

Submission Summary by Plan Section

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

PART VIII - ZONE RULES

Submitter Number:	1241	Submitter:	Kathryn Akozu - Burton Planning Consultant Ltd
On behalf of:	Powerco Limited		
ECM File Numbers:	3342088		
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Submission Point No:	1241.22(PART VIII - ZONE RULES)	Category	PART VIII - ZONE RULES
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Suggests inclusion of an advice note to refer to compliance with the NZ Electrical Code of Practice to all zone rules.		
	Decision Requested: Add advice note to refer to compliance with the NZ Electrical Code of Practice to all zone rules.(Refer to original submission for specific wording)		
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Submitter Number:	1242	Submitter:	Ray Russek and others
On behalf of:			
ECM File Numbers:	3338181		
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Submission Point No:	1242.2(Part VIII Zone Rules)	Category	PART VIII - ZONE RULES
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Make one dwelling per title a permitted activity.		
	Decision Requested: Make one dwelling per title a permitted activity		
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Submitter Number:	397
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On behalf of: Thames-Coromandel District Council

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

Submission Point No: 397.119(Part VIII all zone rules)

Support/Oppose/Neutral:

Submission Summary: Seeks addition to the all zone rules of 'demolition, partial demolition and removal of a building'

Decision Requested: Add demolition, partial demolition and removal of a building or other

Category Name: PART VIII - ZONE RULES

Section 40 - Airfield Zone

Submitter Number:	383	Submitter:	Peter Walton - Mercury Bay Aero Club Inc
On behalf of:	Mercury Bay Aero Club		
ECM File Numbers:	3335382 ; 3335383		
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Submission Point No:	383.1(Section 40 - Rule 7.1 f))	Category	Section 40 - Airfield Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Oppose restricting industrial activity on Airfield Zone just to airfield related industry.		
	Decision Requested: Delete Rule 7.1 f).		
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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:	397.82(Section 40 - Rule 2.4)		
Support/Oppose/Neutral:	Support		
Submission Summary:	In Rule 2.4. change reference from 1 a) to 1 b).		
	Decision Requested: Change Rule 2.4 to read:"that does not meet 1 b) shall be ..."		
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Submitter Number:	794	Submitter:	Debbie Waterhouse
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On behalf of: Surveying Services Ltd

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

Submission Point No: 794.40(Section 40 - Rule 8) **Category** Section 40 - Airfield Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Section 40.4, Rule 8.

Decision Requested: Retain Rule 8.

Category Name: PART VIII - ZONE RULES

Section 41 - Coastal Living Zone

Submitter Number:	11	Submitter:	Gary Knox
On behalf of:			
ECM File Numbers:	3293423		
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Submission Point No:	11.3(Section 41 - Coastal Living Zone - Table 5.7)	Category	Section 41 - Coastal Living Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Section 41.9.7 maximum building height of 8 m in the Coastal Living Zone.		
	Decision Requested: Amend Section 41.9.7 maximum building height to read "the maximum building height shall be 8 m as determined by measuring up from the highest point, providing the height to boundary controls are observed."		
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Submitter Number:	1139	Submitter:	Joan Delellis
On behalf of:			
ECM File Numbers:	3345128		
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Submission Point No:	1139.8(Section 41 - Rules 12 & 14)	Category	Section 41 - Coastal Living Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports Rules 12 and 14 that provide for a 'dwelling' and 'accessory building' as permitted.		
	Decision Requested: Retain Rules 12 and 14 of Section 41.		
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Submitter Number:	124	Submitter:	Wendy Pond
On behalf of:	Manu Waiata Restoration and Protection Society		
ECM File Numbers:	3328876		
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Submission Point No:	124.1(Earthworks rules)	Category	Section 41 - Coastal Living Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Opposes Rule 5 earthworks as a permitted activity in the bed of a river or stream and all other zones where this is provided for.</p> <p>Decision Requested: Amend the rules to comply with Regional Council rules and policies, and with section 6a and 6c of the RMA. Publish nature study notes in newspapers and websites.</p>		
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Submitter Number:	182	Submitter:	K Vernon
On behalf of:			
ECM File Numbers:	3330994 ; 3330995 ; 3332533 ; 3335322 ; 3336560 ; 3334928 ;		
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Submission Point No:	182.1(Section 41 Rule 4 Festival, event)	Category	Section 41 - Coastal Living Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Opposes Rule 4 Festival, event and seeks amendments to Rule 9 Noise.</p> <p>Decision Requested: In Section 41, amend Rule 4 Festival, event to change the standards, Table 1 and add a note. Consequentially amend Rule 9 Noise.(Refer to original submission for specific wording).</p>		
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Submission Point No:	182.14(Section 41.4 Rule 7)	Category	Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose Section 41.4 Rule 7 Solar Panels as it would allow free-standing facilities of a size and bulk out of character with the zone.

Decision Requested: Amend Section 41.4 Rule 7 to limit the height of a free standing solar panel to 2 m (refer to original submission for specific wording).

Submission Point No: 182.19(Section 41 Coastal Living Zone Rule 9 Noise) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Seeks amendment of Rule 9 of Section 41 to delete matters that are covered by Rule 4, change of time when restrictions apply to 9am on Sundays and inclusion of appropriate LAF max figure for daylight periods.

Decision Requested: Amend Section 41 Rule 9 to delete sub clauses 1.a) and b).For Sunday change 7am to 9am.Include appropriate LAF max figure for daylight periods.

Submission Point No: 182.2(Section 41 - Coastal Living Zone Rule 16) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 41.4 Rule 16, raising concern that the rule may allow sites to avoid connecting to public reticulated wastewater systems where they are provided.

Decision Requested: Amend Section 41 Rule 16 to make it clear that sites cannot avoid connecting to public reticulated wastewater systems where they are available (refer to original submission for specific wording).

Submission Point No: 182.21(Section 41 Coastal Living Zone Rule 13) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Seeks amendment to Rule 13 of Section 41 to ensure that home business activities need to comply with Rule 9, Table 3.

Decision Requested: Amend Section 41 Rule 13 as follows: Add a new sub

clause 1.h)'the home business activity complies with the noise standards set out in Table 3 of Rule 9 of Section 41.'

Submission Point No: 182.3(Section 41.9 Table 5) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the Coastal Living Zone site coverage standard of 30% as the current trend is toward larger holiday homes.

Decision Requested: Amend Section 41.9 Table 5.9 to change the maximum site coverage to 35%.

Submitter Number: 244 **Submitter:** Jim Sharp

On behalf of:

ECM File Numbers: [3331296](#)

Submission Point No: 244.2(Section 41 Coastal Living Zone Rule 2 Visitor Accommodation) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports the number of tariff paying guests being applied to the whole site in Section 41 Rule 2.

Decision Requested: Clarify the definition of 'site' if there is more than one residence used by tariff paying visitors on a site to ensure it applies to all tariff paying visitors.

Submitter Number: 254 **Submitter:** Robert Lilly

On behalf of: Wilson Bay Ltd

ECM File Numbers: [3332961](#)

Submission Point No: 254.4(Section 41 Coastal Living Zone Rule 5 Earthworks) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 41 Coastal Living Zone Rule 5 earthworks.

Decision Requested: Not stated.

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

On behalf of: Environmental Defence Society Ltd

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

Submission Point No: 320.10(Section 41 Coastal Living Zone) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Seeks strengthening of provisions to protect coastal values.

Decision Requested: Amend Rule 5 to decrease earthworks thresholds as per submission and include thresholds for activities listed in (a) to (g). Add additional standards to Rule 12 addressing matters such as maximum floor area and maximum height and location. Amend Rule 14 to increase controls over one dwelling per lot, listed in the submission, which should also apply to Rule 17. Amend Rule 21 to elevate activity status to prohibited.

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

On behalf of:

ECM File Numbers: [3335358](#)

Submission Point No: 335.3(Section 41 Coastal Living Zone Rule 4a Festivals and Events) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 41.4 Rule 4a Festival, event noise levels in the Coastal Living Zone.

Decision Requested: Amend Rule 4.1a to keep noise levels at 40dBA daytime and 30 dBA night time as required by the existing operative plan.

Submitter Number: 35

Submitter: Graeme Douglas Stevenson

On behalf of:

ECM File Numbers: [3305634](#)

Submission Point No: 35.1(Section 41 - Coastal Living Zone Table 5.9 Maximum site coverage) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the maximum site coverage of 30% in the Coastal Living Zone.

Decision Requested: Amend Table 5.9 to increase the maximum site coverage to 45%.

Submitter Number: 360

Submitter: Simon Farrell-Green

On behalf of:	Blackjack Protection Society		
ECM File Numbers:	3335185 ; 3335186		
Submission Point No:	360.4(Section 41.1 Rule 14 One dwelling per lot)	Category	Section 41 - Coastal Living Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes the permitted activity status for one dwelling per lot in the Coastal Living Zone, within the Coastal Environment Overlay.		
	Decision Requested: Amend Rule 14 to one dwelling per lot in the Coastal Living Zone, within the Coastal Environment Overlay a controlled activity with control reserved over location of building platforms, floor area, height, colour, reflectivity, planting, earthworks, effects on landscape, natural character and biodiversity.		

Submitter Number:	371	Submitter:	Barbara Ritchie
On behalf of:			
ECM File Numbers:	3336379 ; 3336387 ; 3336388 ; 3336389		
Submission Point No:	371.1(Section 41 - Rule 2)	Category	Section 41 - Coastal Living Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Support the changes to Visitor Accommodation if they can be enforced - previous rules have not been enforced.		
	Decision Requested: Retain Rule 2.		

Submitter Number:	415	Submitter:	Richard Hoskins - HIDEM
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Trust

On behalf of: HIDEM Trust

ECM File Numbers: [3337852](#)

Submission Point No: 415.1(Section 41 - Rule 2.1 a)) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose Section 41.4 Rule 2 Visitor accommodation and the number of people in a dwelling if the building and its infrastructure is adequate to cope with its occupants.

Decision Requested: Amend Rule 2.1 a) to increase the number of tariff paid visitors from 6, to 10 or 12, if the building can comfortably accommodate that number.

Submitter Number: 426

Submitter: Jeffrey Myles

On behalf of:

ECM File Numbers: [3338125](#)

Submission Point No: 426.1(Section 41 - Rule 2) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 41.4 Rule 2 restricting visitor accommodation to 6 tariff-paid customers and within an existing dwelling, minor unit or accessory building as a permitted activity.

Decision Requested: Delete Rule 2.1 a) and b) - make visitor accommodation a permitted activity without conditions.

Submitter Number:	428	Submitter:	John North
On behalf of:			
ECM File Numbers:	3338243		
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Submission Point No:	428.2(Section 41 - Rule 9)	Category	Section 41 - Coastal Living Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Section 41 Rule 9 increasing noise limits by 10 dBA from the current District Plan.		
	Decision Requested: Amend Section 41 Rule 9 permitted noise level to 40 dBA daytime and 30 dBA night-time.		
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Submitter Number:	524	Submitter:	John and Verona McLeod
On behalf of:			
ECM File Numbers:	3335241		
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Submission Point No:	524.19(Section 41.4 Rule 2 Visitor Accommodation)	Category	Section 41 - Coastal Living Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Section 41.4 Rule 2 Visitor accommodation questioning why Council is involving itself in how many visitors can be accommodated on private land.		
	Decision Requested: Not stated.		
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Submitter Number:	534	Submitter:	Ursula Lehr - Waikato Regional Council
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On behalf of: Waikato Regional Council

ECM File Numbers: [3336040](#)

Submission Point No: 534.18(Section 41 Coastal Living Zone) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Support

Submission Summary: Requests appropriate implementation of RPS Policy 6.2 into Zone Rules of Section 41.

Decision Requested: Give effect to Policy 6.2 in the PRPS.

Submitter Number: 547

Submitter: Sue Wright

On behalf of:

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

Submission Point No: 547.35(Section 41 - Rule 2) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral:

Submission Summary: Questions Section 41.4 Rule 2 Visitor accommodation and the number of visitors on a site at any one time.

Decision Requested: Reconsider Rule 2.

Submitter Number: 578

Submitter: Christine Vickerman

On behalf of:

ECM File Numbers: [3337120](#)

Submission Point No: 578.66(Section 41 - Coastal Living Zone 41.2) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose controls on colour, especially as existing properties do not have colour constraints. Constraints on future growth is not a characteristic.

Decision Requested: Amend Section 41.2 Zone Purpose to delete the fourth bullet point; and the last paragraph.

Submission Point No: 578.67(Section 41.9) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Amend standards for buildings in Coastal Living Zone. Beachfront yard and site coverage may be too restrictive in some cases.

Decision Requested: Amend Section 41.9 Table 5.2 to reduce the beachfront yard; and Table 5.9 to increase site coverage.

Submitter Number: 621 **Submitter:** Graeme Lawrence - Lawrence Cross and Chapman

On behalf of: Peter Pratt

ECM File Numbers: [3337404](#)

Submission Point No: 621.3(Section 41 - Coastal Living Zone) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports the rezoning of Ngarue and Mangaio Blocks at Little Bay to Coastal

Living with amendments to reinstate controlled activity status for houses, accessory buildings, communal buildings.

Decision Requested: Amend Section 41 to make houses, accessory buildings, minor units and communal buildings controlled activities with matters of control as per Section 853.2.1.3 & 1.4 of the Operative District Plan.

Submitter Number: 641 **Submitter:** John and Helen Russell

On behalf of:

ECM File Numbers: [3337244](#)

Submission Point No: 641.3(Section 41.4 Rule 2 Visitor accommodation) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 41.4 Rule 2 Visitor accommodation and the limit of "6 tariff paid visitors staying on-site at any one time".

Decision Requested: Delete Rule 2 of Section 41 in its entirety.

Submitter Number: 755 **Submitter:** Brian Sharp and Sue Edens

On behalf of:

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

Submission Point No: 755.10(Section 41 Coastal Living Zone) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Requests introduction of minimum exclusive area to Table 5 in Section 41 and removal of fence height restriction from Table 5.

Decision Requested: Introduce minimum exclusive area to Table 5. Remove fence height restriction from Table 5.

Submitter Number: 772 **Submitter:** Margaret Harrison

On behalf of: Coromandel-Colville Community Board

ECM File Numbers: [3338195](#)

Submission Point No: 772.20(Section 41 - Rule 4 Table 1) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to Section 41.4 Rule 4 Table 1 to include a maximum number of people that may attend a festival or event.

Decision Requested: Amend Rule 4 Table 1 to set a maximum limit on the number of people attending a event.

Submitter Number: 783 **Submitter:** Jennifer Moya Cook

On behalf of:

ECM File Numbers: [3338444](#) ; [3338443](#)

Submission Point No: 783.1(Section 41 Coastal Living Zone) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 41.9 Table 5.8 maximum height in relation to boundary and 5.11

maximum fence height.

Decision Requested: Amend Table 5.8 to make the height in relation to boundary 3 m and 45 degrees and include a 3 m to the south of buildings; and Table 5.11 to reduce the fence height to 1.6 m.

Submission Point No: 783.5(Section 41.7 Rule 24) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Rule 24.

Decision Requested: Retain Rule 24.

Submission Point No: 783.6(Section 41.9 Table 6.4) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Table 6.4 restricted discretionary matter relating to the suitability of the site for the scale of the proposed activity.

Decision Requested: Amend Table 6.4 a) to read "whether the site can accommodate sufficient aspects of the activity without significantly compromising coastal living amenity values."

Submitter Number: 785 **Submitter:** Paul Cook

On behalf of: Opito Bay Ratepayers Association

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

Submission Point No: 785.5(Section 41.4 Rule 12 Accessory building) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral:

Submission Summary: Notes that Section 41.4 Rule 12 provides for accessory buildings as a permitted activity provided standards are met, but there are no standards controlling maximum floor area and height.

Decision Requested: Amend Rule 12 to include additional standards controlling maximum floor area and height for accessory buildings.

Submission Point No: 785.6(Section 41.4 Rule 14 One dwelling per lot) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 41.4 Rule 14 providing for one dwelling per lot as a permitted activity.

Decision Requested: Amend Rule 14 so that one dwelling per lot is a controlled activity with control reserved over location of building platform, floor area, height, colour, reflectivity, planting, earthworks, effects on landscape, natural character and biodiversity and other relevant matters.

Submission Point No: 785.7(Section 41.6 Rule 21 Two or more dwellings per lot) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the restricted discretionary activity status for two or more dwellings in Rule 21.

Decision Requested: Amend Rule 21 to make two or more dwellings a prohibited activity.

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

On behalf of:

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

Submission Point No: 791.57(Section 41) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Rewrite the Coastal Living Zone to make workable, especially Section 41.2.

Decision Requested: Rewrite the Coastal Living Zone, especially Section 41.2.

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

On behalf of: Surveying Services Ltd

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

Submission Point No: 794.41(Section 41 - Rules 17 and 21; Tables 5 and 6) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Section 41 Rules 17 and 21 and Tables 5 and 6.

Decision Requested: Retain Rules 17 and 21 and Tables 5 and 6.

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

On behalf of:

ECM File Numbers: [3337925](#)

Submission Point No: 799.47(Section 41.2 - bullet 4) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 41.2 Zone Purpose bullet point 4.

Decision Requested: Delete bullet point 4.

Submission Point No: 799.48(Section 41 - Rule 7.1 b)) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 41.4 Rule 7.1 b) relating to solar panels.

Decision Requested: Delete Rule 7.1 b).

Submission Point No: 799.49(Section 41 - Table 5) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 41.9 Table 5.8 maximum height in relation to boundary; 5.9 site coverage; 5.11 height of solid fence in front or side yard.

Decision Requested: Amend Section 41 Table 5.8, 5.9 and 5.11 to increase the heights and site coverage.

Submission Point No: 799.50(Section 41 Table 6.6 a)) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 41.9 Table 6.6 a) assessment matter and criteria relating to building bulk and design for restricted discretionary activities.

Decision Requested: Delete Table 6.6 a).

Submission Point No:	799.52(Section 41 - Table 6.6 a))	Category	Section 41 - Coastal Living Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Section 41 Table 6.6 a) relating to building bulk.		
	Decision Requested: Delete Section 41 Table 6.6 a).		

Submitter Number:	803	Submitter:	Ian Michael Wernham
On behalf of:			
ECM File Numbers:	3338612 ; 3338608		

Submission Point No:	803.14(Section 41.6 Rule 21)	Category	Section 41 - Coastal Living Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Section 41.6 Rule 21 two or more dwellings as a restricted discretionary activity.		
	Decision Requested: Amend Rule 21 to make 2 dwellings per lot a permitted activity.		

Submission Point No:	803.7(Section 41 Coastal Living Zone)	Category	Section 41 - Coastal Living Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Section 41.6 Rule 17 minor unit.		
	Decision Requested: Amend Rule 17 to allow minor units to be 150 m2.		

Submitter Number:	827	Submitter:	Christopher Berry
On behalf of:	Department of Conservation		
ECM File Numbers:	3342091		
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Submission Point No:	827.52(Section 41.9 - Table 5.4)	Category	Section 41 - Coastal Living Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Support Section 41.9 Table 5.4 Conservation Zone yard and other sections where this setback is provided for.		
	Decision Requested: Retain the Conservation Yard provisions in Sections 41, 54, 56 and 57.		
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Submitter Number:	849	Submitter:	Malcolm and Erin Clark
On behalf of:			
ECM File Numbers:	3342122		
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Submission Point No:	849.2(Section 41.4 Rule 14 One dwelling per lot)	Category	Section 41 - Coastal Living Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports Rule 14 providing for one dwelling as a permitted activity.		
	Decision Requested: Not stated.		
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Submitter Number:	889	Submitter:	Michael Savage
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On behalf of: Whangapoua Beach Ratepayers Association Incorporated

ECM File Numbers: [3342163](#)

Submission Point No: 889.1(Section 41 - Rule 14) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 41.4 Rule 14 one dwelling per lot in the Coastal Living Zone.

