers:** [3338388](#) ; [3338389](#) ; [3338390](#)

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**Submission Point No:** 787.16(Section 23 Residential Area) **Category** Section 23 - Residential Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports Section 23 and seeks management of reverse sensitivity effects on State Highways from adjacent landuses.

**Decision Requested:** Amend Objective 6 to add 'or the state highway' after rural activities.

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**Submitter Number:** 790 **Submitter:** Nathan Kennedy

**On behalf of:** Ngaati Whanaunga Environment Unit

**ECM File Numbers:** [3338486](#)

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**Submission Point No:** 790.41(Section 23 - new issues, objectives and policies) **Category** Section 23 - Residential Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Need to include provisions that will ensure Maori participation and perspectives are included in our residential areas generally, not only in Maori-specific developments.

**Decision Requested:** In Section 23 add issues, objectives and policies that include recognition that residential areas can impact on Maori values and interests.

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**Submitter Number:** 791 **Submitter:** Sue Edens and Others

**On behalf of:**

**ECM File Numbers:** [3338258](#); [3338259](#); [3338260](#); [3338261](#); [3338262](#); [3338263](#)

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**Submission Point No:** 791.48(Section 23) **Category** Section 23 - Residential Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Overly prescriptive. Doesn't allow for individuality.

**Decision Requested:** In Section 23, remove Objectives 2, 7 and 8; Policies 1d, 1e, 2a, 2b, 2c, 4b, 6a, 7a, 7b, 8a, 8b, 8c.

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**Submitter Number:** 799 **Submitter:** Gloria and Graeme Ready

**On behalf of:**

**ECM File Numbers:** [3337925](#)

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**Submission Point No:** 799.25(Section 23 - Policy 1e) **Category** Section 23 - Residential Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Questions why Section 23.3 Policy 1e relating to comprehensive residential development is restricted to being within a reasonable walking distance to a Commercial Area.

**Decision Requested:** Delete Policy 1e, or amend this policy accordingly.

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**Submission Point No:** 799.26(Section 23 - Objective 2)      **Category**      Section 23 - Residential Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Questions the meaning of Section 23.3 Objective 2 as it implies that new buildings should be "the same" as existing buildings.

**Decision Requested:** Amend Objective 2 or delete it.

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**Submission Point No:** 799.27(Section 23 - Policies 2a, 2b, 2c)      **Category**      Section 23 - Residential Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes Section 23.3, Policies 2a, 2b and 2c as they are too restrictive, unrealistic; will add to consent, design and build costs; and they seem to be ordering 'conformity'.

**Decision Requested:** Amend Policies 2a, 2b and 2c accordingly or delete.

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**Submission Point No:** 799.28(Section 23 - Policy 4b)      **Category**      Section 23 - Residential Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes Section 23.3 Policy 4b as it is too prescriptive; will increase design and building costs; and seems intent on achieving conformity.

**Decision Requested:** Amend Policy 4b accordingly or delete.

---

**Submission Point No:** 799.29(Section 23 - Objective 8, Policies 8a, 8b, 8c)      **Category**      Section 23 - Residential Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes Section 23.3 Objective 8, Policies 8a, 8b and 8c as they are too prescriptive and increase design and build costs.

**Decision Requested:** Amend Objective 8, Policies 8a, 8b and 8c accordingly or delete.

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**Submitter Number:** 893

**Submitter:** Karl Cook - Barker and Associates Ltd

**On behalf of:** Isaac Lane and Noel Lane

**ECM File Numbers:** [3342167](#)

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**Submission Point No:** 893.5(Section 23)

**Category** Section 23 - Residential Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Generally support the Residential Area objectives and policies, in particular those relating to the "Coastal Living Zone" as providing an appropriate regime for residential development within the coastal environment.

**Decision Requested:** Retain the residential Objectives and Policies in Section 23.

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**Category Name: PART IV - AREA ISSUES, OBJECTIVES AND POLICIES**

**Section 24 - Rural Area**

<b>Submitter Number:</b>	1055	<b>Submitter:</b>	Sue Wright
<b>On behalf of:</b>	Upper Coromandel Branch of Forest and Bird		
<b>ECM File Numbers:</b>	<a href="#">3344673</a>		
<hr/>			
<b>Submission Point No:</b>	1055.5(Section 24.3 Objectives and policies)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>			
<b>Submission Summary:</b>	Notes that clear felling forestry on steep erosion prone land causes adverse effects. Poor farming practices can have similar adverse effects.		
	<b>Decision Requested:</b> Amend Objective 4 of Section 24 to include avoiding downstream adverse effects and include an additional policy to support the objective.		
<hr/>			

<b>Submitter Number:</b>	1241	<b>Submitter:</b>	Kathryn Akozu - Burton Planning Consultant Ltd
<b>On behalf of:</b>	Powerco Limited		
<b>ECM File Numbers:</b>	<a href="#">3342088</a>		
<hr/>			
<b>Submission Point No:</b>	1241.19(Section 24 - Rural Area)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Support		
<b>Submission Summary:</b>	Support Objective 3.		
	<b>Decision Requested:</b> Retain Objective 3.(Refer to original submission for specific wording)		
<hr/>			

<b>Submitter Number:</b>	297	<b>Submitter:</b>	Lawrence and Robyn Winkler
<b>On behalf of:</b>			
<b>ECM File Numbers:</b>	<a href="#">3334655</a> ; <a href="#">3334656</a>		
<hr/>			
<b>Submission Point No:</b>	297.7(Section 24 - Rural Area Policy 6a)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Support		
<b>Submission Summary:</b>	Supports Policy 6a with amendment to provide for buildings on existing properties.		
	<b>Decision Requested:</b>		
	Amend Policy 6a to provide for buildings on existing properties.		
<hr/>			
<b>Submission Point No:</b>	297.8(Section 24 - Rural Area Policy 6c)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>			
<b>Submission Summary:</b>	Requests that the term "screen planting" is removed from Policy 6c.		
	<b>Decision Requested:</b> Delete "screen planting" from Policy 6c		
<hr/>			