Decision Requested: Retain the provision for one dwelling per lot in the Coastal Living Zone.(Refer to original submission for specific wording)

Submission Point No: 889.6(Section 41 - Rule 2) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose Rule 2, in particular limiting tariff-paid visitors to 6 as it appears to have the unlawful purpose of protecting commercial interests to the disadvantage of property owners.

Decision Requested: Delete Section 41 Rule 2 in its entirety.(Refer to original submission for specific wording)

Submitter Number: 893 **Submitter:** Karl Cook - Barker and Associates Ltd

On behalf of: Isaac Lane and Noel Lane

ECM File Numbers: [3342167](#)

Submission Point No: 893.8(Section 41) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Support

Submission Summary: Generally support the Coastal Living zone rules as providing for a reasonable level of residential land use and development with appropriate controls on development to protect the Coastal Environment.

Decision Requested: Retain the Coastal Living Zone rules at Section 41.

Submitter Number: 896 **Submitter:** Ian Murray Revell

On behalf of:

ECM File Numbers: [3342173](#)

Submission Point No: 896.12(Section 41 - Rule 14) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 41.4 Rule 14 one dwelling per lot in the Coastal Living Zone.

Decision Requested: Retain Rule 14.

Submission Point No: 896.4(Section 41 Coastal Living Zone) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Delete Rule 2 'Visitor Accommodation'.

Decision Requested: Delete Rule 2 'Visitor Accommodation'.

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

On behalf of:

ECM File Numbers: [3342186](#)

Submission Point No: 925.7(Section 41 - Rule 2) **Category** Section 41 - Coastal Living Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes cap on 6 tariff paying guests for Visitor Accommodation particularly as the rule applies to Section 41 Coastal Living Zone.

Decision Requested: Delete Section 41 Rule 2 - Visitor Accommodation.

Category Name: PART VIII - ZONE RULES

Section 42 - Commercial Zone

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:	114.7(Section 42 - Rule 2 and Activity Table)	Category	Section 42 - Commercial Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Requests "supermarket" be added to Section 42's Activity Table and rules.		
	Decision Requested: Amend 42.3 Activity Table under the heading "Commercial" as follows: "Supermarkets R2"		
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Submitter Number:	1188	Submitter:	Colin Clune
On behalf of:	Vodafone New Zealand Limited		
ECM File Numbers:	3361656		
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Submission Point No:	1188.12(Section 42.4 Rule 11)	Category	Section 42 - Commercial Zone
Support/Oppose/Neutral:			
Submission Summary:	Considers that the maximum height of 15 m for telecommunication masts is too low.		
	Decision Requested: Amend Section 42.4 Rule 11 a) to increase the maximum height to 20 m (excluding lightning rods) and include an additional point d) <u>the attachment of telecommunication antennas and support structures to a maximum height of 5 m above the roof of the part of the building it is attached to. The height relation to boundary control of any adjoining residential zone boundary shall apply.</u>		
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Submitter Number:	353	Submitter:	Kim Coppersmith - Pauanui Community Office
On behalf of:	Pauanui Ratepayers and Residents Association		
ECM File Numbers:	3335552		
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Submission Point No:	353.14(Section 42 - Commercial Zone - Rule 12)	Category	Section 42 - Commercial Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Section 42 Rule 12.1 (e) (ii), (iii), (iv) - balcony or patio rules		
	Decision Requested: Delete section 42 Rule 12.1 (e) (ii), (iii), (iv)		
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Submitter Number:	533	Submitter:	Amber Tsang - Harrison Grierson Consultants
On behalf of:	The General Trust Board of the Anglican Diocese of Auckland		
ECM File Numbers:	3335793		
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Submission Point No:	533.2(Section 42)	Category	Section 42 - Commercial Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Support a range of activities (including community facilities and churches) are permitted activities in the Commercial Zone.		
	Decision Requested: Retain the Commercial Zone rule provisions.		
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Submitter Number:	706	Submitter:	Kay Panther Knight - Barker and Associates
On behalf of:	The National Trading Company of New Zealand Ltd		
ECM File Numbers:	3337728 ; 3337727 ; 3337726		
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Submission Point No:	706.2(Section 42 Commercial Zone)	Category	Section 42 - Commercial Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Seeks provision of 'Supermarkets' as a permitted activity.		
	Decision Requested: Make 'Supermarkets' a permitted activity in the Commercial Zone.		
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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:	755.11(Section 42 Commercial Zone)	Category	Section 42 - Commercial Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes fence restrictions and lux levels in Section 42.		
	Decision Requested: Remove fence restriction from Section 42 Table 3.6 and 3.7.Change the lux levels to 100 lux in Section 42 Table 3.8.		
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Submitter Number:	787	Submitter:	Jenni Fitzgerald
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On behalf of: New Zealand Transport Agency

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

Submission Point No: 787.28(Section 42 Commercial Zone) **Category** Section 42 - Commercial Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 42 and seeks for NZTA to be considered an affected party if a service station gains access to a state highway.

Decision Requested: Include note to Rule 14 to provide for NZTA to be considered an affected party if a service station gains access to a state highway. **Cross Reference Part V, VI, VII, VIII Rules** Retain Earthworks rules as notified.

Submitter Number: 792 **Submitter:** Hannah Whittle - Barker and Associates

On behalf of: McDonalds Restaurants (NZ) Ltd

ECM File Numbers: [3338545](#); [3338544](#)

Submission Point No: 792.3(Section 42 - Rule 2 and new activities) **Category** Section 42 - Commercial Zone

Support/Oppose/Neutral: Support

Submission Summary: Agrees with permitted activity status for "Restaurant" in Section 42 Rule 2, but is concerned that the omission of "development" activity will result in a discretionary activity status.

Decision Requested: In Section 42 Rule 2 maintain the Permitted activity status for "Restaurant"; and include "development" - being the construction of buildings, internal/external additions and alterations to buildings, and demolition of buildings - as specific Permitted activities in the Commercial Zone.

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

On behalf of: Surveying Services Ltd

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

Submission Point No: 794.42(Section 42 - new rule) **Category** Section 42 - Commercial Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose no rule for minor dwelling because they can aid Crime prevention/vibrancy, and could be above ground floor.

Decision Requested: In section 42, add 'minor dwelling' to Rule 2.

Submission Point No: 794.43(Section 42 - Table 3.2, 3.4) **Category** Section 42 - Commercial Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Seeks correction of Table 3 in terms of numbering, is concerned that 3 m maximum HRB is too high for residential amenity next door, and is inconsistent with 5 m residential area yard in Whitianga. Seeks a residential area yard be set in other commercial zones.

Decision Requested: In Section 42:1. Correct Table 3 numbering - two lines numbered "2".2. Replace 4. standard with "2 m & 45°".3. Set a residential area yard in other commercial zones - suggest 5 m.

Category Name: PART VIII - ZONE RULES

Section 43 - Conservation Zone

Submitter Number:	1139	Submitter:	Joan Delellis
On behalf of:			
ECM File Numbers:	3345128		
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Submission Point No:	1139.4(Section 43 - Rules 1 - 14)	Category	Section 43 - Conservation Zone
Support/Oppose/Neutral:			
Submission Summary:	<p>Many of the activities within Rules 1 - 14 are not suitable for high value areas of the DOC estate. The Waikato Conservation Management Strategy is the primary management document for DOC land, so permitted activity rules are not necessary.</p> <p>Decision Requested: Delete Rules 1 - 14 in Section 43, Conservation Zone.</p>		
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Submitter Number:	24	Submitter:	Patricia M Hishon
On behalf of:			
ECM File Numbers:	3304940 ; 3304941		
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Submission Point No:	24.11(Section 43.4 Conservation Zone Rule 1, 2 and 3)	Category	Section 43 - Conservation Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Opposes 'commercial type' activities being a permitted activity in the Conservation Zone.</p> <p>Decision Requested: Amend Rules 1, 2, and 3 so that the permitted activities become restricted discretionary activities.</p>		
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Submitter Number: 297 **Submitter:** Lawrence and Robyn Winkler

On behalf of:

ECM File Numbers: [3334655](#); [3334656](#)

Submission Point No: 297.15(Section 43 - Conservation Zone 43.4 Permitted Activities) **Category** Section 43 - Conservation Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Seeks amendment to Section 43 to remove all permitted activities within Rules 1-14.

Decision Requested:

Amend Section 43.4 to remove the permitted activities in Rules 1-14.

Decision Reason:

Submitter Number: 298 **Submitter:** Dean Glen

On behalf of: Dean Glen, Claire Elliot, Sol Glen, Roy Glen and Black Jack Farms

ECM File Numbers: [3334658](#); [3334659](#)

Submission Point No: 298.82(Section 43 - Conservation Zone) **Category** Section 43 - Conservation Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes all permitted activities Rules 1 - 14 and supports all non-permitted activities in Section 43.

Decision Requested: Delete all the permitted activities shown in Rules 1 - 14 of Section 43. Retain all Restricted Discretionary, Discretionary and Non-Complying activities within Section 43.

Submitter Number: 568 **Submitter:** Ben and Donna Grubb

On behalf of:

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

Submission Point No: 568.8(Section 43 - Rule 9) **Category** Section 43 - Conservation Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 43 Rule 9 as per submission, but believes the standards in Table 1 seem irrelevant to forestry, and seeks various amendments to Rule 9.

Decision Requested: In Section 43, add new Rule 9.1 a) vi) to remove trees within setba new Rule 9.1 f) to submit a wilding tree removal plan prior to afforestation, amend Rule 9. make afforestation in the Coastal Environment a non-complying activity, and amend Rule 9.4 to add standards for forestry harvesting, as detailed in the original submission.

Submitter Number: 626 **Submitter:** Liz Butterfield

On behalf of:

ECM File Numbers: [3337447](#)

Submission Point No: 626.8(Section 43 - Conservation Zone) **Category** Section 43 - Conservation Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Include all 'High Value Conservation Areas' in Schedule 4 within Section 43 Conservation Zone, and prohibit mining activities in that zone.

Decision Requested: 1. Add Schedule 4 High Value Conservation Areas to the Conservation Zone.2. Classify mining activities as prohibited activities in the Conservation Zone.

Submitter Number: 662 **Submitter:** Gian McGregor and Michael Smither

On behalf of:

ECM File Numbers: [3337676](#)

Submission Point No: 662.4(Section 43 Conservation Zone) **Category** Section 43 - Conservation Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Seeks deletion of all permitted activities in Rules 1-4.

Decision Requested: Delete all permitted activities in Rules 1-4.

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

On behalf of: Department of Conservation

ECM File Numbers: [3342091](#)

Submission Point No: 827.33(Section 43.3 Activity table) **Category** Section 43 - Conservation Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 43.3 Activity table in part but seeks inclusion of an additional activity.

Decision Requested: Amend the Activity table to add visitor related refuse transfer facilities and refuse recycling as a permitted activity.

Submission Point No: 827.34(Section 43.4 - Rule 6) **Category** Section 43 - Conservation Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 43.4 Rule 6 in part.

Decision Requested: Amend Rule 6.1 to add a new point "d) where earthmoving plant and machinery does not contain soil and plant material from other locations".

Submission Point No: 827.35(Section 43.6 - Rule 17) **Category** Section 43 - Conservation Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 43.6 Rule 17.

Decision Requested: Either revise the statement regarding discretionary activities at Rule 17, or revise the scope of Activities Table 1.8 to avoid confusion.

Submission Point No: 827.36(Section 43.8 - Table 5.9) **Category** Section 43 - Conservation Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 43.8 Table 5.9 offsite effects from earthworks.

Decision Requested: Amend Table to include an additional point d): "Whether measures have been taken to prevent the introduction or spread of Kauri dieback disease arising from the introduction of plant and soil material from offsite via earthmoving plant and machinery."

Submission Point No: 827.37(Section 43.4 - Rule 6) **Category** Section 43 - Conservation Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 43.4 Rule 6 in part.

Decision Requested: Amend Rule 6 to incorporate the standards from Section 32 Rule 2 and include an additional standard requiring “that mature indigenous vegetation is not removed.”

Submission Point No: 827.38(Section 43.4 - Rule 10) **Category** Section 43 - Conservation Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 43.4 Rule 10 in part but notes that 10.1 e) relating to public access cannot always be met in full.

Decision Requested: Amend Rule 10.1 e) to read “the public has opportunities to access the farm where appropriate.”

Submission Point No: 827.39(Section 43.4 - Rule 11) **Category** Section 43 - Conservation Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 43.4 Rule 11 in part but notes that it should be expanded to provide for noise generated by management activities.

Decision Requested: Amend Rule 11 by adding a new point f): “Management purposes, e.g. track construction and maintenance, facilities establishment, helicopter operations and related management activity”.

Submission Point No: 827.40(Section 43 - Notes below Rules 1, 2, 3, 5) **Category** Section 43 - Conservation Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports in part the notes in Section 43 relating to obtaining approval from the Department of Conservation seeks amendments to the note to improve certainty.

Decision Requested: Amend Section 43 to include a note applicable to all rules in the Conservation Zone that applications for resource consent should have the prior approval of the Department of Conservation as the land administering authority.

Submission Point No:	827.41(Section 43.4 - new rules)	Category	Section 43 - Conservation Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	<p>Supports in part Section 43.4 permitted activities but seeks inclusion of additional activities for restoration, wild animal control, nuisance/plant pest or weed or animal pest control, visitor centres, workshops and depots and staff accommodation.</p> <p>Decision Requested: Amend Section 43 to provide for: restoration, wild animal control, nuisance/pest plant or weed or animal pest control, visitor centres, workshops and depots and staff accommodation as permitted activities in the Conservation Zone, including in that area that lies within the coastal environment.</p>		
Submission Point No:	827.42(Section 43.5 - Rule 16 Visitor accommodation)	Category	Section 43 - Conservation Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	<p>Supports Section 43.5 Rule 16 in part but suggests that it is unclear how facilities associated with visitor accommodation are treated.</p> <p>Decision Requested: Amend Rule 16.1 to add the words "<u>and related facilities</u>" after activity.</p>		
Submission Point No:	827.43(Section 43.4 - Rule 9 Afforestation)	Category	Section 43 - Conservation Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	<p>Supports Section 43.4 Rule 9 Afforestation in part but seeks amendments to consider the presence of indigenous fauna.</p> <p>Decision Requested: Amend Rule 9.1 e) to include an additional point <u>vi) Whether indigenous fauna (e.g. kiwi, frogs etc) are present on the site and indicate the steps proposed to safely relocate or to protect them.</u></p>		
Submission Point No:	827.44(Section 43.3 - new rule)	Category	Section 43 - Conservation Zone
Support/Oppose/Neutral:	Neutral		
Submission Summary:	Notes that Section 43 doesn't provide for freedom camping.		

Decision Requested: Amend Section 43 to provide for freedom camping as a permitted activity in the Conservation Zone except in areas where the Department of Conservation has imposed a restriction.

Submission Point No: 827.45(Section 43.7 - Rule 18) **Category** Section 43 - Conservation Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports in part Rule 18 relating to activities not provided for in Section 43 but notes that the situation is not clear and that a number of activities that are provided for in other parts of the plan are not provided for in Section 43 and become non-complying activities.

Decision Requested: Either revise the statement regarding discretionary activities in Rule 18, or revise the scope of Activities Table 1.8 to avoid confusion; and make provision for hazardous facilities, cycleway/walkway, helipad, pest control, road formation, road maintenance, vehicle parking, loading, and manoeuvring, wastewater treatment plant and treated waste disposal, water treatment plant, water reservoir in the Conservation Zone.

Submitter Number: 855 **Submitter:** Katie Treadaway - KTB Planning

On behalf of: Rayonier New Zealand Ltd and Earnslaw One Ltd

ECM File Numbers: [3342127](#)

Submission Point No: 855.20(Section 43.3 Activity Table) **Category** Section 43 - Conservation Zone

Support/Oppose/Neutral: Neutral

Submission Summary: Suggests that Crown Forest land used for production forestry should not be located in the Conservation Zone.

Decision Requested: Confirm that there isn't any Crown Forest land used for production forestry within the Conservation Zone. If there is then production forestry should be a permitted activity.

Submitter Number:	895	Submitter:	Vivienne McLean
On behalf of:	Kauri 2000 Trust		
ECM File Numbers:	3342171		
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Submission Point No:	895.7(Section 43 Conservation Zone)	Category	Section 43 - Conservation Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Seeks change of activity status for earthworks and inclusion of provisions to prevent kauri dieback disease.</p> <p>Decision Requested: Reclassify earthworks in Section 43 Rule 6 to be restricted discretionary subject to provisions of Table 5.Add to Section 43 Table 5.9 consideration of kauri dieback prevention as per submission. Add new point to Section 43 Table 5 to address kauri dieback as per submission.</p>		
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Category Name: PART VIII - ZONE RULES			
Section 44 - Extra Density Residential Zone			

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:	114.8(Section 44 - Activity Table and new Rule 16A)	Category	Section 44 - Extra Density Residential Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Requests a new Rule 16A to Section 44 for supermarkets as a restricted discretionary activity subject to assessment criteria.		

Decision Requested: Add a new restricted discretionary "Rule 16A Commercial" to Section 44, with specific assessment criteria as listed in the submission.

Submitter Number: 1182 **Submitter:** David Lamason

On behalf of: Whitianga Waterways Ltd

ECM File Numbers: [3346137](#)

Submission Point No: 1182.10(Section 44 - Table 4.1 i)) **Category** Section 44 - Extra Density Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose the 8 m privacy buffer, as people buying into a comprehensive development understand what they are buying into.

Decision Requested: Delete Table 4.1 i).

Submission Point No: 1182.11(Section 44 - Table 7 matters 10 and 12) **Category** Section 44 - Extra Density Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose matters 10 and 12 in Table 7 as the assessment criteria are too vague and subjective.

Decision Requested: Delete Table 7 matters 10 and 12.

Submission Point No: 1182.8(Section 44 - Rule 15.1) **Category** Section 44 - Extra Density Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Support the controlled activity status for comprehensive residential development.

Decision Requested: Retain controlled activity status for Rule 15.1 in Section

44.

Submission Point No: 1182.9(Section 44 - Table 4.1 e) and f)) **Category** Section 44 - Extra Density Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: The maximum building height should be 14 m to allow four levels.

Decision Requested: Increase the maximum building height in Section 44 Table 4.1 e) and f) to 14 m.

Submitter Number: 1184 **Submitter:** David Lamason

On behalf of: Pauanui Waterways Limited

ECM File Numbers: [3346170](#)

Submission Point No: 1184.4(Section 44 - Rule 15.1) **Category** Section 44 - Extra Density Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports controlled activity status for comprehensive residential development.

Decision Requested: Retain controlled activity status in Rule 15.1 of Section 44.

Submission Point No: 1184.5(Section 44 - Table 4.1 e), f), i)) **Category** Section 44 - Extra Density Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the maximum building height - increase it to 14 metres. Opposes the 8 m privacy buffer standard.

Decision Requested: Amend Section 44 to:1. Replace Table 4.1 e) and f) with one maximum building height standard of 14 m.2. Delete Table 4.1 i).

Submission Point No: 1184.6(Section 44 - Table 7 matters 10 and 12) **Category** Section 44 - Extra Density Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose Matters 10 and 12 - the assessment criteria are too vague and subjective.

Decision Requested: Delete matters 10 and 12 from Table 7.

Submitter Number: 132 **Submitter:** David Boersen

On behalf of: Pauanui Surf Life Saving Club

ECM File Numbers: [3329497](#)

Submission Point No: 132.6(Section 44) **Category** Section 44 - Extra Density Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Support the remainder of the development controls applicable to 2 Just-in-time Place, Pauanui as currently drafted.

Decision Requested: Retain development controls in Section 44 for 2 Just-in-time Place, Pauanui.