<b>Submitter Number:</b>	298	<b>Submitter:</b>	Dean Glen
<b>On behalf of:</b>	Dean Glen, Claire Elliot, Sol Glen, Roy Glen and Black Jack Farms		
<b>ECM File Numbers:</b>	<a href="#">3334658</a> ; <a href="#">3334659</a>		
<hr/>			
<b>Submission Point No:</b>	298.50(Section 24 - Rural Area)	<b>Category</b>	Section 24 - Rural Area



**Support/Oppose/Neutral:** Support

**Submission Summary:** In Section 24, supports Section 24.1, Objective 1 and Policy 1a, Policy 1c (in part, with amendment), Objective 2 and Policy 2a, Objective 3 and Policy 3a & 3c, Policy 3b (in part, with amendment), Objective 4 and Policies 4a, 4b and 4c, Objective 5 (in part, with amendment), Policies 5a and 5c. Seeks introduction of a new policy to reflect the subdivision rules for the Rural Zone and the “lifestyle opportunities” referred to in Section 24.1. Seeks amendment of Policies 1e, 2b, 6a, 6c, Objective 7 and Policies 7a and 7b. Opposes Policies 4d and 4e.

**Decision Requested:** Retain section 24.1 unchanged. Retain Objective 1 and Policies 1a. Amend Policy 1c to replace the words "provided for" with "be encouraged". Include a new policy providing for subdivision where appropriate that meets the density standards in the Plan. Amend Policy 1e by including “where appropriate” after “should be provided for”. Retain Objective 2 and Policy 2a unchanged. Clarify Policy 2b to determine what “Rural lifestyle development” means. Retain Objective 3 and Policies 3a and 3c. Amend Policy 3b to include farming, rural industry and quarry activities as existing lawfully established activities in the Rural Zone (refer to original submission for specific wording). Retain Objective 4 and Policies 4a, 4b and 4c unchanged. Delete Policies 4d and 4e. Amend Objective 5 by removing “and enhances.” Retain Policies 5a and 5c unchanged. Amend Policy 6a to reflect the requirements for new buildings resulting from subdivision as follows: “Where subdivision will result in new buildings in the Coastal Environment, outside of existing settlements, the new buildings shall avoid ridgelines, hilltops or prominent landforms.” Delete the term “screen planting” from Policy 6c. Amend Objective 7 and Policies 7a and 7b to reflect and provide for low density residential development that reflects the rural lot and conservation lot subdivision standards within the Plan.

**Submitter Number:** 320 **Submitter:** Nicola de Wit

**On behalf of:** Environmental Defence Society Ltd

**ECM File Numbers:** [3334665](#); [3334666](#)

**Submission Point No:** 320.11 (Section 24 Rural Area) **Category:** Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Amend provisions to include better protection of coastal and other natural values.

**Decision Requested:** Amend Background 24.1 to add description of threats and management necessities in the Coastal Environment. Retain Issue 3. Amend Issue 4 to refer to adverse effects on landscape and amenity values. Amend Policy 1a to refer to avoiding adverse effects on rural character, the natural environment, Outstanding Natural Landscapes and natural character areas. Amend Policy 1b to specify that development in the Rural Lifestyle Zone will not occur within areas of natural values as listed in the submission. Amend Policy 1c and add a new related policy, to cater for Transferable Development Rights as specified in submission. Amend Policy 1d to refer to avoiding development in the Coastal Environment outside of existing urban areas. Amend Policy 1e to only allow for coast related activities only if they do not detract from Coastal Environment values. Add a new Policy to require subdivision to be generally avoided in the Rural Zone and will not adversely affect natural values listed in the submission. Add a Policy to require development in the Rural Lifestyle Zone to avoid areas of natural value as listed in the submission. Amend Objective 4 to reflect prohibition of subdivision in the Rural Zone. Amend Policy 4d to avoid locating on ridgelines or headlands. Amend Objective 5 to avoid subdivision in the Coastal Environment as per submission. Amend Policy 5a to require avoidance of activities that will have significant adverse effects (including cumulative effects). Amend Policy 5b require avoidance, remediation or mitigation of clearance of indigenous vegetation. If not possible, it must be remediated or mitigated to achieve no net loss. Amend Policy 5c to require avoidance of adverse effects on ecosystems and habitats vulnerable to modification. Amend Policy 5d to require avoidance where protection cannot occur alongside subdivision, use and development. Add new Policy to require avoidance of subdivision, use and development where it affects natural values as per the submission. Retain Objective 6. Amend Policy 6a to delete exception for existing settlements and to add reference to avoiding headlands. Add to Policy 6b to indicate where buildings must be avoided in areas of Coastal Environment value as per submission. Amend Policy 6c to specify where subdivision, use and development is allowed to be considered. Add "public roads" after "public land". Retain Objective 7. Replace 'should be' with 'must be' in Policy 7a. Retain Policy 7a.

<b>Submission Point No:</b>	320.35(Rules for Coastal Environment near New Chums)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>			
<b>Submission Summary:</b>	Requests amendments to ensure that development in the coastal environment of New Chums/Wainuiototo Bay is prohibited.		
	<b>Decision Requested:</b> Add provisions that prohibit development in the coastal environment of New Chums/Wainuiototo Bay.		