Submitter Number: 278 **Submitter:** Kristal Kennett Grant Law

On behalf of:

ECM File Numbers:

Submission Point No:	278.1(Section 44.4 Visitor Accommodation in Extra Density Residential Zone)	Category	Section 44 - Extra Density Residential Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes the Section 44.4 Rule 1 restricting the number of of paying visitors to 6.		
	Decision Requested: Delete the limitation of 6 paying visitors as a permitted activity in Section 44.4 Rule 1.		

Submitter Number:	353	Submitter:	Kim Coppersmith - Pauanui Community Office
On behalf of:	Pauanui Ratepayers and Residents Association		
ECM File Numbers:	3335552		

Submission Point No:	353.15(Section 44 - Extra Density Residential Zone Rule 15)	Category	Section 44 - Extra Density Residential Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports minimum gross site area of not less than 2000 m2 for Pauanui.		
	Decision Requested: Retain Section 44.5 Rule 15.1(a).		

Submission Point No:	353.16(Section 44 - Extra Density Residential Zone 44.9 Table 5)	Category	Section 44 - Extra Density Residential Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports Canal Frontage Yard 4m		
	Decision Requested: Retain Section 44.9 Table 5 3(a) Canal Residential Standards		

Submitter Number:	584	Submitter:	Bruce Scott
On behalf of:	Bruce Scott - Architects		
ECM File Numbers:	3337161		
Submission Point No:	584.1(Section 44.9 Table 5 1.f) ii) & iii))	Category	Section 44 - Extra Density Residential Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes the proposal to reduce the allowed boundary wall height for a non-habitable room in the Extra Density Residential Zone. Decision Requested: Amend Section 44 Table 5 to include the standard from the Operative District Plan for garage encroachments in side or rear yards no longer than 6.6 m and complying with 3 m and 45 degree daylighting not used for living accommodation.		

Submitter Number:	719	Submitter:	Pamela Robyn Malcolm
On behalf of:			
ECM File Numbers:	3337826		
Submission Point No:	719.2(Section 44 - Rule 1)	Category	Section 44 - Extra Density Residential Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes 6 people threshold for 'Visitor Accommodation' in Section 44 Rule 1. Decision Requested: Not stated, but indicates that Section 44 Rule 1 should be amended so the threshold is higher than 6 people per household.		

Submitter Number:	753	Submitter:	Lee Sveistrup
On behalf of:			
ECM File Numbers:	3337853		
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Submission Point No:	753.1(Section 44 - Rule 1.1)	Category	Section 44 - Extra Density Residential Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Visitor accommodation is under-regulated.		
	Decision Requested: Delete Section 44 Rule 1.1.		
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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:	755.12(Section 44 Extra Density Residential Zone)	Category	Section 44 - Extra Density Residential Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes outdoor space requirement in Rule 12.1b and fence rules in Table 5.		
	Decision Requested: Remove restriction in Rule 12.1b for outdoor space being in front yard.Remove fence rules from Table 5.		
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Submitter Number:	787	Submitter:	Jenni Fitzgerald
On behalf of:	New Zealand Transport Agency		
ECM File Numbers:	3338388 ; 3338389 ; 3338390		
Submission Point No:	787.29(Section 44 Extra Density Residential Zone)	Category	Section 44 - Extra Density Residential Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Supports Section 44 and seeks Definition of and information requirements for 'Comprehensive Residential Development.		
	Decision Requested: Cross Reference Section 3 and Rule 18 Section 54. Include Definition of and information requirements for 'Comprehensive Residential Development.		

Submitter Number:	791	Submitter:	Sue Edens and Others
On behalf of:			
ECM File Numbers:	3338258 ; 3338259 ; 3338260 ; 3338261 ; 3338262 ; 3338263		
Submission Point No:	791.58(Section 44 - Tables 6, 7)	Category	Section 44 - Extra Density Residential Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Too prescriptive.		
	Decision Requested: In Section 44:1. Remove Tables 6 and 7.2. In Table 7, remove matters 5, 6, 7 and 12.		

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

On behalf of: Surveying Services Ltd

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

Submission Point No: 794.44(Section 44 - Rules 10 and 12) **Category** Section 44 - Extra Density Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Rules 10 and 12 of Section 44.

Decision Requested: In Section 44, retain Rules 10 and 12.

Submission Point No: 794.45(Section 44 - Table 4 and Table 5) **Category** Section 44 - Extra Density Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 44.5 Table 4 except 1. g) and Table 5 except 1. h) relating to height of buildings in relation to the boundary.

Decision Requested: Amend Table 4.1 g) and table 5.1 h) to 2 m & 45°.

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

On behalf of:

ECM File Numbers: [3337925](#)

Submission Point No: 799.56(Section 44.9 - Table 6) **Category** Section 44 - Extra Density Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 44.9 Table 6.6 assessment matter and criteria relating to building bulk and design for controlled activities and 6.7 relating to garages not visually dominating the street frontage.

Decision Requested: Delete Table 6.6 and 6.7.

Submission Point No: 799.57(Section 44.9 - Table 7) **Category** Section 44 - Extra Density Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 44.9 Table 7.5 b) assessment matter and criteria relating to passive surveillance of publicly; 7.6 a) and d) building bulk and design.

Decision Requested: Delete Table 7.5 b), 7.6 a) and 7.6 d)

Submission Point No: 799.66(Section 44 Table 6.6; Table 7.6 a).) **Category** Section 44 - Extra Density Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 44 Table 6.6 and Table 7.6 a) relating to building bulk and design.

Decision Requested: Delete Section 44 Table 6.6; and Section 44 Table 7.6 a).

Category Name: PART VIII - ZONE RULES

Section 45 - Gateway Zone

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:	114.9(Section 45 - Activity Table and Rule 1)	Category	Section 45 - Gateway Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Seeks inclusion of the activity "supermarkets" in Rule 1.		
	Decision Requested: Amend Section 45.3 Activity Table "Commercial" to include "Supermarkets" as a permitted activity.		
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Submitter Number:	1182	Submitter:	David Lamason
On behalf of:	Whitianga Waterways Ltd		
ECM File Numbers:	3346137		
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Submission Point No:	1182.4(Section 45 - Rule 7)	Category	Section 45 - Gateway Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Section 45.4 Rule 7 setting the noise standard from the Gateway Zone.		
	Decision Requested: Amend Rule 7 Table 2 to increase the Gateway Zone noise level adjacent to a Residential Zone (7 am to 10 pm) to 55 dB; and extend the daytime noise hours for the Gateway Zone on a Sunday to 7 am to 10 pm.		
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Submission Point No:	1182.5(Section 45 - Rule 5.1 d))	Category	Section 45 - Gateway Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 45.4 Rule 5 earthworks to establish a building platform as a permitted activity, but seeks inclusion of earthworks associated with establishing car parking.

Decision Requested: Amend Rule 5.1 d) to include earthworks associated with establishing car parking.

Submitter Number: 131

Submitter: Paul Kelly

On behalf of: Mercury Bay Community Board

ECM File Numbers: [3329109](#)

Submission Point No: 131.8(Section 45 - Table 3.3 maximum building height)

Category Section 45 - Gateway Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 45.7 Table 3.3 relating to the maximum building height of 12 metres to provide for an attractive entry/approach to Whitianga township.

Decision Requested: Retain the maximum building height of 12 meters.

Submitter Number: 706

Submitter: Kay Panther Knight - Barker and Associates

On behalf of: The National Trading Company of New Zealand Ltd

ECM File Numbers: [3337728](#) ; [3337727](#) ; [3337726](#)

Submission Point No: 706.4(Section 45 Gateway Zone)

Category Section 45 - Gateway Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 45 not providing for 'supermarkets' as a permitted activity.

Decision Requested: Amend Section 45.3 Activity Table to provide for 'Supermarkets' as a permitted activity; and make consequential changes to accommodate the activity, including increasing the site coverage, removing the residential yard, amending the noise standards; and amending every zone section rule relating to 'noise not covered by another rule' rule to include emergency generators as a permitted activity (refer to original submission for specific wording).

Submitter Number: 791

Submitter: Sue Edens and Others

On behalf of:

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

Submission Point No: 791.59(Section 45 - numbering)

Category Section 45 - Gateway Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Wrong numbering reference of '49' in Activity Table.

Decision Requested: Change Activity Table numbering from '49' to '45'.

Category Name: PART VIII - ZONE RULES

Section 46 - Industrial Zone

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

On behalf of: Progressive Enterprises Ltd (PEL)

ECM File Numbers: [3325994](#)

Submission Point No: 114.10(Section 46 - Activity Table and new Rule 11A) **Category** Section 46 - Industrial Zone

Support/Oppose/Neutral: Support

Submission Summary: Requests new restricted discretionary rule for "supermarkets" in Section 46 subject to assessment criteria.

Decision Requested: Add new Rule 11A Supermarkets to Section 46 along with assessment criteria as listed in the original submission.

Submitter Number: 1180 **Submitter:** David Lamason - Planners Plus

On behalf of: O P Columbia

ECM File Numbers: [3346100](#)

Submission Point No: 1180.3(Section 46 - Rule 6) **Category** Section 46 - Industrial Zone

Support/Oppose/Neutral: Support

Submission Summary: Support permitted activity status of complying industrial activities and restricted discretionary status if standards are not complied with.

Decision Requested: Retain Rule 6 permitted and restricted discretionary status.

Submission Point No: 1180.4(Section 46 - Rule 8) **Category** Section 46 - Industrial Zone

Support/Oppose/Neutral: Support

Submission Summary: Support permitted activity status of retail accessory to an industrial activity where standards met, and restricted discretionary status where standards not met.

Decision Requested: Retain permitted and restricted discretionary activity status in Rule 8.

Submitter Number: 1188 **Submitter:** Colin Clune

On behalf of: Vodafone New Zealand Limited

ECM File Numbers: [3361656](#)

Submission Point No: 1188.13(Section 46.8 Table 4 Standards) **Category** Section 46 - Industrial Zone

Support/Oppose/Neutral:

Submission Summary: Considers that the maximum building height of 15 m in Table 4.3 is too low.

Decision Requested: Amend Section 46.8 Table 4 to include two additional standards relating to the height of telecommunication mast, tower, dish and associated antenna equipment (specific wording provided in original submission).

Submitter Number: 609 **Submitter:** Graeme Lawrence

On behalf of: Kopu Landowners and Occupiers Association

ECM File Numbers: [3337343](#)

Submission Point No:	609.3(Section 46 - Rule 1)	Category	Section 46 - Industrial Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Opposes 'restaurant' being a permitted or restricted discretionary activity in Section 46 Industrial Zone Rule 1.</p> <p>Decision Requested: Delete Rule 1 Restaurant, and add a non-complying Restaurant rule: "Notwithstanding the listing of "general commercial" and "restaurant" in the Activity Submission Summary: non-complying Table (in Section 1.8) General Commercial and Restaurant are non-complying activities."</p>		

Submitter Number:	611	Submitter:	Graeme Lawrence - Lawrence Cross and Chapman
On behalf of:	R Bros Trust		
ECM File Numbers:	3337348		
Submission Point No:	611.3(Section 46 - Industrial Zone Rule 4)	Category	Section 46 - Industrial Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Opposes 'restaurant' being a permitted or restricted discretionary activity in Section 46 Industrial Zone Rule 1.</p> <p>Decision Requested: Delete Rule 1 Restaurant, and add a non-complying Restaurant rule: "Notwithstanding the listing of "general commercial" and "restaurant" in the Activity Submission Summary: non-complying Table (in Section 1.8) General Commercial and Restaurant are non-complying activities."</p>		

Submitter Number:	749	Submitter:	Graeme Lawrence
On behalf of:	Valley Education and Training Enterprises Ltd		

ECM File Numbers: [3338030](#)

Submission Point No: 749.4(Section 46 - new rule) **Category** Section 46 - Industrial Zone

Support/Oppose/Neutral: Support

Submission Summary: Support provisions for industries and separation from other uses. Provide for essential support services in the form of education and training institutes within the industrial areas where plant and machinery, office and workshop spaces can provide authentic education and training experiences.

Decision Requested: In Section 46 Industrial Zone1. Add a new activity "Education and Trade Training Facility" to the Activity Table.2. Add new Rule: "**Education and Trade Training Facility**"(Refer to original submission for specific wording)

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

On behalf of: New Zealand Transport Agency

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

Submission Point No: 787.30(Section 46 Industrial Zone) **Category** Section 46 - Industrial Zone

Support/Oppose/Neutral: Support

Submission Summary: Section 46 is supported.Front yard standard is opposed and sought to be changed from 6m to 15m.

Decision Requested: Cross reference to Section 47:Change Front Yard Standards in Section 46.8 Table 4 and Table 3 from 6m to 15m.

Submitter Number: 792 **Submitter:** Hannah Whittle - Barker and Associates

On behalf of: McDonalds Restaurants (NZ) Ltd

ECM File Numbers: [3338545](#); [3338544](#)

Submission Point No: 792.4(Section 46 - Rule 1) **Category** Section 46 - Industrial Zone

Support/Oppose/Neutral: Support

Submission Summary: Agrees with the permitted activity status for “Restaurant” in Section 46 Rule 1, but is concerned that the omission of “development” will result in a discretionary activity status.

Decision Requested: In Section 46 Rule 1, maintain the Permitted activity status for “Restaurant”; and include “development” - being the construction of buildings, internal/external additions and alterations to buildings, and demolition of buildings - as specific Permitted activities for the Industrial Zone.

Category Name: PART VIII - ZONE RULES

Section 47 - Light Industrial Zone

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:	114.11(Section 47 - Activity Table and new Rule 11A)	Category	Section 47 - Light Industrial Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Requests a new rule for 'supermarket' as a restricted discretionary activity in Section 47 subject to certain assessment criteria.		
	Decision Requested: Add a new restricted discretionary Rule 11A 'Supermarket' to Section 47, with assessment criteria as listed in the submission.		
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Submitter Number:	1188	Submitter:	Colin Clune
On behalf of:	Vodafone New Zealand Limited		
ECM File Numbers:	3361656		
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Submission Point No:	1188.14(Section 47.8 Table 3 Standards)	Category	Section 47 - Light Industrial Zone
Support/Oppose/Neutral:			
Submission Summary:	Considers that the maximum height of 10 metres for telecommunication masts is too low.		
	Decision Requested: Amend Section 47.8 Table 2 Standards to include two additional standards relating to maximum height for telecommunication mast, tower, dish and associated antenna (specific wording provided in original submission).		
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Submitter Number:	121	Submitter:	Kay Panther-Knight - Barker and Associates
On behalf of:	Bunnings Ltd		
ECM File Numbers:	3328087 ; 3328085 ; 3328086 ; 3328083		
Submission Point No:	121.2(Ligh Industrial Zone activities)	Category	Section 47 - Light Industrial Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Requests "building improvement centres" to be added as a permitted activity in Section 47 Light Industrial Zone.		
	Decision Requested: Provide for "building improvement centres" as a permitted activity in the Light Industrial Zone, as per text in submission.		

Submitter Number:	429	Submitter:	Gill Chappell
On behalf of:	Wilson Hellaby Ltd		
ECM File Numbers:	3338234 ; 3338235 ; 3338236 ; 3338237		
Submission Point No:	429.7(Section 47 - Rule 6)	Category	Section 47 - Light Industrial Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Rule 6 limiting vehicle movements in the Light Industrial Zone.		
	Decision Requested: Delete Rule 6 (1)(b) which limits vehicle movements to 250 per day or make alternative amendments (refer to original submission for specific wording).		

Submitter Number:	706	Submitter:	Kay Panther Knight - Barker and Associates
On behalf of:	The National Trading Company of New Zealand Ltd		
ECM File Numbers:	3337728 ; 3337727 ; 3337726		
Submission Point No:	706.5(Section 47 Light Industrial Zone)	Category	Section 47 - Light Industrial Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Seeks restricted discretionary status for alterations and additions to existing 'Supermarkets' and more lenient site coverage controls in the 'Light Industrial Zone'.</p> <p>Decision Requested: Add 'Additions and Alterations to existing supermarket developments up to 20% of existing GFA' as a restricted discretionary activity. Amend Rule 47.8 to reflect a more lenient maximum site coverage figure, at least 80% or remove altogether.</p>		

Submitter Number:	791	Submitter:	Sue Edens and Others
On behalf of:			
ECM File Numbers:	3338258 ; 3338259 ; 3338260 ; 3338261 ; 3338262 ; 3338263		
Submission Point No:	791.60(Section 47 - Activity Table heading 'Marine')	Category	Section 47 - Light Industrial Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>In the Activity Table, the Marine activities are under Industrial heading.</p> <p>Decision Requested: Remove "Marine" heading in Activity Table.</p>		

Category Name: PART VIII - ZONE RULES

Section 48 - Low Density Residential Zone

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:	114.12(Section 48 - Activity Table and new Rule 13A)	Category	Section 48 - Low Density Residential Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Requests a new restricted discretionary activity to Section 48 for "supermarkets" subject to certain assessment criteria.		
	Decision Requested: Add a new restricted discretionary activity to Section 48 for "supermarkets, with assessment criteria as listed in the submission.		
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Submitter Number:	169	Submitter:	Dirk Sieling - Sieling Farms
On behalf of:	Dirk and Kathy Sieling		
ECM File Numbers:	3329879		
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Submission Point No:	169.4(Section 48 - Rule 4)	Category	Section 48 - Low Density Residential Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Amend Rule 4 by adding earthworks for fences, farm tracks & races as a permitted activity so farming practices can continue.		
	Decision Requested: Amend Section 48 Rule 4 by adding earthworks for fences, farm tracks & races as a permitted activity.		
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Submitter Number: 794 **Submitter:** Debbie Waterhouse

On behalf of: Surveying Services Ltd

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

Submission Point No: 794.46(Section 48 - Rule 6) **Category** Section 48 - Low Density Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Rule 6.

Decision Requested: Retain Rule 6.

Submission Point No: 794.47(Section 48 - Table 4.6) **Category** Section 48 - Low Density Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Table 4.6 relating to "other yard" setbacks of 1.5 suggesting that all a high degree of amenity is desired.

Decision Requested: Amend Section 48.8 Table 4.6 to change the "other yard" standard to 5 m and that this should only be reduced when the applicant can prove that there will be 10 m between the building on their lot and any adjoining or potential building site on neighbouring land.

Submission Point No: 794.48(Section 48 - Table 4.7) **Category** Section 48 - Low Density Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 48.8 Table 4.7.

Decision Requested: Delete standard 7 from Table 4.

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

On behalf of:

ECM File Numbers: [3337925](#)

Submission Point No: 799.64(Section 48.8 Table 4) **Category** Section 48 - Low Density Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 48.8 Table 4.10 maximum site coverage and 4.12 maximum height of solid fence in front or side yard.

Decision Requested: Delete Table 4.10 and 4.12.

Category Name: PART VIII - ZONE RULES

Section 49 - Marine Service Zone

Submitter Number: 397

On behalf of: Thames-Coromandel District Council

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

Submission Point No: 397.86(Section 49 - Rule 4)

Support/Oppose/Neutral: Support

Submission Summary: Seeks provision of 'Informal recreation' as a permitted activity and deletion of permitted st

Decision Requested:

Amend: "**Rule 4 Emergency service training, military training**

Informal recreation

Scientific equipment, navigational aid

1. An activity listed in Rule 4 is a permitted activity ~~provided it meets the standards~~
 2. ~~An activity that is not permitted under Rule 4.1 is a restricted discretionary activity~~
 3. ~~The Council restricts its discretion to all the matters in Table 4 at the end of Sect~~
-

Submission Point No: 397.87(Section 49 - Rule 7)

Support/Oppose/Neutral:

Submission Summary: Seeks deletion of standards in Rule 7.