<b>Submitter Number:</b>	348	<b>Submitter:</b>	John and Bev Sanford
<b>On behalf of:</b>			
<b>ECM File Numbers:</b>	<a href="#">3335182</a>		
<hr/>			
<b>Submission Point No:</b>	348.1(Section 24.2.2 Issues)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>			
<b>Submission Summary:</b>	Questions the issue of reverse sensitivity suggesting that lifestyle blocks in rural areas cause problems.		
	<b>Decision Requested:</b> Amend Issue 24.2.2 to read: normal farming activities practised in the rural environment can be practised as the norm.		
<hr/>			
<b>Submission Point No:</b>	348.2(Section 24.3 Policy 5a)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>			
<b>Submission Summary:</b>	Water quality is managed by the Regional Council.		
	<b>Decision Requested:</b> Delete policy 5a.		
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<b>Submitter Number:</b>	366	<b>Submitter:</b>	Anita Murrell - New Zealand Pork
<b>On behalf of:</b>	New Zealand Pork Industry Board		
<b>ECM File Numbers:</b>	<a href="#">3336180</a> ; <a href="#">3336181</a>		
<hr/>			
<b>Submission Point No:</b>	366.4(Section 24.1 Background)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Support		

**Submission Summary:** Supports the recognition given to the contribution of primary production and rural industry to the social and economic wellbeing of the District and the description of reverse sensitivity.

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**Submission Point No:** 366.5(Section 24.3 Policy 3b) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:**

**Submission Summary:** Notes that the effects of lawfully established rural industry alters the amenity of the Rural Area.

**Decision Requested:** Amend Policy 3b to read Existing lawfully established rural industry and quarry activities in the Rural Zone shall operate without being compromised by non-rural activities requiring differing levels of amenity.

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**Submission Point No:** 366.6(Section 24.3 Policy 4d) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:**

**Submission Summary:** Seeks recognition that large or collections of buildings are integral to rural activity and rural industry.

**Decision Requested:** Seeks recognition that large or collections of buildings are integral to rural activity and rural industry.

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**Submitter Number:** 397

**On behalf of:** Thames-Coromandel District Council

**ECM File Numbers:** [3337663](#) ; [3337643](#) ; [3344601](#) ; [3344635](#) ; [3344662](#) ; [3344670](#) ; [3376232](#) ; [3348161](#) ; [334](#)

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**Submission Point No:** 397.27(Section 24 - Policy 1d)

**Support/Oppose/Neutral:** Neutral

**Submission Summary:** Seeks deletion of Policy 1d in Section 24.

**Decision Requested:** Delete Policy 1d of Section 24.

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**Submission Point No:** 397.28(Section 24 - Policy 2b)

**Support/Oppose/Neutral:** Support

**Submission Summary:** Amend Policy 2b to specify that significant mineral resources - relevant to the policy - will

**Decision Requested:** Amend Policy 2b of Section 24 to read: "Rural lifestyle development on publicly available maps held by the Council."

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**Submission Point No:** 397.29(Section 24 - new Objective 8)

**Support/Oppose/Neutral:** Neutral

**Submission Summary:** Seeks addition of new Objective 8 to Section 24 to manage public access to and along the

**Decision Requested:** Add new Objective 8 to Section 24 : Subdivision, use and develop

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**Submission Point No:** 397.30(Section 24 - new Policy 8a)

**Support/Oppose/Neutral:** Support

**Submission Summary:** Seeks addition of new Policy to implement new Objective 8 to manage access to the coast

**Decision Requested:** Under new Objective 8 in Section 24 add new Policy: Subdivision,

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**Submitter Number:** 410

**Submitter:** Ian Johnson - Environmental Management Services Ltd

**On behalf of:** Hahei Limousin Ltd

ECM File Numbers: [3336460](#)

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**Submission Point No:** 410.10(Section 24 - Objective 7)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Support Section 24 Objective 7 but oppose the ambiguous wording and the suggestion that all future development should avoid the undeveloped parts of the coast, potentially beyond the defined Coastal Environment and the supporting policies.

**Decision Requested:** Amend Objective 7: The open, unspoilt character of the District's coastal environment is maintained by avoiding development within defined sensitive environments and by directing development towards less sensitive areas including existing built up areas.

---

**Submission Point No:** 410.3(Section 24.1)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports Section 24.1 Background with amendments to recognise that some parts of the Rural Area may be more efficiently and effectively used for non-production activities.

**Decision Requested:** Amend the final sentence to address locational , topographic and climatic factors that limit the productive potential of some rural land and to recognise that in some situations, the diversification of economic activity may be a more appropriate and sustainable approach (refer to original submission for specific wording).

---

**Submission Point No:** 410.4(Section 24 - Objective 1)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Support Objective 1.

**Decision Requested:** Retain Objective 1.

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**Submission Point No:** 410.5(Section 24 - Policy 1a) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Support Policy 1a.

**Decision Requested:** Retain Policy 1a.

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**Submission Point No:** 410.6(Section 24 - Objective 2) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes Objective 2 and seeks amendments to acknowledge that not all rural land is capable of primary production and non-production purposes may be more appropriate in some cases.

**Decision Requested:** Amend Objective 2: "The priority for use of the District's rural land resource is to sustain primary production activities."

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**Submission Point No:** 410.7(Section 24 - Objective 4) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Support Objective 4.

**Decision Requested:** Retain Objective 4.

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**Submission Point No:** 410.8(Section 24 - Policy 4a) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Support except for clause a) which would be a significant impediment to growth.

**Decision Requested:** Delete clause a) from Policy 4a.

---

**Submission Point No:** 410.9(Section 24 - new) **Category** Section 24 - Rural Area

objective and policies)

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes the lack of policy provision to support the Coromandel Great Walk Project or other initiatives to achieve economic growth through tourism.

**Decision Requested:** Add new objectives and policies to address recreation and tourism experiences and the need to facilitate the establishment of the Coromandel Great Walk and public access to the coast (refer to submission for specific wording).

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**Submitter Number:** 421

**Submitter:** Martin Williams -  
Shakespeare Chambers

**On behalf of:** Tasman Buildings Limited

**ECM File Numbers:** [3338068](#) ; [3338069](#)

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**Submission Point No:** 421.9(Section 24 Rural Area) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Supports Section 24 Objectives and Policies in part and seeks amendments to avoid duplication with other Sections of the Plan and soften the general requirement for protection of natural values as an 'absolute'.