Decision Requested: Amend Rule 7 in Section 49 to read:"1. An activity listed in R

b) ~~For a pole or structure associated with an activity:~~

i) ~~The pole or structure does not exceed 15 metres in height; and~~

ii) ~~It has a cross-section dimension of no greater than 850 mm; and~~

e) ~~The maximum area of a building/structure does not exceed 50 m².~~

~~2. An activity that is not permitted under Rule 7.1 is a restricted discretionary activity~~

~~3. The Council restricts its discretion to matters 1, 3, 6 and 7 in Table 4 at the end of~~

Submission Point No: 397.88(Section 49 - Rule 10.1)

Support/Oppose/Neutral: Support

Submission Summary: Seeks deletion of some of the standards as they apply to above-ground electricity lines.

Decision Requested: Amend Rule 10.1 of Section 49 to read: "An above-ground electricity line is a restricted discretionary activity if it is a structure that is used for the purpose of carrying, supporting, or protecting overhead power lines, and

a) ~~For a pole or structure associated with an activity:~~

i) ~~The pole or structure does not exceed 15 metres in height; and~~

ii) ~~It has a cross-section dimension of no greater than 850 mm; and~~

iii) ~~It does not exceed the maximum area of 50 m² no structure exceeds 15 m in height~~

Submission Point No: 397.89(Section 49 - Table 4.5)

Support/Oppose/Neutral: Support

Submission Summary: Seeks deletion of Table 4.5 of Section 49.

Decision Requested: Delete Table 4.5 of Section 49 and make subsequent numbering correct

Submitter Number: 405

Submitter: Joyce Birdsall

On behalf of:

ECM File Numbers: [3337657](#); [3337658](#)

Submission Point No: 405.36(Section 49.2)

Category: Section 49 - Marine Service Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes industrial activities within the Tairua Marina.

Decision Requested: Have no industrial provision that applies to the Tairua Marina.

Submission Point No: 405.37(Section 49 - Rules 1 and 3) **Category** Section 49 - Marine Service Zone

Support/Oppose/Neutral: Support

Submission Summary: Accept the activities listed in Rule 1 as permitted. A restaurant would be better grouped under Rule 1 than Rule 3.

Decision Requested: Move "Restaurant" from Rule 3 to Rule 1.

Submitter Number: 493

Submitter: John Jacobs

On behalf of:

ECM File Numbers: [3335078](#)

Submission Point No: 493.2(Section 49.4 Rule 2) **Category** Section 49 - Marine Service Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes industrial activities in the Marine Service Zone.

Decision Requested: Delete Rule 2.

Submitter Number: 494

Submitter: Anthony and Susan Jacobs

On behalf of:

ECM File Numbers: [3335088](#)

Submission Point No: 494.2(Section 49.4 Rule 2) **Category** Section 49 - Marine Service Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes industrial activities in the Marine Service Zone

Decision Requested: Delete Rule 2.

Submitter Number: 496 **Submitter:** Richard Jacobs

On behalf of:

ECM File Numbers: [3335091](#)

Submission Point No: 496.2(Section 49.4 Rule 2) **Category** Section 49 - Marine Service Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes industrial activities in the Marine Service Zone

Decision Requested: Delete Rule 2.

Submitter Number: 497 **Submitter:** Simon Jacobs

On behalf of:

ECM File Numbers: [3335093](#)

Submission Point No: 497.2(Section 49.4 Rule 2) **Category** Section 49 - Marine Service Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes industrial activities in the Marine Service Zone.

Decision Requested: Delete Rule 2.

Submitter Number: 540 **Submitter:** Patricia Molly Gilbert

On behalf of:

ECM File Numbers: [3336287](#); [3336293](#)

Submission Point No: 540.1(Section 49 Tairua Marina) **Category** Section 49 - Marine Service Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes industrial activities to be able to operate within the Marine Service Zone.

Decision Requested: Delete 'Tairua Marina' from section 49.1 Exclude industrial activities in Section 49.2

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

On behalf of:

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

Submission Point No: 791.61(Section 49 - Activity Table) **Category** Section 49 - Marine Service Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Correct Activity Table groupings.

Decision Requested: In section 49 Activity Table, move 'General commercial' (now called 'commercial general') and 'restaurant to the 'Commercial' bracket above.

Submitter Number: 963 **Submitter:** Donald Hughes

On behalf of:

ECM File Numbers: [3343764](#)

Submission Point No: 963.4(Section 49 - Table 4.3 b)) **Category** Section 49 - Marine Service Zone

Support/Oppose/Neutral:

Submission Summary: Requests amendments to Section 49 Table 4.3 b) to ensure the effects listed in Table 4.3 a) are tolerable.

Decision Requested: Amend Table 4.3 b) to state the parameters of such effects considered tolerable or state where they can be found; also provide reference to opportunities for public input in the consenting process.

Category Name: PART VIII - ZONE RULES

Section 50 - Open Space Zone

Submitter Number: 1154 **Submitter:** Stephen Bootten

On behalf of:

ECM File Numbers: [3345397](#)

Submission Point No: 1154.8(Section 50 - Open Space Zone) **Category** Section 50 - Open Space Zone

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the Zone is made clear for Matarangi.

Decision Requested: Amend the Open Space Zone purpose.(refer to original submission for specific wording)

Submitter Number: 467 **Submitter:** Grant and Kristine McCurrach

On behalf of:

ECM File Numbers: [3334748](#)

Submission Point No: 467.8(Section 50.2 Zone Purpose) **Category** Section 50 - Open Space Zone

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the Zone is made clear for Matarangi.

Decision Requested: Amend the Open Space Zone purpose: "The primary purpose of the zone is to ensure: open space qualities are achieved and natural

attributes are preserved; open space zone applied to land in private ownership identifies where development rights have been transferred; open space zone vested in Council is to be managed as open space free of buildings or community facilities."(refer to original submission for specific wording)

Submitter Number: 477 **Submitter:** The Secretary Matarangi Ratepayers

On behalf of: Matarangi Ratepayers Association Incorporated

ECM File Numbers: [3334805](#); [3334809](#); [3334808](#); [3334807](#)

Submission Point No: 477.21(Section 50.1 - Para 3) **Category** Section 50 - Open Space Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 50.1 Open Space Zone Description as it does not make clear that not all of the Matarangi golf course is within the Structure Plan.

Decision Requested: Amend Section 50.1 Zone Description as follows: "The Open Space Zone also covers the existing Matarangi Golf Course, the largest portion of which is included in the Matarangi Structure Plan (see Section 27.3)."

Submission Point No: 477.22(Section 50.2 - Para 2 Sentence 2) **Category** Section 50 - Open Space Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes paragraph two in Section 50.2 Open Space Zone Purpose in relation to the Matarangi Structure Plan and potential for a future covenant or consent notice on the golf course titles.

Decision Requested: Amend paragraph 2 in Section 50.2 as follows: "Eventually a covenant or consent notice on the titles of the Matarangi Golf Course should confirm the intent for the land to be retained as open space in perpetuity."

Submission Point No: 477.23(Section 50 - Rule 9) **Category** Section 50 - Open Space

Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Rule 9 providing for informal recreation activities as non-complying on the Matarangi Golf Course.

Decision Requested: Either amend the 'Informal Recreation' definition in Section 3 to include the Open Space Zone or provide an alternative solution to ensure that informal recreation is a permitted activity on the Matarangi golf course.

Submitter Number: 544

Submitter: Karen Bootten

On behalf of:

ECM File Numbers: [3336549](#) ; [3336548](#) ; [3345257](#)

Submission Point No: 544.10(Section 50 - Open Space Zone)

Category Section 50 - Open Space Zone

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the zone is made clear for Matarangi.

Decision Requested: Amend the Open Space Zone purpose: "The primary purpose of the zone is to ensure: open space qualities are achieved and natural attributes are preserved; open space zone applied to land in private ownership identifies where development rights have been transferred; open space zone vested in Council is to be managed as open space free of buildings or community facilities."(refer to original submission for specific wording)

Submitter Number: 551

Submitter: Peter and Paula Clarke

On behalf of:

ECM File Numbers: [3336563](#); [3336564](#); [3336565](#); [3336566](#); [3336567](#)

Submission Point No: 551.8(Section 50.2 Zone Purpose) **Category** Section 50 - Open Space Zone

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the zone is made clear for Matarangi.

Decision Requested: Amend the Open Space Zone purpose: "The primary purpose of the zone is to ensure: open space qualities are achieved and natural attributes are preserved; open space zone applied to land in private ownership identifies where development rights have been transferred; open space zone vested in Council is to be managed as open space free of buildings or community facilities."(refer to original submission for specific wording)

Submitter Number: 568 **Submitter:** Ben and Donna Grubb

On behalf of:

ECM File Numbers: [3336591](#); [3336590](#); [3336589](#); [3336588](#); [3336587](#); [3336586](#); [3336584](#); [3349405](#); [3336583](#)

Submission Point No: 568.9(Section 50 - Rule 8) **Category** Section 50 - Open Space Zone

Support/Oppose/Neutral: Support

Submission Summary: 1. (a) Standards in Table 4 seem irrelevant to forestry. Add new 1. (c) as stated in Decision Sought.2. Support, providing the following is added: "Afforestation in the Coastal Environment is a non-complying activity".Add new 3. provision relating to harvesting of afforestation.

Decision Requested: In Section 50 Rule 8:Add new provision relating to harvesting of afforestation; and amend activity status for harvesting of afforestation.(refer to original submission for specific wording)

Submitter Number:	580	Submitter:	Rod Inglis
On behalf of:			
ECM File Numbers:	3337138		
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Submission Point No:	580.8(Section 50.2 Zone Purpose)	Category	Section 50 - Open Space Zone
Support/Oppose/Neutral:			
Submission Summary:	Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the zone is made clear for Matarangi.		
	Decision Requested: Amend the Open Space Zone purpose to include a more detailed primary purpose to make it clear for Matarangi, as specified in the submission.		
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Submitter Number:	605	Submitter:	Graeme Lawrence - Lawrence Cross Chapman and Co
On behalf of:	Giles Were		
ECM File Numbers:	3337327		
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Submission Point No:	605.8(Section 50.2 Zone Purpose)	Category	Section 50 - Open Space Zone
Support/Oppose/Neutral:			
Submission Summary:	Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the zone is made clear for Matarangi.		
	Decision Requested: Amend the Open Space Zone purpose to include details clarifying its role within Matarangi, as detailed in the submission.		
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Submitter Number:	606	Submitter:	Graeme Lawrence
On behalf of:	Stephen Fisher		
ECM File Numbers:	3337335		
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Submission Point No:	606.8(Section 50.2 Zone Purpose)	Category	Section 50 - Open Space Zone
Support/Oppose/Neutral:			
Submission Summary:	Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the zone is made clear for Matarangi.		
	Decision Requested: Amend the Open Space Zone purpose to include details clarifying its role within Matarangi, as detailed in the submission.		
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Submitter Number:	607	Submitter:	Graeme Lawrence
On behalf of:	Ross Green		
ECM File Numbers:	3337337		
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Submission Point No:	607.8(Section 50.2 Zone Purpose)	Category	Section 50 - Open Space Zone
Support/Oppose/Neutral:			
Submission Summary:	Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the zone is made clear for Matarangi.		
	Decision Requested: Amend the Open Space Zone purpose to include details clarifying its role within Matarangi, as detailed in the submission.		
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Submitter Number:	612	Submitter:	Graeme Lawrence
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On behalf of: James Were

ECM File Numbers: [3337356](#)

Submission Point No: 612.8(Section 50.2 Zone Purpose) **Category** Section 50 - Open Space Zone

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the zone is made clear for Matarangi.

Decision Requested: Amend the Open Space Zone purpose to include details clarifying its role within Matarangi, as detailed in the submission.

Submitter Number: 613 **Submitter:** Graeme Lawrence

On behalf of: Toby King

ECM File Numbers: [3337358](#)

Submission Point No: 613.8(Section 50.2 Zone Purpose) **Category** Section 50 - Open Space Zone

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the zone is made clear for Matarangi.

Decision Requested: Amend the Open Space Zone purpose to include details clarifying its role within Matarangi, as detailed in the submission.

Submitter Number: 615 **Submitter:** Graeme Lawrence

On behalf of: Landowners Adjacent to Holes 1 and 2 of the Matarangi Golf Course

ECM File Numbers: [3337364](#)

Submission Point No: 615.8(Section 50 - Open Space Zone) **Category** Section 50 - Open Space Zone

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the zone is made clear for Matarangi.

Decision Requested: Amend the Open Space Zone purpose to include details clarifying its role within Matarangi, as detailed in the submission.

Submitter Number: 616 **Submitter:** Graeme Lawrence

On behalf of: Nick Dodd

ECM File Numbers: [3337368](#)

Submission Point No: 616.8(Section 50 - Open Space Zone - Purpose) **Category** Section 50 - Open Space Zone

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the zone is made clear for Matarangi.

Decision Requested: Amend the Open Space Zone purpose to include details clarifying its role within Matarangi, as detailed in the submission.

Submitter Number: 617 **Submitter:** Graeme Lawrence

On behalf of: Jay Cameron

ECM File Numbers: [3337371](#)

Submission Point No:	617.8(Section 50 - Open Space Zone - Purpose)	Category	Section 50 - Open Space Zone
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Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the zone is made clear for Matarangi.

Decision Requested: Amend the Open Space Zone purpose to include details clarifying its role within Matarangi, as detailed in the submission.

Submitter Number:	618	Submitter:	Graeme Lawrence
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On behalf of: Ken and Jaine Were

ECM File Numbers: [3337373](#)

Submission Point No:	618.8(Section 50 - Open Space Zone - Purpose)	Category	Section 50 - Open Space Zone
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Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the zone is made clear for Matarangi.

Decision Requested: Amend the Open Space Zone purpose to include details clarifying its role within Matarangi, as detailed in the submission.

Submitter Number:	742	Submitter:	Graeme Lawrence - Lawrence Cross Chapman and Co Ltd
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On behalf of: David and Jeanette Griffiths

ECM File Numbers: [3338013](#)

Submission Point No: 742.8(Section 50.2 Zone Purpose) **Category** Section 50 - Open Space Zone

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the zone is made clear for Matarangi.

Decision Requested: Amend the Open Space Zone purpose (Refer to original submission for specific wording)

Submitter Number: 743 **Submitter:** Graeme Lawrence

On behalf of: Meagan Schick

ECM File Numbers: [3338016](#)

Submission Point No: 743.8(Section 50.2 Zone Purpose) **Category** Section 50 - Open Space Zone

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the zone is made clear for Matarangi.

Decision Requested: Amend the Open Space Zone purpose (Refer to original submission for specific wording)

Submitter Number: 771 **Submitter:** Kenneth Ian and Claire Anna Hayr

On behalf of:

ECM File Numbers: [3338186](#)

Submission Point No: 771.8(Section 50 - Open Space Zone Purpose) **Category** Section 50 - Open Space Zone

Support/Oppose/Neutral:

Submission Summary: Seeks amendments to the Open Space Zone purpose to ensure that the primary purpose of the zone is made clear for Matarangi.

Decision Requested: Amend the Open Space Zone purpose (Refer to original submission for specific wording)

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

On behalf of: Department of Conservation

ECM File Numbers: [3342091](#)

Submission Point No: 827.46(Section 50.4 - Rule 4) **Category** Section 50 - Open Space Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 50.4 Rule 4 earthworks in part.

Decision Requested: Amend Rule 4.1 a) by adding the phrase "and authorised" by Waikato Regional Council.

Submitter Number: 855 **Submitter:** Katie Treadaway - KTB Planning

On behalf of: Rayonier New Zealand Ltd and Earnslaw One Ltd

ECM File Numbers: [3342127](#)

Submission Point No:	855.21(Section 50.5 Rule 8 Afforestation)	Category	Section 50 - Open Space Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes production forestry being treated differently to other activities, such as farming, which have similar effects.		
	Decision Requested: Amend Section 50 Rule 8 so that afforestation is a permitted activity and ensure that the standards in Table 4 do not apply.		

Category Name: PART VIII - ZONE RULES

Section 51 - Pedestrian Core Zone

Submitter Number:	1140	Submitter:	Mervyn Trebes
On behalf of:			
ECM File Numbers:	3345130 ; 3345132 ; 3345144 ; 3345146 ; 3345149 ; 3345185		

Submission Point No:	1140.3(Section 51 - Pedestrian Core Zone Rule 11)	Category	Section 51 - Pedestrian Core Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes the hours for temporary site or building maintenance activity.		
	Decision Requested: Amend 51.4 Rule 11 1a) by deleting 7 am and inserting 8 am:"It is from a temporary site or building maintenance activity between 7 am <u>8 am</u> and 8 pm; or"		

Submitter Number:	1184	Submitter:	David Lamason
On behalf of:	Pauanui Waterways Limited		
ECM File Numbers:	3346170		

Submission Point No:	1184.7(Section 51 - Table 6.10)	Category	Section 51 - Pedestrian Core Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Table 6.10.		
	Decision Requested: Delete Table 6 matter 10 in Section 51.		

Submitter Number:	280	Submitter:	Trevor Puckey
On behalf of:			
ECM File Numbers:	3333955		
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Submission Point No:	280.1(Section 51 Rule 7 Festivals and Events)	Category	Section 51 - Pedestrian Core Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes the noise levels standards in Section 51 Rule 7 Festival, event.		
	<p>Decision Requested: Festival and events should be pre-enforced to identify whether they will create excessive noise for the location. Noise from Festivals and Events should not be able to continue for 24 hrs/day.</p>		
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Submitter Number:	706	Submitter:	Kay Panther Knight - Barker and Associates
On behalf of:	The National Trading Company of New Zealand Ltd		
ECM File Numbers:	3337728 ; 3337727 ; 3337726		
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Submission Point No:	706.3(Section 51 Pedestrian Core Zone)	Category	Section 51 - Pedestrian Core Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Seeks amendments to Rules and Standards particularly provision for 'Supermarkets' as a permitted activity.		
	<p>Decision Requested: Add 'Supermarkets' to Rule 1 Section 51.4 as a permitted activity.Delete Standard 10 in Table 5 and corresponding Rule 51.4.1.7.Rationalise number and coverage of assessment criteria in Table 7 and include criterion 14 to read: 'The extent to which the above criteria can be achieved having regard to the operational and functional requirements of the proposed activity.'(Refer to original submission for specific wording)</p>		

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Category Name: PART VIII - ZONE RULES

Section 52 - Recreation Active Zone

Submitter Number: 132 **Submitter:** David Boersen

On behalf of: Pauanui Surf Life Saving Club

ECM File Numbers: [3329497](#)

Submission Point No: 132.4(Section 52 - Rule 3) **Category** Section 52 - Recreation Active Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports the requirement for a restricted discretionary activity consent if a building already exceeds (or will exceed) 500m², and the remainder of the applicable development controls.

Decision Requested: Retain Section 52 Rule 3.

Submitter Number: 212 **Submitter:** Peter Leslie Grant

On behalf of:

ECM File Numbers: [3331724](#)

Submission Point No: 212.1(Section 52) **Category** Section 52 - Recreation Active Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Lyons Park, Whitianga was gifted to the community and so should have a different status under the Plan (e.g. Site Specific Activity or Overlay) similar to heritage protection. The 'general' zone Recreation Active does not reflect the original purpose of the land use.

Decision Requested: Introduce specific rules and provisions for Lyons Park, Whitianga to recognise it was "gifted land".

Submitter Number: 298 **Submitter:** Dean Glen
On behalf of: Dean Glen, Claire Elliot, Sol Glen, Roy Glen and Black Jack Farms
ECM File Numbers: [3334658](#) ; [3334659](#)

Submission Point No: 298.84(Section 52 - Recreation Active Zone) **Category** Section 52 - Recreation Active Zone
Support/Oppose/Neutral:
Submission Summary: Supports all permitted activities unchanged. These activities are consistent with the purpose of the Recreation Active zone.
Decision Requested: Retain all permitted activities of Section 52 unchanged.