**Decision Requested:** Retain Objective 1. Amend Policy 1a so as to enable primary production, rural industrial and associated activities where adverse effects on rural character and the natural environment are remedied or mitigated. Amend Policy 1c by deleting the clause commencing 'where priority areas of...' Delete Policy 1d. Delete Policy 2b. Retain Objective 3 and associated policies. Delete Objective 4 or amend by including a definition of what rural character constitutes reflecting the range of activities taking place within rural areas. Amend Policy 4d such that buildings and structures be 'in keeping' with or 'complement' open space character and amenity values and replace the words 'open space character' within Policy 4d item (a) with the words 'sense of spaciousness'. Delete Objectives 5 and 6 and associated policies or amend in the way to require less 'absolute' maintenance and enhancement but rather protection and recognition of natural values. Delete Objective 7 and associated policies.



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<b>Submitter Number:</b>	443	<b>Submitter:</b>	Kerry Watson
<b>On behalf of:</b>	Waihi Gold Company Ltd trading as Newmont Waihi Gold		
<b>ECM File Numbers:</b>	<a href="#">3342136</a> ; <a href="#">3382330</a> ; <a href="#">3382332</a>		
<hr/>			
<b>Submission Point No:</b>	443.11(Section 24 Rural Area)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Support		
<b>Submission Summary:</b>	Supports amending Objective 1 and retaining Policy 1a and seeks addition of a new Policy 1g to protect significant mineral resources from subdivision, use and development in the Rural Area.  <b>Decision Requested:</b> In Section 24:Amend Objective 1 delete "without conflict"; retain Policy 1a; and add Policy 1g to protect significant mineral resources from subdivision, use and development in the Rural Area.(refer to original submission for specific wording)		
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<b>Submitter Number:</b>	481	<b>Submitter:</b>	Stewart Robinson
<b>On behalf of:</b>			
<b>ECM File Numbers:</b>	<a href="#">3334820</a>		
<hr/>			
<b>Submission Point No:</b>	481.2(Section 24 Rural Area Stormwater Management)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>			
<b>Submission Summary:</b>	Notes that storm water is not adequately dealt with in Section 24 Rural Area including those areas that are within the Coastal Environment Line.  <b>Decision Requested:</b> Amend Section 24 to adequately deal with upstream storm		

water runoff; potentially using mechanisms as suggested in submission and specifically address discharge of sediments and contaminants in the Coastal Environment.

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**Submitter Number:** 501 **Submitter:** Robin Mahood

**On behalf of:** Kuaotunu Peninsula Tramping Group

**ECM File Numbers:** [3335036](#); [3335037](#); [3335035](#); [3335034](#)

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**Submission Point No:** 501.1(Section 24) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:**

**Submission Summary:** Raises concerns about adequacy of district wide policies to address future applications for residential subdivisions of current Rural Zoned land.

**Decision Requested:** Any further development of Rural land should be subject to a private plan change, with full notification.

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**Submitter Number:** 534 **Submitter:** Ursula Lehr - Waikato Regional Council

**On behalf of:** Waikato Regional Council

**ECM File Numbers:** [3336040](#)

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**Submission Point No:** 534.12(Section 24 Rural Area) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports provisions in Section 24 and requests amendments to Policies to better manage public access to rivers and lakes, strengthen protection of the Coastal Environment, indigenous habitats and aquatic and riparian ecosystems and

encourage restoration.

**Decision Requested:** Retain Policies 1b, 1c and 1f. Amend Policy 1a and amend as per written submission. Amend Policy 1d) by adding reference to provision of public access to and along rivers and lakes in the rest of the Rural Area. Amend Policy 1e) to better protect the Coastal Environment and the CMA as per written submission. Amend Objective 4 to include 'indigenous habitats, and aquatic and riparian ecosystems of the zone in which they are located'. as per written submission. Add a new Policy under Objective 4 to maintain and enhance ecosystems and indigenous biodiversity in the rural area beyond the Coastal Environment. Amend Policy 5a to address sedimentation effects of plantation forest harvesting OR provide for these additional directions as new policies. Amend Policy 5b to add reference to avoiding adverse effects on significant indigenous biodiversity. Retain Policy 5c. Provide new Policy in Section 24.3 to require coastal development setbacks in the coastal environment. Amend Objective 6 to not focus on 'outside existing settlements' and by adding reference to natural features. Delete Policies 6a and 6c and replace with policies that are more consistent with Objective 6 e.g. as per written submission. Retain Objective 7 and Policy 7a.

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**Submitter Number:** 555

**Submitter:** Gary Blake

**On behalf of:**

**ECM File Numbers:** [3336569](#)

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**Submission Point No:** 555.9

**Category** Section 24 - Rural Area

**Support/Oppose/Neutral:**

**Submission Summary:** Urban encroachment must be carefully planned. Landuse should reflect the soil type.

**Decision Requested:** Not stated.

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**Submitter Number:** 568

**Submitter:** Ben and Donna Grubb

On behalf of:

ECM File Numbers: [3336591](#); [3336590](#); [3336589](#); [3336588](#); [3336587](#); [3336586](#); [3336584](#); [3349405](#); [333](#)

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**Submission Point No:** 568.23(Section 24.1 - Para 2) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes the concept that subdivision and development is necessary for environmental ga the necessity for a buffer zone between settlements and the Rural Zone; and development degrades landscapes.

**Decision Requested:** In Section 24.1 delete the last two sentences from paragraph 2.

---

**Submission Point No:** 568.24(Section 24 - Issue 3 - new d)) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes the concept that subdivision and development is necessary for environmental ga the necessity for a buffer zone between settlements and the Rural Zone; and development degrades landscapes.

**Decision Requested:** Amend Section 24.2 Issue 3 to include a new "d) Remove the visual distinction between residential settlement and rural character, the precursor to eventual expansion of the settlement."