Submitter Number: 791 **Submitter:** Sue Edens and Others
On behalf of:
ECM File Numbers: [3338258](#) ; [3338259](#) ; [3338260](#) ; [3338261](#) ; [3338262](#) ; [3338263](#)

Submission Point No: 791.62(Section 52 - Table 4.4) **Category** Section 52 - Recreation Active Zone
Support/Oppose/Neutral: Oppose
Submission Summary: Seeks clarification about what 'Maximum reserve coverage' means in Table 4.4.
Decision Requested: Remove '4' in Section 52 Table 4 unless a reasonable explanation is obtained.

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Category Name: PART VIII - ZONE RULES

Section 53 - Recreation Passive Zone

Submitter Number: 1139 **Submitter:** Joan Delellis

On behalf of:

ECM File Numbers: [3345128](#)

Submission Point No: 1139.5(Sections 53.1 and 53.2) **Category** Section 53 - Recreation Passive Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Sections 53.1 and 53.2 and 53.6 , requests removal of 'Temporary Living Places' from Rule 1.

Decision Requested: Retain Sections 53.1 and 53.2 and 53.6 unchanged.Remove 'Temporary Living Places' from Rule 1.

Submission Point No: 1139.6(Section 53 - Rule 1) **Category** Section 53 - Recreation Passive Zone

Support/Oppose/Neutral:

Submission Summary: Oppose "temporary living places" as permitted as significant effects may result on landscape, character and amenity values.

Decision Requested: Amend Section 53 Rule 1 so it is not a permitted activity.

Submission Point No: 1139.7(Section 53.6) **Category** Section 53 - Recreation Passive Zone

Support/Oppose/Neutral: Support

Submission Summary: Support all activities in Section 53.6 as discretionary.

Decision Requested: Retain Section 53.6.

Submitter Number:	1189	Submitter:	Adrian Catran
On behalf of:	Twentymans Funeral Services Ltd		
ECM File Numbers:	3363067		
Submission Point No:	1189.1(Section 53 Recreation Passive Zone)	Category	Section 53 - Recreation Passive Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Seeks expansion of scope of 'Recreation Passive Zone' and changes to definition of 'Cemetery'. Decision Requested: Allow establishment of cremators on Council controlled cemetery land. Re-define 'cemetery'.		

Submitter Number:	128	Submitter:	Karen McMillan and Brenda Kelsey
On behalf of:	Coromandel Town Business Association		
ECM File Numbers:	3328925		
Submission Point No:	128.12(Section 53 - Rule 12 Campground)	Category	Section 53 - Recreation Passive Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Support campgrounds as a discretionary activity, and campground lease renewals on a public reserve should be publicly notified. Decision Requested: Make renewal of a campground lease on a public reserve publicly notified.		

Submitter Number:	281	Submitter:	Joan Patty
On behalf of:			
ECM File Numbers:	3333956 ; 3391743		
Submission Point No:	281.1(Section 53.1, 53.2, Rule 5, Rule 9)	Category	Section 53 - Recreation Passive Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>The relaxed rules for noise levels and length of events could be extremely detrimental to me and other permanent adjacent residents. The Plan allows individual reserve plans to develop reserves in extremely detrimental ways.</p> <p>Decision Requested: 1. Consider other submission points on this matter to ensure our "relaxed, peaceful, Coromandel lifestyle" can be retained.2. Consider what amendments could be made to ensure Cooks Beach Central Reserve "Open Green Space" and other reserves cannot be destroyed by development or misuse.</p>		

Submitter Number:	297	Submitter:	Lawrence and Robyn Winkler
On behalf of:			
ECM File Numbers:	3334655 ; 3334656		
Submission Point No:	297.16(Section 53 - Recreation Passive Zone Description and Purpose)	Category	Section 53 - Recreation Passive Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Support Sections 53.1 (Zone Description) and 53.2 (Zone Purpose) unchanged.		

Decision Requested: Retain Sections 53.1 (Zone Description) and 53.2 (Zone Purpose).

Submission Point No: 297.17(Section 53 - Recreation Passive Zone Rule 1) **Category** Section 53 - Recreation Passive Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Section 53 Rule 1 remove "temporary living places" as a permitted activity.

Decision Requested: Amend Section 53 Rule to remove "temporary living places" as a permitted activity.

Submission Point No: 297.18(Section 53 - Recreation Passive Zone 53.6 Discretionary Activities) **Category** Section 53 - Recreation Passive Zone

Support/Oppose/Neutral: Support

Submission Summary: Support all activities listed as discretionary activities within Section 53.6.

Decision Requested: Retain activities listed as discretionary activities within Section 53.6.

Submitter Number: 298 **Submitter:** Dean Glen

On behalf of: Dean Glen, Claire Elliot, Sol Glen, Roy Glen and Black Jack Farms

ECM File Numbers: [3334658](#); [3334659](#)

Submission Point No: 298.85(Section 53 - Recreation Passive Zone) **Category** Section 53 - Recreation Passive Zone

Support/Oppose/Neutral:

Submission Summary: Supports protection of Council Reserves from inappropriate development through Section 53. Opposes solar panels and temporary living places as permitted activities in Rule 1. Opposes “farming”, “general commercial”, “restaurant” and “telecommunication mast, tower, dish and associated antenna and equipment” in Rule 4. Opposes “afforestation” as a permitted activity in Rule 8. Supports all activities listed as discretionary activities within section 53.6.

Decision Requested: Retain Sections 53.1 and 53.2 unchanged. Remove “solar panel” and “Temporary Living Places” as permitted activities from Rule 1 in Section 53. Remove “farming”, “general commercial”, “restaurant” and “telecommunication mast, tower, dish and associated antenna and equipment” from Rule 4 in Section 53. Remove: “afforestation” as a permitted activity from Rule 8 in Section 53. Retain all activities listed as discretionary activities within section 53.6.

Submitter Number: 353 **Submitter:** Kim Coppersmith - Pauanui Community Office

On behalf of: Pauanui Ratepayers and Residents Association

ECM File Numbers: [3335552](#)

Submission Point No: 353.17(Section 53 - Recreation Passive Zone Rule 9 Table 4) **Category** Section 53 - Recreation Passive Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Rule 9 Table 4 Maximum noise level standards

Decision Requested: Amend the permitted noise level in Recreation Passive Zone Monday – Saturday 7am to 10pm, Sunday 7am to 6 pm of 50 dB LAeq (15 min) to 60 dB LAeq (15 min)

Submitter Number: 568 **Submitter:** Ben and Donna Grubb

On behalf of:

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

Submission Point No: 568.10(Section 53 - Rule 8) **Category** Section 53 - Recreation Pas
Zone

Support/Oppose/Neutral: Support

Submission Summary: 1. (a) Support (b) Standards in Table 5 seem irrelevant to forestry. (c) Support i), ii), iii), iv),
add v) as stated in Decision Sought. Add new (f) as stated in Decision Sought.2. Support
providing the following is added: "Afforestation in the Coastal Environment is a non-compl
activity". Add new 4. provision relating to harvesting of afforestation.

Decision Requested: In Section 53 Rule 8: Add extra standards to 1; Amend 2. by stating
"Afforestation in the Coastal Environment is a non-complying activity." Add new standard
harvesting of afforestation as a permitted activity provided specified standards are met.(R
to original submission for specific wording)

Submitter Number: 604 **Submitter:** David Lamason

On behalf of: Buffalo Beach Home Owners Association

ECM File Numbers: [3337321](#)

Submission Point No: 604.11(Section 53 -
Recreation Passive Zone) **Category** Section 53 - Recreation
Passive Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Section 53 Rule 6 in part. Some reserves are affected by erosion. A
collaborative approach by private property owners and Council for reserves would
be useful.

Decision Requested: Either amend Section 53 Rule 6 to include earthworks
associated with the establishment of soft and hard coastal defence structures, or
add a new restricted discretionary rule providing for soft and hard coastal defence
structures to protect passive recreation reserves and private properties from
coastal erosion.

Submitter Number:	648	Submitter:	Bob Renton
On behalf of:	Tairua-Pauanui Community Board		
ECM File Numbers:	3337618		
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Submission Point No:	648.20(Section 53.4 Rule 9 Table 4.2)	Category	Section 53 - Recreation Passive Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports the noise levels in general but notes that point 2 does not set a realistic noise level for play equipment in Parks. Decision Requested: Amend Section 53.4 Rule 9 Table 4.2 to increase the noise level in Recreation Passive Zones to 60 db L Aeq (15 min).		
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Submitter Number:	662	Submitter:	Gian McGregor and Michael Smither
On behalf of:			
ECM File Numbers:	3337676		
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Submission Point No:	662.5(Section 53 Recreation Passive Zone)	Category	Section 53 - Recreation Passive Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Seeks changes to permitted activity status for 'Temporary Living Places'. Decision Requested: Retain Sections 53.1 and 2.Strengthen activity status for 'Temporary Living Places' to better protect landscape and amenity values.		
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Submitter Number:	855	Submitter:	Katie Treadaway - KTB
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Planning

On behalf of: Rayonier New Zealand Ltd and Earnslaw One Ltd

ECM File Numbers: [3342127](#)

Submission Point No: 855.22(Section 53.4 Rule 8 Afforestation) **Category** Section 53 - Recreation Passive Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Supports afforestation being a permitted activity but notes that it is unachievable to manage production forestry as a continuous cover forest.

Decision Requested: Amend Section 53 Rule 8 by deleting 8.1. d) requiring a continuous cover forest.

Submission Point No: 855.23(Section 53.4 Rule 8 Table 3 Setback standards for afforestation) **Category** Section 53 - Recreation Passive Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports the setback standards.

Decision Requested: Support the standards in Section 53 Rule 8 Table 3.

Category Name: PART VIII - ZONE RULES

Section 54 - Residential Zone

Submitter Number:	118	Submitter:	Warwick Harvey
On behalf of:	Harvey Family Trust		
ECM File Numbers:	332853133287704		
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Submission Point No:	118.2(Section 54 Rule 1)	Category	Section 54 - Residential Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Oppose requiring resource consent for more than 6 fee paying guests in holiday accommodation (Section 54.4 Rule 1).		
	Decision Requested: In Rule 1, remove the condition requiring resource consent for more than 6 tariff-paid guests. If this is not acceptable, increase "6" to "12".		
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Submitter Number:	1182	Submitter:	David Lamason
On behalf of:	Whitianga Waterways Ltd		
ECM File Numbers:	3346137		
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Submission Point No:	1182.6(Section 54 - Table 5.1 f))	Category	Section 54 - Residential Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports the 8 m canal frontage yard for amenity reasons and consistency for already existing canal-front housing.		
	Decision Requested: Retain Table 5.1 f) in Section 54.8.		
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Submission Point No:	1182.7(Section 54 - Table 5.1 l))	Category	Section 54 - Residential Zone
Support/Oppose/Neutral:	Oppose		

Submission Summary: Opposes maximum site coverage of 35%, as far too many houses require site coverage dispensations which are generally all granted consent.

Decision Requested: Increase the site coverage standard in Section 44. 8 Table 5.1 l) from 35% to 40%.

Submitter Number: 1184 **Submitter:** David Lamason

On behalf of: Pauanui Waterways Limited

ECM File Numbers: [3346170](#)

Submission Point No: 1184.2(Section 54 - Table 5.1 f)) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Support the 8 m canal yard rule.

Decision Requested: Retain Table 5.1 f) in Section 54.8.

Submission Point No: 1184.3(Section 54 - Table 5.2 d)) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports the 45% site coverage rule for Pauanui canal lots.

Decision Requested: Retain Table 5.2 d) in Section 54.

Submitter Number: 1188 **Submitter:** Colin Clune

On behalf of: Vodafone New Zealand Limited

ECM File Numbers: [3361656](#)

Submission Point No: 1188.15(Section 54.4 Rule 8) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral:

Submission Summary: Notes that lighting rods should be excluded from the maximum height of telecommunication mast, tower, dish and associated antenna and equipment.

Decision Requested: Amend Section 54.4 Rule 8.1 b) to exclude lighting rods from the maximum height calculation of telecommunication mast, tower, dish and associated antenna and equipment.

Submitter Number: 151 **Submitter:** Trudi Catherine Hayde Leach

On behalf of:

ECM File Numbers: [3329749](#)

Submission Point No: 151.1(Section 54 - Rule 1 Visitor Accommodation) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports no more than 6 tariff paid visitors staying on-site at any one time without a manager.

Decision Requested: Retain Rule 1, Section 54.

Submitter Number: 157 **Submitter:** Jodi Susan Gilbert Palmer

On behalf of:

ECM File Numbers: [3330318](#)

Submission Point No: 157.1(Section 54 - Residential Zone - Rule 1 - Visitor Accommodation) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Rule 1 Visitor Accommodation.

Decision Requested: Retain Rule 1 in its entirety.

Submitter Number: 296 **Submitter:** Tony Banbrook

On behalf of: Pauanui Dream Estate Ltd

ECM File Numbers: [3334636](#); [3334638](#); [3334637](#)

Submission Point No: 296.2(Section 54 - Residential Zone) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports the subdivision and land use provisions of the Residential Zone as they apply to Nos. 1-62 Panorama Parade and to Lot 206 DP 375136, 996 Hikuai Settlement Road, Pauanui.

Decision Requested: Retain the subdivision and land use provisions of the Residential Zone that apply to the lots that gain frontage to Panorama Parade.

Submitter Number: 353 **Submitter:** Kim Coppersmith - Pauanui Community Office

On behalf of: Pauanui Ratepayers and Residents Association

ECM File Numbers: [3335552](#)

Submission Point No: 353.18(Section 54 - Residential Zone 54.8 Table 5) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports in part Section 54.8 Table 5 Assessment Standards, Matters and Criteria - 5.1 (m) and (n) but seeks some amendments.

Decision Requested:

Amend Section 54.8 Table 5 Standards:1 (m) change to 1.8m

1 (n) change reference to 1.2m side yard to 'maximum fence height' 1.2m

1 (n) retain front yard 1.2m

Submission Point No: 353.19(Section 54 - Residential Zone 54.8 Table 5) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Support in part Section 54.8 Table 5 Assessment Standards, Matters and Criteria - 5.2 Pauanui Standards but seeks amendment.

Decision Requested:

Section 54.8 Table 5 Assessment Standards, Matters and Criteria - 5.2 Pauanui Standards

(a) Increase to (less than or equal to) 60m²

Retain (b) (c) & (d).

Submitter Number: 359

Submitter: Ross Ste

On behalf of:

ECM File Numbers: [3335716](#); [3335645](#); [3335648](#); [3338530](#); [3338366](#); [3335647](#); [3336009](#); [3336299](#); [333](#)

Submission Point No: 359.13(Section 54 - Residential Zone) **Category** Section 54

Support/Oppose/Neutral:

Submission Summary: Comprehensive residential development activity status to be a controlled activity in Residential Zone

Decision Requested: Rewrite the Residential Zone rules to provide for comprehensive residential development on sites with 3 houses or more as a controlled activity on sites over 800m2 and encourage good architectural design.

Submitter Number: 38 **Submitter:** Callum Stewart - Stewart Group Limited (RMS Surveyors)

On behalf of:

ECM File Numbers: [3306518](#); [3338058](#)

Submission Point No: 38.3(Section 54 Residential Zone) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: The operative plan provided for flexibility in development standards e.g. yard dispensations with neighbours approval.

Decision Requested: Amend Section 54 Residential Zone to provide for alternative development standards as in the operative plan to provide for greater flexibility.

Submitter Number: 397

On behalf of: Thames-Coromandel District Council

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

Submission Point No: 397.91(Section 54 - Rule 5.4)

Support/Oppose/Neutral: Support

Submission Summary: Seeks deletion of notification waiver in Rule 5.4, Section 54.

Decision Requested: Delete Rule 5.4 in Section 54.

Submission Point No: 397.92(Section 54 - Rule 6.4)

Support/Oppose/Neutral: Support

Submission Summary: Seeks reinstatement of notification option for minor units and accessory buildings in Rule

Decision Requested: Delete Rule 6.4 in Section 54.

Submission Point No: 397.93(Section 54 - Rules 14, 15, 18, 19, Table 5.1 j), Note 2, and Planning Maps)

Support/Oppose/Neutral: Support

Submission Summary: Seeks renaming of 'Beach Amenity Area' to 'Beach Amenity' in Section 54 and Planning M

Decision Requested: Amend Rules 14, 15, 18, 19, Table 5.1 j) and Note 2 and Planning

Submitter Number: 429

Submitter: Gill Chappell

On behalf of: Wilson Hellaby Ltd

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

Submission Point No:	429.8(Section 54 - new rule)	Category	Section 54 - Residential Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Add a new rule that implements Objective 23.6 and Policies 23.6a and 23.6b by addressing reverse sensitivity in residential areas abutting commercial, industrial or rural areas. Decision Requested: Insert a new restricted discretionary activity rule that covers all residential activities abutting the Commercial Area, Industrial Area or Rural Area. Include assessment criteria relating to adverse effects on privacy, views of adjacent buildings, noise and other effects that may arise from permitted activities in these Areas.		

Submitter Number:	511	Submitter:	Janet Mikkelsen
On behalf of:			
ECM File Numbers:	3335144		
Submission Point No:	511.1(Section 54 - Rule 1)	Category	Section 54 - Residential Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes the proposed changes to visitor accommodation (Rule 1) in the Residential Zone. Decision Requested: Not stated.		

Submitter Number:	575	Submitter:	Barbara Beate Ingrid Needham
On behalf of:			
ECM File Numbers:	3337097		

Submission Point No: 575.2(Section 54 - Residential Zone) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports the subdivision and land use provisions of the Residential Zone as they apply to Nos. 1-62 Panorama Parade and to Lot 206 DP 375136, 996 Hikuai Settlement Road, Pauanui.

Decision Requested: Retain the subdivision and land use provisions of the Residential Zone that apply to the lots that gain frontage to Panorama Parade.

Submitter Number: 576 **Submitter:** Gregory Abe Needham

On behalf of:

ECM File Numbers: [3337099](#)

Submission Point No: 576.2(Section 54 - Residential Zone) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports the subdivision and land use provisions of the Residential Zone as they apply to Nos. 1-62 Panorama Parade and to Lot 206 DP 375136, 996 Hikuai Settlement Road, Pauanui.

Decision Requested: Retain the subdivision and land use provisions of the Residential Zone that apply to the lots that gain frontage to Panorama Parade.

Submitter Number: 577 **Submitter:** Paul Wilson - Dawsons Lawyers

On behalf of: Pauanui Mountain Estate Ltd

ECM File Numbers: [3337115](#)

Submission Point No:	577.2(Section 54 - Residential Zone)	Category	Section 54 - Residential Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports the subdivision and land use provisions of the Residential Zone as they apply to Nos. 1-62 Panorama Parade and to Lot 206 DP 375136, 996 Hikuai Settlement Road, Pauanui.		
	Decision Requested: Retain the subdivision and land use provisions of the Residential Zone that apply to the lots that gain frontage to Panorama Parade.		

Submitter Number:	583	Submitter:	Graeme Harrison
On behalf of:			
ECM File Numbers:	3337160		

Submission Point No:	583.2(Section 54.4 Rule 5 Solar Panel)	Category	Section 54 - Residential Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports solar panels being provided for in the Residential Zone as a permitted activity.		
	Decision Requested: Retain Rule 5 providing for solar panels in the Residential Zone as a permitted activity.		

Submitter Number:	584	Submitter:	Bruce Scott
On behalf of:	Bruce Scott - Architects		
ECM File Numbers:	3337161		

Submission Point No: 584.2(Section 54.8 Table 5.1 h)) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the proposal to reduce the allowed boundary wall height for a non-habitable room in the Residential Zone.

Decision Requested: Amend Table 5 to include the standard from the Operative District Plan for garage encroachments in side or rear yards (not used for living accommodation) of being no longer than 6.6 m and complying with 3 m and 45 degree daylighting.