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**Submission Point No:** 568.25(Section 24 - Policy 1c) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes the concept that subdivision and development is necessary for environmental ga the necessity for a buffer zone between settlements and the Rural Zone; and development degrades landscapes.

**Decision Requested:** Amend Section 24.3 by deleting Policy 1c.

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**Submission Point No:** 568.26(Section 24 - Policy 4d new c)) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Oppose the concept that subdivision and development is necessary for environmental gain; the necessity for a buffer zone between settlements and the Rural Zone; and development that degrades landscapes.

**Decision Requested:** Amend Section 24.3 Policy 4d to add a new c) "Avoid ridgelines, hills, and prominent landforms."

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**Submission Point No:** 568.27(Section 24 - Policy 5a)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes the concept that subdivision and development is necessary for environmental gain; the necessity for a buffer zone between settlements and the Rural Zone; and development that degrades landscapes.

**Decision Requested:** Amend Section 24.3 Policy 5a, to replace "~~minimise~~" with "avoid".

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**Submission Point No:** 568.28(Section 24 - Policy 6b)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes the concept that subdivision and development is necessary for environmental gain; the necessity for a buffer zone between settlements and the Rural Zone; and development that degrades landscapes.

**Decision Requested:** Amend Section 24 Policy 6b to require buildings to be inconspicuous within the landscape.

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**Submitter Number:** 578      **Submitter:** Christine Vickerman

**On behalf of:**

**ECM File Numbers:** [3337120](#)

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**Submission Point No:** 578.50(Section 24 - Rural      **Category**      Section 24 - Rural Area

Area - Objectives)

**Support/Oppose/Neutral:** Support

**Submission Summary:** Council must provide for industry and harbour development.

**Decision Requested:** Retain Section 24 Policy 1e.

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**Submission Point No:** 578.51(Section 24 - Rural Area)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes policy on clearance of indigenous vegetation. The Coastal Environment overlay may have locations where new residential development can occur without any impact on the open, unspoilt character.

**Decision Requested:** Amend Section 24.3 by deleting Policy 5e, Objective 7 and Policies 7a and 7b.

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**Submitter Number:** 602      **Submitter:** David Lamason

**On behalf of:** Ward Family

**ECM File Numbers:** [3337312](#)

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**Submission Point No:** 602.10(Section 24.3 Policy 4a)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes Section 24 Policy 4a.

**Decision Requested:** Delete Section 24 Policy 4a.

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**Submission Point No:** 602.11(Section 24.3 Policy)      **Category**      Section 24 - Rural Area

5b)

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes Section 24 Policy 5b.

**Decision Requested:** Amend Section 24 Policy 5b to read: "Clearance of indigenous vegetation shall be discouraged in the Coastal Environment unless clearance is for maintaining pasture for farming operations."

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**Submission Point No:** 602.12(Section 24.3 Objective 6)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes Section 24 Objective 6.

**Decision Requested:** Amend Section 24 Objective 6 to read: "The natural character and landscape values of the Coastal Environment, particularly outside existing settlements, ~~are retained and enhanced~~ is retained."

---

**Submission Point No:** 602.13(Section 24.3 Policy 6c)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Opposes Section 24 Policy 6c.

**Decision Requested:** Amend Section 24 Policy 6c to read: "Subdivision, use and development in the Coastal Environment shall incorporate landscape and ~~screen planting measures~~ integrated landscape mitigation measures where visible from the road."

---

**Submission Point No:** 602.7(Section 24.1 Background)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports Section 24.1 the background description of the Rural Area.

**Decision Requested:** Retain Section 24.1.

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**Submission Point No:** 602.8(Section 24.3 - Policy 1a and 1c)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports Section 24 Policies 1a and 1c.

**Decision Requested:** Retain Section 24 Policy 1a; and amend Policy 1c by deleting the word "priority."

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**Submission Point No:** 602.9(Section 24.3 Objective 2)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports Section 24 Objective 2.

**Decision Requested:** Retain Section 24 Objective 2.

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**Submitter Number:** 750      **Submitter:** Graeme Lawrence

**On behalf of:** Graham and Selma Morcom

**ECM File Numbers:** [3338039](#)

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**Submission Point No:** 750.3(Section 24 - Policies 1c, 7b)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:**

**Submission Summary:** Amend polices for Rural Areas to provide for subdivision of land where areas of natural character or landscape value are restored or enhanced and legally protected.

**Decision Requested:** 1. Amend Section 24 Rural Area Policy 1c and 7b (Refer to original submission for specific wording)



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<b>Submitter Number:</b>	752	<b>Submitter:</b>	Graeme Lawrence - Lawrence Cross and Chapman
<b>On behalf of:</b>	Kaimarama Trust Ltd		
<b>ECM File Numbers:</b>	<a href="#">3338046</a>		
<hr/>			
<b>Submission Point No:</b>	752.5(Section 24 - Policy 1c)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>			
<b>Submission Summary:</b>	Provide for conservation lots in the Rural Zone.		
	<b>Decision Requested:</b> Amend Section 24 Rural Area Policy 1c(Refer to original submission for specific wording)		
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<b>Submission Point No:</b>	752.6(Section 24 - Policy 7b)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Support		
<b>Submission Summary:</b>	Support Policy 7b with amendment.		
	<b>Decision Requested:</b> Amend Section 24 Rural Area Policy 7b(Refer to original submission for specific wording)		
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<b>Submitter Number:</b>	755	<b>Submitter:</b>	Brian Sharp and Sue Edens
<b>On behalf of:</b>			
<b>ECM File Numbers:</b>	<a href="#">3337962</a> ; <a href="#">3343458</a>		
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<b>Submission Point No:</b>	755.7(Section 24 Rural Area)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Oppose		
<b>Submission Summary:</b>	Requests changes to allow for subdivision of rural land into smaller blocks.		
	<p><b>Decision Requested:</b> Add new issue to explain how smaller blocks can add to the effective use of rural land. Add to Issue 2 that residential activity may increase the diversity and profitability of land uses. Replace deteriorate to 'change the' in Issue 2b.Delete Issue 2c.Add additional Issues to express that subdivision of rural land can introduce capital required to change farming systems; and that subdivision can introduce more people to reverse gradual loss of farming activity and population. Remove Issue 24.3Amend Issue 4.Restrict scope of Policy 1f to apply to the Whangamata harbour catchment. Amend Policy 2b.Change 'the' to 'a' in Objective 4 and amend Policy 4a.(Refer to original submission for specific wording)</p>		

<b>Submitter Number:</b>	781	<b>Submitter:</b>	Augusta Macassey-Pickard
<b>On behalf of:</b>	Mercury Bay branch of the Royal Forest and Bird Protection Society		
<b>ECM File Numbers:</b>	<a href="#">3337947</a>		
<b>Submission Point No:</b>	781.8(Section 24 Rural Area)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Support		
<b>Submission Summary:</b>	Requests management of adverse effects on downstream ecosystems.		
	<p><b>Decision Requested:</b> Reword Objective 4 and formulate new subservient Policy to manage adverse effects on downstream ecosystems.</p>		

<b>Submitter Number:</b>	785	<b>Submitter:</b>	Paul Cook
<b>On behalf of:</b>	Opito Bay Ratepayers Association		

ECM File Numbers: [3337942](#); [3337941](#)

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**Submission Point No:** 785.12(Section 24.2 Issues)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports issue 4.

**Decision Requested:** Amend point d) of issue 4 to refer to adverse effects on landscape and amenity values.

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**Submission Point No:** 785.13(Section 24.3 Objectives and policies)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:**

**Submission Summary:** Seeks amendments to Policy 1a.

**Decision Requested:** Amend Policy 1a to refer to avoiding adverse effects on rural character, the natural environment, outstanding natural landscape and natural character areas.

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**Submission Point No:** 785.14(Section 24.3 Objectives and policies)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:**

**Submission Summary:** Seeks amendments to Policy 1c.

**Decision Requested:** Amend Policy 1c to ensure the receiving areas for transferable development rights are identified and that these are located outside of the coastal environment, outstanding landscapes, amenity landscapes, natural character areas and significant ecological areas.

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**Submission Point No:** 785.15(Section 24.3 Objectives and policies)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports Policy 1d.

**Decision Requested:** Seeks amendments to Policy 1d to refer to avoiding subdivision in the Coastal Environment outside of existing residential areas.

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**Submission Point No:** 785.16(Section 24.3 Objectives and policies)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:**

**Submission Summary:** Seeks amendments to Objective 4.

**Decision Requested:** Amend objective 4 to reflect the need to avoid further subdivision in the Rural Area.

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**Submission Point No:** 785.17(Section 24.3 Objectives and policies)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:**

**Submission Summary:** Seeks amendments to Objective 5.

**Decision Requested:** Amend objective 5 to avoid subdivision in the Coastal Environment and add a new policy to this effect.

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**Submission Point No:** 785.18(Section 24.3 Objectives and Policies)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports Objective 6 and Policy 6a, 6b and 6c.

**Decision Requested:** Seeks amendments to Policy 6a, 6b and 6c to specify locations where buildings are to be avoided or not avoided.

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**Submission Point No:** 785.19(Section 24.3 Objectives and policies)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports Objective 7 and Policy 7a.

**Decision Requested:** Amend Policy 7a to replace the words "should be" with "must be."

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**Submitter Number:** 787 **Submitter:** Jenni Fitzgerald

**On behalf of:** New Zealand Transport Agency

**ECM File Numbers:** [3338388](#) ; [3338389](#) ; [3338390](#)

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**Submission Point No:** 787.17(Section 24 Rural Area) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Supports Section 24.

**Decision Requested:** Retain Section 24 as notified.

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**Submitter Number:** 790 **Submitter:** Nathan Kennedy

**On behalf of:** Ngaati Whanaunga Environment Unit

**ECM File Numbers:** [3338486](#)

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**Submission Point No:** 790.42(Section 24) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Rural area provisions have the potential to impact on post-settlement aspirations - this should be identified. Need to address reverse sensitivity issues and desire for papakainga and associated activities.

**Decision Requested:** In Section 24 Issue, objective and policy required to address Maori aspirations for papakainga within the Rural Area.(Refer to original submission for specific wording)

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**Submitter Number:** 791 **Submitter:** Sue Edens and Others

**On behalf of:**

**ECM File Numbers:** [3338258](#); [3338259](#); [3338260](#); [3338261](#); [3338262](#); [3338263](#)

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**Submission Point No:** 791.49(Section 24) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Object to whole of Section 24 - need to rewrite. Policy 4b is over the top because rural areas are expected to receive urban stormwater.

**Decision Requested:** Rewrite Section 24(Refer to original submission for specific wording)

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**Submitter Number:** 794 **Submitter:** Debbie Waterhouse

**On behalf of:** Surveying Services Ltd

**ECM File Numbers:** [3337930](#); [3337931](#)

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**Submission Point No:** 794.15(Section 24) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Support all objectives and policies in Section 24.

**Decision Requested:** Retain all objectives and policies.

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<b>Submitter Number:</b>	797	<b>Submitter:</b>	Richard Forbes - Boffa Miskell Limited
<b>On behalf of:</b>	The Vela Trust		
<b>ECM File Numbers:</b>	<a href="#">3337927</a>		
<b>Submission Point No:</b>	797.7(Section 24 - Rural Area )	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Support		
<b>Submission Summary:</b>	Supports Section 24 Policy 1c and seeks amendments to Policy 7a.		
	<b>Decision Requested:</b> In Section 24 Retain Policy 1c; and amend Policy 7a to apply to ' <i>inappropriate</i> ' residential development only.		