Submitter Number: 604 **Submitter:** David Lamason

On behalf of: Buffalo Beach Home Owners Association

ECM File Numbers: [3337321](#)

Submission Point No: 604.9(Section 54 - Rule 4.1 e)) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Rule 4.1 e) (earthworks as part of an authorised Beachcare activity or other beach and dune restoration activity).

Decision Requested: Retain Rule 4.1 e) as a permitted activity.

Submitter Number: 626 **Submitter:** Liz Butterfield

On behalf of:

ECM File Numbers: [3337447](#)

Submission Point No: 626.2(Section 54 - Residential Zone Rules 5, 6 and 10) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Residential Zone rules for solar panel, accessory building, minor unit and home business as permitted activities.

Decision Requested: Retain Rules 5, 6, 10.

Submitter Number: 648 **Submitter:** Bob Renton

On behalf of: Tairua-Pauanui Community Board

ECM File Numbers: [3337618](#)

Submission Point No: 648.7(Section 54.8 Table 5 1. f) & 2. Pauanui standards) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports the Residential Zone standards in Table 5 for canal frontage yard (1.f) and the Pauanui standards (2.).

Decision Requested: Retain the Residential Zone standards in Table 5 for canal frontage yard (1.f) and the Pauanui standards (2.).

Submitter Number: 755 **Submitter:** Brian Sharp and Sue Edens

On behalf of:

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

Submission Point No: 755.13(Section 54 Residential Zone) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes outdoor space provisions and fence height restriction and requests minimum exclusive area to be re-introduced.

Decision Requested: Remove reference to where outdoor space shall be from in Rule 11-1b).Re-introduce the minimum exclusive area to Table 5.Remove fence height restrictions from Table 5.

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

On behalf of: New Zealand Transport Agency

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

Submission Point No: 787.31(Section 54 Residential Zone Rules) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 54 and seeks changes to residential front yard to 5m where it adjoins a State Highway.

Decision Requested: Amend Table 5 to change residential front yard to 5m where it adjoins a State Highway.

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

On behalf of: Surveying Services Ltd

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

Submission Point No: 794.49(Section 54 - Table 4.1 g), Table 5.1 k)) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the 3 m & 45° height in relation to boundary standard in Table 4.1 g) and 5.1 k).

Decision Requested: Amend Table 4.1 g) and Table 5.1 k) to 2m & 45°.

Submission Point No: 794.50(Section 54 - Table 4.1 h)) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Table 4.1 h).

Decision Requested: Retain Table 4.1 h).

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

On behalf of:

ECM File Numbers: [3337925](#)

Submission Point No: 799.60(Section 54 - Table 4.2) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: This complete section is extremely restrictive. It potentially cramps creativity as well as placing real constraints on internal design to meet the stipulated space requirements.

Decision Requested: Delete Table 4.2.

Submission Point No: 799.65(Section 54.5 Table 4) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 54.5 Table 4.1 I) maximum height of solid fence in front or side yard and Table 4.2 Space per dwelling standards.

Decision Requested: Amend Table 4.1 I) to increase the height and delete Table 4.2 in its entirety.

Submitter Number: 9 **Submitter:** Hamish Ross

On behalf of:

ECM File Numbers: [3293456](#)

Submission Point No: 9.2(Section 54.8.1J) - Residential Zone) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the maximum building height of 7m in the beach amenity area.

Decision Requested: Reduce the maximum building height in the beach amenity area to 6m.

Submitter Number: 94 **Submitter:** Elizabeth Thompson

On behalf of:

ECM File Numbers: [3322634](#)

Submission Point No: 94.1(Section 54 - Rule 1) **Category** Section 54 - Residential Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose the visitor accommodation rule as requiring a resource consent is over-kill.

Decision Requested: Drop the visitor accommodation rule and investigate problems on a case-by-case basis for residential-style accommodation.

Category Name: PART VIII - ZONE RULES

Section 55 - Road Zone

Submitter Number: 298 **Submitter:** Dean Glen

On behalf of: Dean Glen, Claire Elliot, Sol Glen, Roy Glen and Black Jack Farms

ECM File Numbers: [3334658](#); [3334659](#)

Submission Point No: 298.90(Section 55 - Road Zone) **Category** Section 55 - Road Zone

Support/Oppose/Neutral: Support

Submission Summary: In Section 55, Supports Rule 1 in part, but not the 'Restaurant' activity. Opposes 'Festival, events' activity in Rule 2. Supports Rule 3, Rule 4, Rule 5 and Rule 6.

Decision Requested: Delete 'Restaurant' activity, but retain all other activities, in Rule 1. Delete 'Festival, events' activity in Rule 2. Retain Rule 3, Rule 4, Rule 5 and Rule 6.

Submitter Number: 745 **Submitter:** James Imlach

On behalf of: New Zealand Motor Caravan Association Inc

ECM File Numbers: [3338008](#)

Submission Point No: 745.2(Section 55 - Rule 1 new activity) **Category** Section 55 - Road Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Concern that resource consent would be required for freedom camping on formed roads where freedom camping would be appropriate.

Decision Requested: Add 'Temporary Living Place' as a permitted activity in Section 55, for example added to Rule 1.

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

On behalf of:

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

Submission Point No: 791.63(Section 55 - restaurant, produce stall) **Category** Section 55 - Road Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Questions if, in the 'Activity Table' and Rule 1, reference to 'Restaurant' should be to 'Produce Stall'.

Decision Requested: Remove 'Restaurant' unless reasonable explanation is provided.

Category Name: PART VIII - ZONE RULES

Section 56 - Rural Zone

Submitter Number:	1003	Submitter:	Clement Paul Harris
On behalf of:			
ECM File Numbers:	3343471		
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Submission Point No:	1003.1(Section 56.4 Rules 7-10)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Section 56.8 Assessment Standards and Rules 7-10.		
	Decision Requested: Prohibit electropollution and amend Rules 7-10 and Section 56.8 Assessment Standards accordingly.		
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Submitter Number:	1055	Submitter:	Sue Wright
On behalf of:	Upper Coromandel Branch of Forest and Bird		
ECM File Numbers:	3344673		
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Submission Point No:	1055.8(Section 56.4 Rule 11 Afforestation)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:			
Submission Summary:	Seeks distinction be made between continuous forest cover that is a permitted activity and afforestation involving clear felling on erosion prone land.		
	Decision Requested: Amend Rule 11 so that afforestation that is continuous cover forest is a permitted activity and afforestation requiring clear felling on erosion prone land is a non-complying activity. (Refer to original submission for specific wording)		
<hr/>			

Submission Point No:	1055.9(Section 56.3 Activity Table)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:			
Submission Summary:	Forestry is not listed in the activity table so becomes a non-complying activity under Rule 26.		
	Decision Requested: Add a new rule in Section 56 with standards for forestry so only continuous cover forestry can be undertaken on erosion prone land and continuous cover forestry and clear felling forestry can be undertaken on less steep slopes.		

Submitter Number:	1070	Submitter:	Sea Products (1998) Limited
On behalf of:			
ECM File Numbers:	3344735		

Submission Point No:	1070.1(Section 56.5 Rule 22 marine equipment storage, maintenance and harvesting)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports Rule 22 providing for marine equipment storage, maintenance and harvesting as a restricted discretionary activity.		
	Decision Requested: Retain Rule 22 in Section 56.		

Submitter Number:	110	Submitter:	Heather Margaret Harris
On behalf of:			
ECM File Numbers:	3325487		

Submission Point No:	110.1(Section 56 - Rules 7, 8, 9; Table 6 (new); Table 8 matters 4, 7)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Oppose telecommunication facilities less than 2 km from homes and workplaces, and make new telecommunication facilities publicly notifiable, because electromagnetic radiation has serious health effects.</p> <p>Decision Requested: Amend in Section 56: Rules 7, 8, 9; Table 6 (new standard); and Table 8 matters 4 and 7, as follows:1. Any new telecommunication facilities must be constructed further than 2 km from homes and workplaces.2. All new telecommunication facilities be publicly notifiable.</p>		

Submitter Number:	1139	Submitter:	Joan Delellis
On behalf of:			
ECM File Numbers:	3345128		

Submission Point No:	1139.9(Section 56 - Rule 12)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	<p>Fully support Rule 12 that provides for a dwelling, minor unit and accessory building as permitted.</p> <p>Decision Requested: Retain Rule 12 in Section 56.</p>		

Submitter Number:	1188	Submitter:	Colin Clune
On behalf of:	Vodafone New Zealand Limited		
ECM File Numbers:	3361656		

Submission Point No: 1188.16(Section 56.4 Rule 7) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral:

Submission Summary: Considers that the maximum height of 15 m for telecommunication masts is too low.

Decision Requested: Amend Section 56.4 Rule 7.1 b) to increase the maximum height to 25 m (excluding lightning rods) and include an additional point e) the attachment of telecommunication antennas and support structures to a maximum height of 5 m above the roof of the part of the building it is attached to. The height relation to boundary control of any adjoining residential zone boundary shall apply.

Submitter Number: 1193 **Submitter:** Ross Edens and others

On behalf of:

ECM File Numbers: [3343109](#)

Submission Point No: 1193.13(Section 56 - Rule 6) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Need to add rules for completeness and practicality.

Decision Requested: Add the following rules to Rule 6 Earthworks:"i) They are for land contouring; or j) They are for maintenance and widening of existing tracks for safety including water tables, culverts and clearing of slips/debris; or k) They are for new or existing fence-lines required, replacement and/or maintenance."

Submitter Number: 131 **Submitter:** Paul Kelly

On behalf of: Mercury Bay Community Board

ECM File Numbers: [3329109](#)

Submission Point No: 131.2(Section 56 - Rule 5 festival, event) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Amend the permitted activity standard in the Rural Zone from 24 hours to 72 hours to support economic development.

Decision Requested: Amend the permitted activity standard of 24 hours in the Rural Zone to 72 hours.

Submitter Number: 158 **Submitter:** Peter McMillan Bull

On behalf of:

ECM File Numbers: [3330321](#)

Submission Point No: 158.1(Section 56 - Rule 22 and "Marine Equipment Storage, Maintenance and Harvesting" definition) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 56 Rule 22 and the definition of 'Marine Equipment Storage, Maintenance and Harvesting'.

Decision Requested: Retain Section 56 Rule 22 and the definition of 'Marine Equipment Storage, Maintenance and Harvesting'.

Submitter Number: 169 **Submitter:** Dirk Sieling - Sieling Farms

On behalf of: Dirk and Kathy Sieling

ECM File Numbers: [3329879](#)

Submission Point No: 169.5(Section 56 - Rule 6 and new rule) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Section 56 Rule 6 but amend to add a fence, farm track or race, and farm effluent ponds under WRC rules, as permitted. Also permit farm culverts and bridges. Rely on adequate Regional Council rules in place.

Decision Requested: 1. Amend Section 56 Rule 6 to add earthworks to establish a fence, farm track or race, and to establish farm effluent ponds as a permitted activity if they are established under WRC rules, as a permitted activity. 2. Add farm culverts and bridges as permitted activity to Section 56 if they are established under WRC rules.

Submitter Number: 171 **Submitter:** Caoimhe Macfehin

On behalf of: Eleanor & Aindriu Macfehin - 454 Kauaeranga Valley Rd Hilary & Martin Rodley - 456 Kauaeranga Valley Rd Elizabeth McCracken & Allan Berry - 452 Kauaeranga Valley Rd Lyn & Dave Lee - 446 Kauaeranga

ECM File Numbers: [3330506](#)

Submission Point No: 171.2(Section 56 - Rule 5, Table 1) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Rule 5 festival, event rule with amendments to Table 1 to account for open invitations, neighbours' consent, consent of access point owners, and a TCDC public registration requirement.

Decision Requested: Amend Section 56 Rule 5 to:1. Specify that any event to which there is uncapped numbers in a public space, including on social media or web pages, automatically falls in the category of 'more than 250 people' in Table 1, and can therefore only occur once per calendar year.2. Include consent of any neighbouring property owners as a requirement for any festival, event lasting longer than 24 hours or exceeding the frequency requirements of Table 1. 3. Any festival, event to which access is gained via roads/bridges maintained by private

property owners requires the consent of said property owners. 4. All permitted festivals/events must be listed on a calendar of festivals/events on the TCDC website, to allow the public to plan accordingly.

Submitter Number: 192 **Submitter:** Mike Lloyd
On behalf of: Opoutere Ratepayers and Residents Association
ECM File Numbers: [3331602](#); [3331610](#); [3331621](#); [3331620](#); [3331619](#); [3331618](#); [33](#)

Submission Point No: 192.2(Section 56.7 Rural Zone non-complying activities) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral:

Submission Summary: Seeks either rezoning of rurally zoned land on Opoutere Beach (Zone Maps 29K, 29L 34B) or addition of non-complying activity rules to protect area from commercial, community, utility and mining activities.

Decision Requested: Rezone or change Rural Zone rules on land at Opoutere Beach (maps 29K, 29L, 34B) to make non-complying: campgrounds, commercial recreation/event facilities, general commercial activity, establishment and/or operation of visitor accommodation, holding of festivals or events, establishment of electricity or telecommunication facilities including masts and towers, operation of a home business, mining or activities related in any way to mining such as exploratory drilling, construction of more than one dwelling per lot, and subdivision into lots of less than 10 hectares per lot.

Submitter Number: 237 **Submitter:** Stan Bennetto
On behalf of:
ECM File Numbers: [3331432](#)

Submission Point No:	237.1(Section 56 Rural Zone Rule 5 Festival and Events)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Requests all festivals and events under Section 56 Rule 5 to need resource consent and approval of affected parties living within a 2 km radius, and has concerns about noise decibels for festivals and events.		
	Decision Requested: Amend Rule 5 so all festivals and events require resource consent and approval of affected parties living within a 2 km radius.		

Submitter Number:	24	Submitter:	Patricia M Hishon
On behalf of:			
ECM File Numbers:	3304940 ; 3304941		

Submission Point No:	24.10(Section 56 Rural Zone - Rules 11.3 and 14.3)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Neutral		
Submission Summary:	The use of the wording 'Table 10' in section 56 is not referring to a table in Section 56		
	Decision Requested:		
	Amend reference from Table 10, to Table 8 in Rule 11.3 - Afforestation and Rule 14.3 - Noise.		

Submitter Number:	287	Submitter:	Gibson John and Fran Raewyn Bull
On behalf of:			
ECM File Numbers:	3334001		

Submission Point No: 287.1(Section 56 Rule 22) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports restricted discretionary activity status for 'Marine equipment storage, maintenance and harvesting' in section 56 Rule 22.

Decision Requested: Retain the restricted discretionary activity status for 'Marine equipment storage, maintenance and harvesting' in Section 56 Rule 22.

Submitter Number: 297 **Submitter:** Lawrence and Robyn Winkler

On behalf of:

ECM File Numbers: [3334655](#); [3334656](#)

Submission Point No: 297.19(Section 56 - Rural Zone Rule 12 One dwelling per lot) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Rule 12 that provides for a minor unit, dwelling and accessory buildings as a permitted activity in the Rural Zone.

Decision Requested: Retain Rule 12.

Submitter Number: 298 **Submitter:** Dean Glen

On behalf of: Dean Glen, Claire Elliot, Sol Glen, Roy Glen and Black Jack Farms

ECM File Numbers: [3334658](#); [3334659](#)

Submission Point No:	298.93(Section 56 - Rural Zone)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:			
Submission Summary:	<p>Supports Sections 56.1 and 56.2, particularly the last paragraph in Section 56.2.Supports all rules in Sections 56.4, 56.5 and 56.6, particularly Rule 12.Requests Rule 6 is amended to include maintenance of an existing road, accessway, driveway, etc. as a permitted activity. Supports Table 8 in part; the matters are relevant to new development or residential intensification, but would be excessive and unjust for building on existing allotments.</p> <p>Decision Requested: Retain Sections 56.1, 56.2, all the listed permitted activities within Rules 1-16.Amend Rule 6 to include maintenance of an existing road, accessway, driveway, etc as a permitted activity. Retain Rules 17-25.Separate Restricted Discretionary Matters within Table 8 to differentiate between new development and existing allotments.</p>		

Submitter Number:	320	Submitter:	Nicola de Wit
On behalf of:	Environmental Defence Society Ltd		
ECM File Numbers:	3334665 ; 3334666		
Submission Point No:	320.14(Section 56 Rural Zone)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Seeks stricter controls of rural activities generally and in the Coastal Environment.</p> <p>Decision Requested: Add a description to the Zone Purpose of the Coastal Environment values, threats and need for effective management. In Rule 6 decrease the earthworks thresholds in the coastal environment as per submission. Amend Rule 11 activity status for afforestation to controlled or restricted discretionary depending on erosion susceptibility, retain restricted discretionary status in coastal environment, and prohibit on headlands, outstanding landscapes and natural character areas. Amend activity status of one dwelling per lot to be controlled in Rule 12 as per written submission. Amend activity status for intensive farming to discretionary in Rule 20.Amend activity status for industrial activities to discretionary in Rule 21.Prohibit two or more dwellings in Rule 23.In Rule 25, refuse transfer station, recycling operation,</p>		

sanitary landfill, wastewater treatment plant, and treated waste disposal site within the Coastal Environment to be non-complying activities.

Submitter Number: 348 **Submitter:** John and Bev Sanford

On behalf of:

ECM File Numbers: [3335182](#)

Submission Point No: 348.5(Section 56.4 - Rule 6 Earthworks) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral:

Submission Summary: Advises that Section 56 Rule 6 should allow for normal farming activities.

Decision Requested: Amend the definition of earthworks within Rule 6 to include normal farming operations.

Submission Point No: 348.6(Section 56.4 Rule 5 Farming) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Section 56 Rule 5 providing for farming as a permitted activity.

Decision Requested: Retain farming as a permitted activity in Section 56.

Submitter Number: 353 **Submitter:** Kim Coppersmith - Pauanui Community Office

On behalf of: Pauanui Ratepayers and Residents Association

ECM File Numbers: [3335552](#)

Submission Point No: 353.20(Section 56 - Rural Zone 56.4 Rule 5) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 56 Rule 5's permitted activity standard "lasts no longer than 24 consecutive hours".

Decision Requested: Amend the Rule 5.1 e) from 24 hours to 72 hours.

Submitter Number: 360 **Submitter:** Simon Farrell-Green

On behalf of: Blackjack Protection Society

ECM File Numbers: [3335185](#); [3335186](#)

Submission Point No: 360.5(Section 56.4 Rule 12 One dwelling per lot) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the permitted activity status for one dwelling per lot in the Rural Zone, within the Coastal Environment.

Decision Requested: Amend Rule 12 to make one dwelling per lot in the Rural Zone, within the Coastal Environment, a controlled activity with control reserved over the location of building platforms, floor area, height, colour, reflectivity, planting, earthworks, effects on landscape, natural character and biodiversity.

Submitter Number: 366 **Submitter:** Anita Murrell - New Zealand Pork

On behalf of: New Zealand Pork Industry Board

ECM File Numbers: [3336180](#); [3336181](#)

Submission Point No: 366.10(Section 56 - Rule 4 Farming) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports the permitted activity status of farming in Section 56 Rural Zone.

Decision Requested: Retain farming in Section 56 Rule 4 as a permitted activity.

Submission Point No: 366.7(Section 56.2 Zone Purpose) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 56.2 Zone Purpose description. Suggests that increased runoff and riparian degradation in not necessarily a rural zone component.

Decision Requested: Retain Section 56.2 and reconsider increased runoff and riparian degradation attribution to Rural Zone.

Submission Point No: 366.8(Section 56.5 Rule 20 Intensive Farming) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the restricted discretionary activity status of Section 56 Rule 20 intensive farming in the Rural Zone.

Decision Requested: Make intensive farming a permitted activity in the Rural Zone.