<b>Submitter Number:</b>	799	<b>Submitter:</b>	Gloria and Graeme Ready
<b>On behalf of:</b>			
<b>ECM File Numbers:</b>	<a href="#">3337925</a>		
<b>Submission Point No:</b>	799.30(Section 24 - Policy 5b)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Oppose		
<b>Submission Summary:</b>	Opposes Section 24.3 Policy 5b.		
	<b>Decision Requested:</b> Amend Policy 5b to enable property owners to cut kanuka/manuka for firewood and indigenous vegetation threatening safety of people/buildings in the Coastal Environment; or delete.		

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<b>Submitter Number:</b>	820	<b>Submitter:</b>	Alastair Brickell
<b>On behalf of:</b>			
<b>ECM File Numbers:</b>	<a href="#">3342062</a>		
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<b>Submission Point No:</b>	820.7(Section 24 - Rural Area)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Support		
<b>Submission Summary:</b>	Supports Section 24 Policies 2b and 3c, and Policy 4e with amendment.		
	<b>Decision Requested:</b> Amend Section 3 to include definitions for glare and light spill and apply policy to Sections 20-23. Amend Policy 4e to include glare.		
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<b>Submitter Number:</b>	821	<b>Submitter:</b>	Richard Forbes - Boffa Miskell
<b>On behalf of:</b>	Northern Land Property Limited		
<b>ECM File Numbers:</b>	<a href="#">3342074</a>		
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<b>Submission Point No:</b>	821.4	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>			
<b>Submission Summary:</b>	Section 24 Policy 7a, directs residential development in the Coastal Environment to existing settlements, without acknowledging that certain forms of residential development outside of existing settlements, where these bring environmental benefits, may be appropriate.		
	<b>Decision Requested:</b> Amend Section 24 Policy 7a, to apply to 'inappropriate' residential development only.		



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<b>Submitter Number:</b>	825	<b>Submitter:</b>	Richard Forbes - Boffa Miskell
<b>On behalf of:</b>	Whauwhau Environmental Group Ltd		
<b>ECM File Numbers:</b>	<a href="#">3342083</a>		
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<b>Submission Point No:</b>	825.5(Section 24 Policy 1c)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Support		
<b>Submission Summary:</b>	Supports Section 24 Policy 1c in that it provides for subdivision in the Rural Zone, where appropriate.		
	<b>Decision Requested:</b> Retain Section 24 Policy 1c; and amend Section 24 Policy 7a to apply to 'inappropriate' residential development only.		
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<b>Submitter Number:</b>	832	<b>Submitter:</b>	Jo Young - Boffa Miskell Ltd
<b>On behalf of:</b>	Transpower New Zealand Limited		
<b>ECM File Numbers:</b>	<a href="#">3342101</a>		
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<b>Submission Point No:</b>	832.11(Section 24 - Rural Area)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Support		
<b>Submission Summary:</b>	Supports Section 24 Objective 1; Policy 1a; and Objective 3.		
	<b>Decision Requested:</b> Retain Section 24 Objective 1, Policy 1a and Objective 3.		
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<b>Submitter Number:</b>	844	<b>Submitter:</b>	Al and Mel Yates
<b>On behalf of:</b>			
<b>ECM File Numbers:</b>	<a href="#">3342120</a>		
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<b>Submission Point No:</b>	844.5(Section 24 Rural Area)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Oppose		
<b>Submission Summary:</b>	Strengthen Objectives and Policies to protect Coastal Environment.		
	<b>Decision Requested:</b> Strengthen Objectives and Policies to protect Coastal Environment as per written submission.		
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<b>Submitter Number:</b>	849	<b>Submitter:</b>	Malcolm and Erin Clark
<b>On behalf of:</b>			
<b>ECM File Numbers:</b>	<a href="#">3342122</a>		
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<b>Submission Point No:</b>	849.8(Section 24 - Rural Area)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Oppose		
<b>Submission Summary:</b>	Opposes development in the Rural Area between the Coastal Environment Line and the coast and harbours.		
	<b>Decision Requested:</b> Amend Issue 4 and 4 d), Policy 1c, 3a, Objective 5 and associated policies, Objective 6 and policies 6a-c, Objective 7 and policies a-b to manage development in the Rural Area between the Coastal Environment Line and the coast and harbours.		
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<b>Submitter Number:</b>	855	<b>Submitter:</b>	Katie Treadaway - KTB Planning
<b>On behalf of:</b>	Rayonier New Zealand Ltd and Earnslaw One Ltd		
<b>ECM File Numbers:</b>	<a href="#">3342127</a>		
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<b>Submission Point No:</b>	855.11(Section 24.3 Policy 1a and Objective 3)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Support		
<b>Submission Summary:</b>	Supports Policy 1a and Objective 3.		
	<b>Decision Requested:</b> Retain Section 24 Policy 1a and Objective 3.		
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<b>Submitter Number:</b>	889	<b>Submitter:</b>	Michael Savage
<b>On behalf of:</b>	Whangapoua Beach Ratepayers Association Incorporated		
<b>ECM File Numbers:</b>	<a href="#">3342163</a>		
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<b>Submission Point No:</b>	889.12(Section 24 - Issue 4)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Oppose		
<b>Submission Summary:</b>	Oppose the proposals for development in the Rural Area between the Coastal Environment Line and the coast.		
	<b>Decision Requested:</b> In Section 24 amend Issue 4 and 4 d)(Refer to original submission for specific wording)		
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<b>Submission Point No:</b>	889.13(Section 24 - Policy 1c)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Oppose		

**Submission Summary:** Oppose the proposals for development in the Rural Area between the Coastal Environment Line and the coast.

**Decision Requested:** Amend Policy 1c to read: "Subdivision in the Rural Zone, outside of the Coastal Environment Area, shall be provided for, ..."

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**Submission Point No:** 889.14(Section 24 - Policy 1d)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Oppose the proposals for development in the Rural Area between the Coastal Environment Line and the coast.

**Decision Requested:** Amend Policy 1d to delete references to subdivision and development in the Coastal Environment parts of the Rural Area.

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**Submission Point No:** 889.15(Section 24 - Policy 3a)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Oppose the proposals for development in the Rural Area between the Coastal Environment Line and the coast.

**Decision Requested:** Amend Policy 3a to read: "Residential activities may occur in the Rural Zone outside of the Coastal Environment ..."

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**Submission Point No:** 889.16(Section 24 - Objective 5 and related policies)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Oppose the proposals for development in the Rural Area between the Coastal Environment Line and the coast.

**Decision Requested:** In Objective 5 and related policies, delete the references to subdivision and development in the Coastal Environment so that the Objective and each Policy refers to "use of the Coastal Environment (excluding subdivision and development)."

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<b>Submission Point No:</b>	889.17(Section 24 - Policies 6a, 6b, 6c)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Oppose		
<b>Submission Summary:</b>	<p>Oppose the proposals for development in the Rural Area between the Coastal Environment Line and the coast.</p> <p><b>Decision Requested:</b> Amend Section 24.3 Policies 6a and 6b by deleting the provision for new buildings in the Coastal Environment; Policy 6c by deleting references to subdivision and development in the Coastal Environment (refer to original submission for specific wording).</p>		
<b>Submission Point No:</b>	889.18(Section 24 - Objective 7 and related policies)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Oppose		
<b>Submission Summary:</b>	<p>Oppose the proposals for development in the Rural Area between the Coastal Environment Line and the coast. Support Policies 7a and 7b.</p> <p><b>Decision Requested:</b> Amend Section 24.3 Objective 7; and Retain Policies 7a and 7b (refer to original submission for specific wording).</p>		

<b>Submitter Number:</b>	896	<b>Submitter:</b>	Ian Murray Revell
<b>On behalf of:</b>			
<b>ECM File Numbers:</b>	<a href="#">3342173</a>		
<b>Submission Point No:</b>	896.9(Section 24 Rural Area)	<b>Category</b>	Section 24 - Rural Area
<b>Support/Oppose/Neutral:</b>	Oppose		
<b>Submission Summary:</b>	<p>Seeks strengthening of protection from development of those parts of the Rural Area that are affected by the Coastal Environment Overlay.</p> <p><b>Decision Requested:</b> Amend Section 24.3 Issue 4, Issue 4(d), Policy 1c, Policy 1d, Policy 3a, Objectives 5, 6, 7 and related policies, to protect the Coastal</p>		

Environment from inappropriate subdivision and development as set out in the submission.

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**Submitter Number:** 925 **Submitter:** Bridget Hackshaw

**On behalf of:**

**ECM File Numbers:** [3342186](#)

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**Submission Point No:** 925.5(Section 24 Rural Area ) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Seeks greater protection of Coastal Environment Area.

**Decision Requested:** Amend Issue 4, Policy 1c and 3a and Objectives 5, 6 and 7 to achieve avoidance of development within the Coastal Environment Overlay.

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**Submitter Number:** 935 **Submitter:** Sally Millar

**On behalf of:** Federated Farmers of New Zealand

**ECM File Numbers:** [3342192](#) ; [3342193](#)

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**Submission Point No:** 935.14(Section 24 Rural Area) **Category** Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Partially supports Rural Area provisions but seeks acknowledgement of future changes to farming activities, the need to manage residential activities to avoid reverse sensitivity, deletion of provisions that pertain to water quality.

**Decision Requested:** Clarify in Issue 2 that residential activities need to be managed to avoid reverse sensitivity effects. Retain Objective 1. Add 'significant' before 'before effects' in Policy 1a. Change wording of Policy 1d as per written submission. Retain Objective 2. Delete 'high class' before 'soils' in Policy 2a. Strengthen Policy 3a as per written submission. Retain Policy 3b. Amend Objective 4 and subsequent Policies to reflect that farming activities will change over time. Delete Policies 5a (water quality) and 5b (protection of indigenous vegetation in coastal areas). Retain Policy 6a (subject to changes sought to definition of 'ridgelines' being implemented).

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**Submitter Number:** 958 **Submitter:** Penelope Anthea Crawshaw Ward  
**On behalf of:**  
**ECM File Numbers:** [3343716](#)

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**Submission Point No:** 958.4(Section 24 Rural Area - Policy 5b) **Category** Section 24 - Rural Area  
**Support/Oppose/Neutral:** Oppose  
**Submission Summary:** Opposes restrictions on cutting manuka and kanuka within the Coastal Environment.  
**Decision Requested:** Provide for cutting manuka and kanuka within the Coastal Environment.

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**Submitter Number:** 962 **Submitter:** Alexander Bruce and Catherine Suzanne Ward - Puriri Partnership  
**On behalf of:**  
**ECM File Numbers:** [3343754](#)

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**Submission Point No:** 962.4(Section 24.1)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Support

**Submission Summary:** Support Section 24.1, especially paragraphs 2 and 3.

**Decision Requested:** Retain Section 24.1, especially paragraphs 2 and 3.

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**Submission Point No:** 962.5(Section 24 - Policy 5b)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Exempt the maintenance of pasture for farming from clearing of indigenous vegetation in the coastal environment.

**Decision Requested:** Add to the end of Policy 5b: "unless clearance is for maintaining pasture for farming operations".

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**Submission Point No:** 962.6(Section 24 - Policy 6c)      **Category**      Section 24 - Rural Area

**Support/Oppose/Neutral:** Oppose

**Submission Summary:** Oppose Section 24.3 Policy 6c requiring screen planting around subdivision, use and development.

**Decision Requested:** Amend Policy 6c to remove reference to "screen planting".

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