Submitter Number: 381

Submitter: John Donelley - EJ and LM Donelley Family Trust

On behalf of: EJ and LM Donelley Family Trust

ECM File Numbers: [3336530](#)

Submission Point No: 381.1(Section 56 - Table 1) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Amend Section 56 Rule 5 festival, event to give more realistic thresholds and times for special occasions such as weddings.

Decision Requested: Amend Table 1 to replace thresholds for time, frequency and attendees for Rule 5 as set out in the submission.

Submitter Number: 397

On behalf of: Thames-Coromandel District Council

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

Submission Point No: 397.94(Section 56 - Rule 4)

Support/Oppose/Neutral: Support

Submission Summary: Seeks amendment to Rule 4 Section 56 to require farming buildings to comply with permit

Decision Requested: Amend Rule 4 in Section 56 as follows: Replace rule with: "**Rule 4**

1. Farming is a **permitted activity** provided:

a) All farm buildings meet the standards in Table 6 at the end of Section 56; and

b) In the Coastal Environment, all farm buildings meet the specific standards in Table 6

2. Farming that is not permitted under Rule 4.1 is a **restricted discretionary activity**.

3. The Council restricts its discretion to matters 1, 4, 6 and 11 in Table 8 at the end of Section 56

Submission Point No: 397.95(Section 56 - new Rule 4A)

Support/Oppose/Neutral: Support

Submission Summary: Seeks inclusion of 'informal recreation' into a new rule 4A and rearrangement of Rules 4 a

Decision Requested: Amend Rule 4 and add new Rule 4A in Section 56 as follows: Reloc

"Rule 4A Emergency service training, military training

Informal recreation

Solar panel

Temporary living place

1. An activity listed in Rule 4A is a **permitted activity.**"

Make consequential changes to the Activity Table.

Submitter Number: 410 **Submitter:** Ian Johnson - Environmental Management Services Ltd

On behalf of: Hahei Limousin Ltd

ECM File Numbers: [3336460](#)

Submission Point No: 410.11(Section 56.1) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: The description requires amplification to explain that the Zone also includes significant features and attractions which support the tourism economy.

Decision Requested: Add the following to Section 6.1: "In addition to its productive potential, the Zone also plays a significant role in supporting the economy through the provision of activities aimed at the tourism sector."

Submission Point No: 410.12(Section 56.2) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: The purpose is too narrowly focused on production activities and not other diverse activities that contribute to economic well-being by supporting the tourism sector.

Decision Requested: Amend Section 56.2 to read: "The Rural Zone is predominantly a working environment consisting of traditional farming operations and a diverse range of activities which support the tourism industry. Effects such as noise, odour, contaminants and traffic are to be expected, particularly in relation to primary production activities. Collectively, these activities contribute significantly to the District's wellbeing through economic activity and income generation...."

Submission Point No: 410.13(Section 56 - Activity Table) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Amend Section 56.3 Activity Table to include specific provision for activities that will sustain the rural economy and assist in the implementation of key economic development projects.

Decision Requested: Amend the activity table in Section 56.3 to identify the following activities: • General commercial; • Informal recreation; • Vehicle parking areas; and • Restaurants

Submission Point No: 410.14(Section 56 - new General Commercial rule) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 56.3 Activity Table - lack of identification of general commercial activities within the Zone.

Decision Requested: Amend Section 56.4 to include a new rule providing for general commercial activity (specific wording provided in the original submission).

Submission Point No: 410.15(Section 56 - new Informal Recreation rule) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the lack of informal recreation activities within the Zone.

Decision Requested: Amend Section 56.4 to include a new rule relating to informal recreation (specific wording provided in original submission).

Submission Point No: 410.16(Section 56 - new Vehicle Parking Area rule) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose lack of identification of vehicle parking areas within the Zone.

Decision Requested: Amend Section 56.4 to include a new vehicle parking area rule (specific wording provided in original submission).

Submission Point No: 410.17(Section 56 - new Restaurant rule) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose lack of identification of restaurant activities within the Zone.

Decision Requested: Amend Section 56.4 to include a new Restaurant rule (specific wording provided in original submission).

Submitter Number: 416 **Submitter:** Murray Edens

On behalf of:

ECM File Numbers: [3337823](#); [3337824](#)

Submission Point No: 416.7(Section 56.4 Rule 6) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Earthworks Rule is supported with suggested amendments to widen scope of activities.

Decision Requested: Amend Rule 6 in Section 56.4 to add: i) They are for land

contouring;orj) They are for maintenance and widening of existing tracks for safety including water tables, culverts and clearing of slips/debris; ork) They are for new or existing fence-lines required, replacement and/or maintenance.

Submitter Number: 421 **Submitter:** Martin Williams - Shakespeare Chambers

On behalf of: Tasman Buildings Limited

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

Submission Point No: 421.12(Section 56 Rural Zone) **Category:** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Supports the range of permitted activities provided for in the Rural Zone but seeks amendment to Rule 12 and opposes Rule 23 restraining number of dwellings.

Decision Requested: Retain range and extent of permitted activities provided for in the Rural Zone under Rules 1 to 6. Amend Rule 6.1 to provide for earthworks associated with farm tracks, roads and landings, stock races, silage pits, farm drains, farm effluent ponds, feeding lots, fencing and sediment control measures as a permitted activity. Retain standards in Table 2 and 3 for Rule 6, along with standards in Table 6 for Rule 12. Amend reference in Rule 12.1c to refer to Table 7. Amend Rule 12 to make clear that the standards in Table 6 apply separately to each of the activities provided for under the rule. Delete Rule 23.1 (a). Amend Table 8 to replace word 'whether' with the words 'the extent to which.'

Submitter Number: 526 **Submitter:** Mark Eastwood and Lisa Corkill

On behalf of:

ECM File Numbers: [3335296](#); [3331092](#)

Submission Point No:	526.1(Section 56.4 Rule 5 Festival, event)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes the Festival, event rule in the Rural Zone.		
	Decision Requested: Amend Rule 5 to ensure that, there are limits on noise, hours of operation, screening of explicit material, neighbours are notified and written approval is obtained.		

Submitter Number:	534	Submitter:	Ursula Lehr - Waikato Regional Council
On behalf of:	Waikato Regional Council		
ECM File Numbers:	3336040		

Submission Point No:	534.20(Section 56 Rural Zone)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports Section 56 and requests definition of term 'stabilised' in relation to Rule 6 (1), changed requirement for permitted earthworks standards in Rule 6 and changes to setback requirements for Afforestation Rule 11 Table 4. from wetlands, estuarine areas and CMA.		
	Decision Requested: Define term 'stabilised' in relation to Rule 6 (1), define area of 'wetland' that is subject to planting setbacks/other rules. Define setback requirements for Afforestation Rule 11 Table 4. estuarine areas and CMA.		

Submitter Number:	538	Submitter:	Simon Ritchie
On behalf of:			
ECM File Numbers:	3336043 ; 3336042		

Submission Point No: 538.2(Section 56 Rural Zone, **Category** Section 56 - Rural Zone
Rule 5 Festival and Events)

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes specific aspects of the new Festival and Events Rules as they apply in the Rural Zone and also more generally as this rule applies to other zones.

Decision Requested: Rule 5 needs to be clearer on the obligation of the 'Festival and Event' organiser how defined noise levels will not be exceeded. Activities under Rule 5 need to be made subject of local residents' approval. **Consequential Amendment** A specific definition of 'Music Festival' could be helpful. A music festival should be a discretionary activity if amplified music occurs for more than four hours within any 24 hour period unless the organiser/landowner has received written approval for the event from all local residents and others who may be affected by noise. Music festivals to be a discretionary activity unless registered with the Council.

Submitter Number: 568 **Submitter:** Ben and Donna Grubb

On behalf of:

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

Submission Point No: 568.6(Section 56 - Rule 11) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 56 Rule 11 as per submission, but believes the standards in Table 6 seem irrelevant to forestry, and seeks various amendments to Rule 9.

Decision Requested: In Section 56, add new Rule 11.1 a) vi) to remove trees within setback standards, amend Rule 11.1 d): "It meets the setback standards in Table 4", add new Rule 11.1 e) to require a wilding tree removal plan prior to afforestation, amend Rule 9.2 to make afforestation in the Coastal Environment a non-complying activity, and amend Rule 11.4 to add standards for forestry harvesting, as detailed in the original submission.

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

On behalf of:

ECM File Numbers: [3337120](#)

Submission Point No: 578.68(Section 56 - Rural Zone Rule 6) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral:

Submission Summary: Support permitted activities in Section 56 Rule 6, provided that 1 h) allows for farming activities as a general allowance within Table 2 and 3 standards, e.g. farm tracks and races, and fencing.

Decision Requested: 1. Retain Section 56 Rule 6, including the provision for forming farm tracks and fence lines, in both the Rural Zone and Coastal Environment; and 2. Retain the use of the word "or" after each provision, including 1 g).

Submission Point No: 578.69(Section 56 - Rural Zone Rule 12) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral:

Submission Summary: Rule 12 where is Table 9 in 1c)

Decision Requested: Not stated in submission

Submission Point No: 578.70(Section 56 - Rural Zone Tables 6, 7 and 8) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral:

Submission Summary: Conservation zone yard of 25 m is unnecessary and unjustified; Council should not be dictating colours for buildings.

Decision Requested: 1. Section 56 Table 6 - Change Conservation Yard to 5m in line with residential areas. 2. Delete Section 56 Table 7.3. Delete Section 56 Table 8.11.

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

On behalf of: Ward Family

ECM File Numbers: [3337312](#)

Submission Point No: 602.26(Section 56.2 Zone purpose) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports the purpose of the Rural Zone except for the sixth bullet point.

Decision Requested: Amend Section 56.2 Zone purpose to delete the sixth bullet point.

Submission Point No: 602.27(Section 56.3 Activity Table) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes activities that are not provided for in Section 56 being considered as non-complying activities.

Decision Requested: Amend Section 56.3 Activity Table so that activities not provided for in Section 56 are considered as a discretionary activity.

Submission Point No: 602.28(Section 56.4 Rule 2, Rule 4, Rule 13 and Rule 14) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports produce stalls, farming, temporary living places, goat farming and noise as permitted activities.

Decision Requested: In Section 56 Rural Zone, retain Rule 2, Rule 4, Rule 13 and Rule 14.1 a) so that produce stalls, farming, temporary living places, goat farming and noise are permitted activities.

Submission Point No:	602.29(Section 56.4 Rule 6 Earthworks)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports Section 56 Rule 6 with amendments to provide for maintenance of fence lines, farm tracks and stock tracks/races.		
	Decision Requested: Amend Section 56 Rule 6 Earthworks to include earthworks for the maintenance of operational roads, fence lines, tracks/stock races as a permitted activity.		
<hr/>			
Submission Point No:	602.30(Section 56.4 Rule 11 Afforestation)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Support Section 56 Rule 11 with amendments to allow afforestation in the Coastal Environment and to refer to the correct table for afforestation standards.		
	Decision Requested: In Section 56, amend Rule 11 to delete 1 b) and amend c) iv) to refer to Table 4 rather than Table 3.		
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Submission Point No:	602.31(Section 56.4 Rule 12 Accessory building)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Support Section 56 Rule 12 with amendments to provide for buildings accessory to farming as a permitted activity.		
	Decision Requested: Amend Section 56 Rule 12 to include accessory buildings associated with farming activities as a permitted activity.		
<hr/>			
Submission Point No:	602.32(Section 56.4 Rule 15 Home business)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports Section 56 Rule 15 and seeks amendments to provide for additional farm workers for agricultural contracting businesses.		
	Decision Requested: Amend Section 56 Rule 15.1 e) to exclude farm agricultural contracting home business activities where more than two non-		

residents are required to undertake the activity.

Submitter Number: 614 **Submitter:** Marin James Glucina

On behalf of:

ECM File Numbers: [3337221](#)

Submission Point No: 614.1(Section 56 - Rural Zone Permitted Activity) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: No allowance has been made for public access to the northern end of Hot Water Beach and amenities for the public.

Decision Requested: Have as a permitted use for the land the provision of amenities such as parking and toilets, showers for visitors.

Submitter Number: 641 **Submitter:** John and Helen Russell

On behalf of:

ECM File Numbers: [3337244](#)

Submission Point No: 641.6(Section 56 - Rural Zone) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral:

Submission Summary: Requests amendments to Rules 12 and 25 to make one dwelling per lot and minor units in the Coastal Environment discretionary activities and a new Table 8.4 criterion about New Chums/Wainuiototo Bay.

Decision Requested: In Section 56, amend Rules 12 and 25 by moving "one dwelling per lot" and "minor unit" to be discretionary activities where they are in the Coastal Environment; and add a new assessment criterion to Table 8.4 to conceal structures from New Chums Beach. Refer to original submission for specific wording.

Submission Point No: 641.9(Section 56 - Rural Zone Rule 11) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports the Rural Zone provisions for afforestation (Rule 11) with amendments to the rule proposed.

Decision Requested: Change the activity status for Afforestation outside the Coastal Environment to discretionary; and Specify particular outcomes that minimise effects on waterways and harbours in Table 8 Assessment Criteria; and Amend the activity status in 11.2 to non-complying activity.

Submitter Number: 648 **Submitter:** Bob Renton

On behalf of: Tairua-Pauanui Community Board

ECM File Numbers: [3337618](#)

Submission Point No: 648.19(Section 56.4 Rule 5 Festival, event) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Rule 5.1. e) restricting festival, event to lasting no longer than 24 consecutive hours.

Decision Requested: Amend Rule 5.1 e) to extend the duration up to 72 hours for a festival, event in the Rural Zone.

Submitter Number:	703	Submitter:	Richard Coles - Boffa Miskell Ltd
On behalf of:	Donald and Janne Scobie		
ECM File Numbers:	3337699 ; 3337700		
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Submission Point No:	703.1(Section 56 Rural Zone)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Requests new minimum lot sizes for environmental benefit subdivision in the Rural Zone.</p> <p>Decision Requested: Amend Rules 8 and 9 to allow limited subdivision where further enhancement and restoration of native bush areas have demonstrable benefits. Establish a minimum lot size for the Rural Zone where ecological restoration is undertaken - e.g. 5 ha. The activity classification for such a subdivision proposal should be restricted discretionary activity. Alternatively apply a Rural Lifestyle Zone on the Scobie land at Moewai Road from SH 25.(Refer to original submission for specific wording)</p>		
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Submitter Number:	709	Submitter:	Matt Allot - Boffa Miskell
On behalf of:	Blue Water Estates Ltd		
ECM File Numbers:	3337742		
<hr/>			
Submission Point No:	709.4(Section 56 Rural Zone)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Neutral		
Submission Summary:	<p>Supports Section 56 Rules with some reservations as to application of Coastal Environment Overlay protection rules.</p> <p>Decision Requested: Consider regulatory mechanisms proposed for land use activities within the Coastal Environment in the Rural Zone carefully.</p>		

Submitter Number:	755	Submitter:	Brian Sharp and Sue Edens
On behalf of:			
ECM File Numbers:	3337962 ; 3343458		
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Submission Point No:	755.14(Section 56 Rural Zone)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Requests increased site coverage for buildings, relaxed control for minor units and 12 guests for Visitor Accommodation. Decision Requested: In Section 56:Reduce site coverage in Table 6.Change Rule 12 to 12 tariff paying visitors. One minor unit per lot unless for visitor accommodation, then up to six per lot. Include natural stone, unpolished concrete and naturally coloured clay products in Table 7.(Refer to original submission for specific wording)		
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Submitter Number:	772	Submitter:	Margaret Harrison
On behalf of:	Coromandel-Colville Community Board		
ECM File Numbers:	3338195		
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Submission Point No:	772.2(Section 56 - Rule 5)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Oppose permitted threshold for festivals events, noting that they are an important part of economic development of the area.		

Decision Requested: Amend Rule 5 so any festival or event that has more than 250 people requires a resource consent.

Submitter Number: 774 **Submitter:** Larissa Doherty

On behalf of: Thames Community Board

ECM File Numbers: [3338200](#) ; [3338198](#)

Submission Point No: 774.3(Section 56 - Rule 5) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose the festival, event rule in the Rural Zone as Council does not have enough control over festivals and events.

Decision Requested: Amend from a permitted activity to a discretionary activity.

Submitter Number: 781 **Submitter:** Augusta Macassey-Pickard

On behalf of: Mercury Bay branch of the Royal Forest and Bird Protection Society

ECM File Numbers: [3337947](#)

Submission Point No: 781.15(Section 56 Rural Zone) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Neutral

Submission Summary: Requests refinement of forestry management to better account for erosion prone land.

Decision Requested: Add a new rule in Section 56 requiring standards for forestry where only Continuous Cover Forestry (CCF) can be undertaken on

erosion-prone land, while CCF and clear-fell forestry can be on less steep slopes where clear-fell forestry will not cause sedimentation issues.

Submission Point No: 781.9(Section 56 Rural Zone Afforestation) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Rule 11 and requests more specific controls depending on soil quality and erosion susceptibility classification.

Decision Requested: Rewrite Rule 11 to include more specific controls based on soil quality and erosion susceptibility as per written submission.

Submitter Number: 783 **Submitter:** Jennifer Moya Cook

On behalf of:

ECM File Numbers: [3338444](#) ; [3338443](#)

Submission Point No: 783.3(Section 56 Rural Zone Rules Building Height) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Seeks 10m maximum building height in Rural Zone.

Decision Requested: Amend Table 6.4 from 8m to 10m maximum building height.

Submitter Number: 785 **Submitter:** Paul Cook

On behalf of: Opito Bay Ratepayers Association

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

Submission Point No: 785.21(Section 56.2 Zone Purpose) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral:

Submission Summary: Notes that Section 56.2 Rural Zone Purpose does not recognise the important values of the Rural Area within the Coastal Environment Overlay.

Decision Requested: Amend Section 56.2 to identify the values of the Rural Area within the Coastal Environment Overlay.

Submission Point No: 785.22(Section 56.4 Rule 12 One dwelling per lot) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral:

Submission Summary: Does not support the permitted activity status of one dwelling per lot.

Decision Requested: Amend Rule 12 so that one dwelling per lot is a controlled activity provided the standards in Table 6 are met with control reserved over matters including location of building platform, floor area, height, colour, reflectivity, planting, earthworks, effects on landscape, natural character and biodiversity.

Submission Point No: 785.23(Section 56.5 Rule 20 Intensive farming) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral:

Submission Summary: Does not support the restricted discretionary activity status for intensive farming and suggests that the standards in Table 7 and 8 are not sufficient to ensure that the special character of the coastal environment is preserved.

Decision Requested: Amend Rule 20 so that intensive farming is a discretionary activity.

Submission Point No: 785.24(Section 56.5 Rule 21 Industrial) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral:

Submission Summary: Does not support the restricted discretionary activity status for industrial activities and suggests that the standards in Table 7 and 8 will not ensure that the special character of the coastal environment is preserved.

Decision Requested: Amend Rule 21 so that Industrial activities are a discretionary activity in the Rural Zone.

Submission Point No: 785.25(Section 56.5 Rule 23 Two or more dwellings per lot) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral:

Submission Summary: Does not support the restricted discretionary activity status for two or more dwellings per lot and does not think that the standards in Table 7 and 8 will ensure that the special character of the coastal environment is preserved.

Decision Requested: Delete Rule 23 providing for two or more dwellings in the Rural Zone and require subdivision consent.

Submission Point No: 785.26(Section 56.6 Rule 25) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral:

Submission Summary: Does not support the discretionary activity status for refuse transfer station, recycling operation, sanitary landfill, wastewater treatment plant and treated waste disposal site in the Rural Zone.

Decision Requested: Amend Rule 25 so that refuse transfer station, recycling operation, sanitary landfill, wastewater treatment plant and treated waste disposal site are a non-complying activity in the Rural Zone.

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

On behalf of: New Zealand Transport Agency

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

Submission Point No:	787.32(Section 56 Rural Zone)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports Section 56 and seeks a minimum of 20m front yard setback when land adjoins a State Highway.		
	Decision Requested: Amend Table 6 to provide for 20m front yard setback for land adjoining the State Highway.		

Submitter Number:	791	Submitter:	Sue Edens and Others
On behalf of:			
ECM File Numbers:	3338258 ; 3338259 ; 3338260 ; 3338261 ; 3338262 ; 3338263		

Submission Point No:	791.64(Section 56.2; Section 24 new policy)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Include reverse sensitivity from urban folks.		
	Decision Requested: In Section 56.2, add reverse sensitivity from urban folks and policy.		

Submission Point No:	791.65(Section 56 - new activity)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Missing Transport - airstrip permitted.		
	Decision Requested: In section 56, add Transport - airstrip permitted.(Refer to original submission for specific wording)		

Submission Point No:	791.66(Section 56 - Rule 6)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Use items identified in definitions in the submission to add to this Rule 6 earthworks e.g. land contouring, maintenance of widening of existing tracks (safety) earthworks associated with fencing.		
	Decision Requested: In Section 56, add the items identified in definitions in the submission to Rule 6, e.g. land contouring, maintenance of widening of existing tracks (safety) earthworks associated with fencing.(Refer to original submission for specific wording)		
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Submission Point No:	791.67(Section 56 - Rule 11.1 d))	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Notes that Section 56 Rule 11.1 d) has a referencing mistake.		
	Decision Requested: In Section 56 Rule 11.1 d) refer to Table 4 not Table 3.		
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Submission Point No:	791.68(Section 56 - Rule 12.1 c))	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Points out a mistake in Rule 12.1 c) when referring to Table 9.		
	Decision Requested: Identify the correct reference in Section 56 to Table 9.		
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Submission Point No:	791.69(Section 56 - Rule 13.1)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Requests understanding of the relevance of Section 56 Table 6 to Section 56 Rule 13, and removal of Section 56 Rule 13.1 e).		
	Decision Requested: In Section 56, reconsider the relevance of Table 6 to Rule 13, and remove Rule 13.1 e).		

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

On behalf of: Surveying Services Ltd

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

Submission Point No: 794.51(Section 56 - Rule 12) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: No "Table 9" as referred to in 1 c).

Decision Requested: In Section 56 Rule 12, replace "Table 9" with "Table 7".

Submission Point No: 794.52(Section 56 - Rule 23.1 a)) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Two dwellings should be allowed in the Coastal Environment.

Decision Requested: Remove Section 56 Rule 23 1 a).

Submission Point No: 794.53(Section 56 - Table 6: new standard) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Add "other yard" standard to provide amenity and for fire protection.

Decision Requested: In Section 56 Table 6, add "other yard" standard - 5 m.

Submission Point No:	794.62(Section 56 - Rule 5)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Support Section 56.4 Rule 5 providing for festival, event as a permitted activity without allowing adjoining owners or other authorities to 'take control' and hold applicants to ransom.		
	Decision Requested: Retain Section 56.4 Rule 5 and insert a rule to the effect that "no requirement for public or limited notification of the application if restricted discretionary."		

Submitter Number:	799	Submitter:	Gloria and Graeme Ready
On behalf of:			
ECM File Numbers:	3337925		

Submission Point No:	799.61(Section 56.8 Table 6)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Section 56.8 Table 6.5 maximum site coverage and Table 6.6 maximum height in relation to boundary.		
	Decision Requested: Amend Table 6.5 and 6.6 to increase the site coverage and height.		

Submission Point No:	799.62(Section 56.8 Table 8)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Section 56.8 Table 8.4 c) and h) assessment matter and criteria relating to location, design and layout of the activity.		
	Decision Requested: Delete Table 8.4 c) and 8.4 h).		

Submitter Number: 803 **Submitter:** Ian Michael Wernham

On behalf of:

ECM File Numbers: [3338612](#); [3338608](#)

Submission Point No: 803.8(Section 56 Rural Zone) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 56.4 Rule 12 minor unit and Section 56.5 Rule 23 two or more dwellings as a restricted discretionary activity.

Decision Requested: Amend Section 56 Rule 12 to allow for minor units up to 150 m2 and Rule 23 to make 2 dwellings per lot a permitted activity.

Submitter Number: 813 **Submitter:** Gilbert James

On behalf of:

ECM File Numbers: [3341957](#)

Submission Point No: 813.2(Section 56 - Rural Zone Rule 6) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 56 Rule 6.1 providing for farm tracks to be formed and maintained as a Permitted activity.

Decision Requested: Retain.

Submitter Number:	821	Submitter:	Richard Forbes - Boffa Miskell
On behalf of:	Northern Land Property Limited		
ECM File Numbers:	3342074		
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Submission Point No:	821.9(Section 56 - Rural Zone)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports the permitted activity status for one dwelling per lot under Section 56 Rule 12, and two or more dwellings per lot as a restricted discretionary activity.		
	Decision Requested: Retain Rules 12 and 23 in Section 56.		
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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:	827.48(Section 56.4 - Rule 6 earthworks)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Section 56.4 Rule 6.		
	Decision Requested: Amend Rule 6.1 to include the following provision: " <u>Earthmoving plant and machinery does not contain soil and plant material from other locations.</u> "		
<hr/>			
Submission Point No:	827.49(Section 56.4 - Rule 11 Afforestation)	Category	Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 56.4 Rule 9 Afforestation in part but seeks amendments to consider the presence of indigenous fauna and the use of the margins of unformed roads.

Decision Requested: Amend Rule 11.1 c) to include an additional point vi) Whether indigenous fauna (e.g. kiwi, frogs etc) are present on the site and indicate the steps proposed to safely relocate or to protect them.” and add a new point “d) that storm water, siltation control, fire breaks or landscape improvements are not located on the unformed margins of public roads.”

Submission Point No: 827.50(Section 56.8 - Table 8.8) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 56.8 Table 8.8 offsite effects from earthworks.

Decision Requested: Amend Table to include an additional point c): "Whether measures have been taken to prevent the introduction or spread of Kauri dieback disease arising from the introduction of plant and soil material from offsite via earthmoving plant and machinery."

Submission Point No: 827.51(Section 56.8 - Table 8.10) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 56.8 Table 8.10 forestry infrastructure and replanting in part.

Decision Requested: Amend Table 8.10 to include an additional criteria "c) the presence of any indigenous fauna (kiwi, frogs etc.) and arrangements proposed to safely relocate or protect them."

Submitter Number: 835

Submitter: Ken and Marianne Nation

On behalf of:

ECM File Numbers: [3342112](#)

Submission Point No: 835.4(Section 56 Rural Zone) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Neutral

Submission Summary: Seeks provision for formation and maintenance of farm tracks.

Decision Requested: Retain Rule 6 and provide for the formation and maintenance of farm tracks.

Submitter Number: 844 **Submitter:** Al and Mel Yates

On behalf of:

ECM File Numbers: [3342120](#)

Submission Point No: 844.6(Section 56 Rural Zone) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Strengthen protection of Coastal Environment.

Decision Requested: Add to Section 56 Rule 12.1 c) Any new dwelling or minor unit is not allowed in the Coastal Environment. Add to Section 56 Rule 26: Development in the Coastal Protection Area outside of the existing settlements. Amend Section 56 Rule 11 to make afforestation a discretionary activity outside the Coastal Environment, and non-complying for Rule 11.2. Make subdivision on rural land in Whangapoua a prohibited activity.

Submitter Number: 849 **Submitter:** Malcolm and Erin Clark

On behalf of:

ECM File Numbers: [3342122](#)

Submission Point No: 849.10(Section 56.6 Rule 25) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Rule 25 providing for activities in the Coastal Environment.

Decision Requested: Amend Section 56 Rule 25 to exclude development of the listed activities in the Coastal Environment.

Submission Point No: 849.11(Section 56.7 Rule 26) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Seeks amendments relating to development in the Coastal Protection Area outside of the existing developments.

Decision Requested: Amend Section 56 Rule 26 to include a new sentence "development in the Coastal Protection Area outside of the existing settlements."

Submission Point No: 849.12(Section 56.4 Rule 11 Afforestation) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Neutral

Submission Summary: Supports afforestation being a permitted activity in the Rural Zone outside of the Coastal Environment but opposes it being permitted in the catchments of harbours.

Decision Requested: Amend Section 56 Rule 11 to change the activity status for afforestation outside of the Coastal Environment to discretionary; include assessment criteria to ensure that adverse effects on waterways and harbours are avoided; and change the activity status of afforestation in 11.2 to non-complying.

Submission Point No: 849.13(Section 56.7 Non-complying activities) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes any development being allowed on the Rural zoned land bounded by Punga Punga River, Coastal Living Zone on McMahan Avenue, Te Punga Road and the Denise Driveway at Whangapoua (Map 12A zones)

Decision Requested: Amend Section 56.7 to read "non-complying activities and prohibited activities "and add a new Rule 26.2 to prohibit development on the rural zoned land bounded by the Punga Punga River, Coastal Living Zone on McMahan Avenue, Te Punga Road and the Denise Driveway at Whangapoua (Map 12A zones).

Submission Point No: 849.6(Section 38 Rule 8 and Rule 9) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 56 Rule 8 and 9 providing for subdivision in the Rural Zone.

Decision Requested: Amend Section 56: 1) Rule 8.1 to "exclude those parts of the Rural zone within the Coastal Environment" and2) Rule 9.1 to exclude land within the Coastal Environment.3) Rule 9.2 so that an activity that is not a discretionary activity is a prohibited activity.

Submission Point No: 849.9(Section 56.4 Rule 12) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Rule 12 providing for accessory buildings, minor units and dwellings in the Coastal Environment.

Decision Requested: Amend Section 56 Rule 12 to to prevent accessory buildings, minor units and dwellings in the Coastal Environment (specific wording provided in original submission).

Submitter Number: 855 **Submitter:** Katie Treadaway - KTB Planning

On behalf of: Rayonier New Zealand Ltd and Earnslaw One Ltd

ECM File Numbers: [3342127](#)

Submission Point No: 855.24(Section 56.4 Permitted Activities) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes production forestry not specifically being provided for as a permitted activity.

Decision Requested: Include a new Rule in Section 56.4 providing for production forestry as a permitted activity.

Submission Point No: 855.25(Section 56.4 Rule 6 Earthworks) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes earthworks associated with plantation forestry not being provided for in Rule 6.

Decision Requested: Amend Section 56 Rule 6 to provide for earthworks associated with production forestry as a permitted activity.

Submission Point No: 855.26(Section 56.6 Rule 6 Earthworks) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Rule 6.1 h ii) requiring silt and sediment resulting from earthworks to remain within the site.

Decision Requested: Amend Section 56 Rule 6.1 h ii) to read "best practice methods are implemented to minimise soil loss and control dust, sediment and silt run off."

Submission Point No: 855.27(Section 56.4 Rule 6 Earthworks) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Rule 6.1 h iv)-vi) as the rule doesn't provide for earthworks as part of plantation forestry.

Decision Requested: Amend Section 56 Rule 6 to exempt earthworks associated with production forests from the thresholds in Table 3

Submission Point No: 855.28(Section 56.4 Rule 11) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Neutral

Submission Summary: There is a typographical error in 11.1 c) iv) as the wrong table is referred to.

Decision Requested: Amend Section 56 Rule 12.1 c) to refer to Table 4.

Submission Point No: 855.29(Section 56.4 Rule 12) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes the setback of 20 m in Rule 12.1 b).

Decision Requested: Amend Section 56 Rule 12.1 b) to make the setback at least 50 m.

Submission Point No: 855.30(Section 56.4 Rule 14 Noise not covered by another rule in Section 56) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports noise associated with forestry being a permitted activity.

Decision Requested: Retain Section 56 Rule 14.

Submission Point No: 855.31(Section 56.5 Rule 23 Two or more dwellings per lot) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Rule 23.1 d) which sets a set back of more than 20 m from plantation forestry.

Decision Requested: Amend Section 56 Rule 23.1 d) to increase the set back from plantation forestry to at least 50 m.

Submission Point No: 855.32(Section 56.8 Table 8 matter 5) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports matter 5 relating to reverse sensitivity in Table 8.

Decision Requested: Retain Section 56 matter 5 in Table 8.

Submitter Number: 889 **Submitter:** Michael Savage

On behalf of: Whangapoua Beach Ratepayers Association Incorporated

ECM File Numbers: [3342163](#)

Submission Point No: 889.19(Section 56 - Rule 3.4) **Category** Section 56 - Rural Zone

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 Section 56 Rule 3 to read: "Visitor accommodation that is not a permitted activity under Rule 3.1 (b) is a discretionary activity, except in the Coastal Environment where it is a non-complying activity."

Submission Point No: 889.20(Section 56 - Rule 12) **Category** Section 56 - Rural Zone

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: 1. Add to Rule 12 after "minor unit" and "one dwelling per lot" the words "except in the Coastal Environment Area".2. Amend Rule 12.1 c) to read: "Any new dwelling or minor unit is not allowed In the Coastal Environment, it meets the specific standards in Table 9 at the end of Section 56."

Submission Point No: 889.21(Section 56 - Rule 25) **Category** Section 56 - Rural Zone

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 Section 56 Rule 25 to exclude the development of the listed facilities/activities in the Coastal Environment.

Submission Point No: 889.22(Section 56 - Rule 26) **Category** Section 56 - Rural Zone

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: Add to Section 56 new Rule 26.2: "Development in the Coastal Protection Area outside of the existing settlements."(Refer to original submission for specific wording)

Submission Point No: 889.23(Section 56 - Rule 11) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Support afforestation not being a permitted activity in the Coastal Environment, but oppose afforestation in the catchments of harbours, in particular the Whangapoua Harbour.

Decision Requested: Amend Section 56 Rule 11 as follows:1. Change afforestation outside the Coastal Environment to discretionary.2. Re-write the assessment criteria in Table 8 to specify the particular outcomes sought, ensuring that they avoid adverse effects on waterways and harbours.3. Amend the activity status in Rule 11.2 to "non-complying".(Refer to original submission for specific wording)

Submission Point No:	889.24(Section 56 - new rule; Map 12A)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:			
Submission Summary:	<p>The land bounded by the Punga Punga River, Coastal Living Zone on McMahon Avenue, Te Punga Road and the Denise Driveway at Whangapoua is highly susceptible to flooding, provides habitat for many birds including endangered species, and is within the Coastal Environment.</p> <p>Decision Requested: Amend Section 56.7 to read: "Non-complying activities and prohibited activities"³. Add a new sub-rule: "26.2 Subdivision and development (including earthworks and filling) is a prohibited activity on the rural zoned land bounded by the Punga Punga River, Coastal Living Zone on McMahon Avenue, Te Punga Road and the Denise Driveway at Whangapoua."(Refer to original submission for specific wording)</p>		

Submitter Number:	895	Submitter:	Vivienne McLean
On behalf of:	Kauri 2000 Trust		
ECM File Numbers:	3342171		
Submission Point No:	895.8(Section 56 Rural Zone - Rule 6, Table 8)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	<p>Requests additional provisions to Section 56 Rule 6 and Table 8.8 to prevent kauri dieback disease.</p> <p>Decision Requested: Amend Section 56 Rule 6 after 1 h) iii) and vi) as per written submission. Add to Section 56 Table 8.8 a new assessment criterion to address kauri dieback disease as per written submission.</p>		

Submitter Number:	896	Submitter:	Ian Murray Revell
On behalf of:			

ECM File Numbers: [3342173](#)

Submission Point No: 896.10(Section 56 Rural Zone) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Seeks increased protection of the Coastal Environment Area within the Rural Zone, against visitor accommodation, dwelling, minor unit, and activities not provided for Section 56.

Decision Requested: Amend Section 56 Rules 3, 12, 25 and 26 as set out in the submission to protect the Coastal Environment from visitor accommodation, dwelling, minor unit, and activities not provided for Section 56.(refer to original submission for specific wording)

Submission Point No: 896.11(Section 56 Rural Zone - Rule 11, Table 8) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Support Section 56 Rule 11 afforestation not being permitted in Coastal Environment but not permitting forestry in harbour catchments.

Decision Requested: 1. Change activity status for Afforestation outside of the Coastal Environment in Section 56 Rule 11 to discretionary.2. Re-write assessment criteria in Section 56 Table 8 to specify the particular outcomes sought.3. Amend activity status in Section 56 Rule 11.2 to non-complying.

Submission Point No: 896.14(Section 56 - new prohibited rule) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral:

Submission Summary: The land bounded by the Punga Punga River, Coastal Living Zone on McMahan Avenue, Te Punga Road and Denise Driveway, Whangapoua should not be filled, subdivided or developed.

Decision Requested: Amend Section 56.7 to read: "Non-complying activities and prohibited activities"3. Add a new sub-rule: "26.2 Subdivision and development (including earthworks and filling) is a prohibited activity on the rural zoned land bounded by the Punga Punga River, Coastal Living Zone on McMahan Avenue, Te Punga Road and the Denise Driveway at Whangapoua."(Refer to original submission for specific wording)

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

On behalf of:

ECM File Numbers: [3342186](#)

Submission Point No: 925.6(Section 56 Rural Zone) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Add to Rule 12.1 :'Any new dwelling or minor unit is not allowed in the Coastal Environment. Amend Rule 25 to exclude development in the Coastal Environment. Add to Rule 26 to read: 'Development in the Coastal Protection Area outside of the existing settlements .'Change Rule 11 to discretionary activity status and exclude Coastal Environment from scope of Rule. Rule 11.2 to be 'non-complying'. Add new Rule 26.2Subdivsion and development (incl earthworks and filling) is a prohibited activity on the rural zoned land bounded by the Punga Punga River, Coastal Living Zone on McMahan Avenue, Te Punga Road and the Denise Driveway at Whangapoua'.

Decision Requested: Amend Section 56:Amend Rule 12.1 :'Any new dwelling or minor unit is not allowed in the Coastal Environment.' Amend Rule 25 to exclude development in the Coastal Environment. Add to Rule 26 to read: 'Development in the Coastal Protection Area outside of the existing settlements.' Change Rule 11 to discretionary activity status and exclude Coastal Environment from scope of Rule. Amend Rule 11.2 to be 'non-complying'. Amend Section 56.7 to read: "Non-complying activities and prohibited activities"3. Add a new sub-rule: "26.2 Subdivision and development (including earthworks and filling) is a prohibited activity on the rural zoned land bounded by the Punga Punga River, Coastal Living Zone on McMahan Avenue, Te Punga Road and the Denise Driveway at Whangapoua."(Refer to original submission for specific wording)

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

On behalf of: Federated Farmers of New Zealand

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

Submission Point No: 935.23(Section 56 Rural Zone) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Seeks amendments in Section 56 to more clearly define some of the permitted farming activities in the Rural Zone.

Decision Requested: Delete Section 56.2 bullet point 6.Exempt Produce Stalls in Rule 2.1 from front yard standards and change parking requirements as per written submission. Amend Rule 3 (Visitor Accommodation) to allow 12 visitors as a permitted activity. Retain Rule 4 (Emergency service training, military training).Either amend definition of 'farming' or Rule 6 Earthworks provisions to allow for roads, tracks, maintenance etc. Amend Rule 11 to only apply to woodlots greater than 4 ha. Retain Rules 13, 14 and 18.Retain Rule 20 subject to changes to definition of 'Intensive Farming'.(Refer to original submission for specific wording)

Submitter Number: 959 **Submitter:** David Ross Gardner

On behalf of:

ECM File Numbers: [3343733](#)

Submission Point No: 959.2(Section 56 - Rural Zone - Rule 6) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes restrictions on earthworks in Rule 6.

Decision Requested: In Section 56 Rule 6 provide for more relaxed provisions for farming related earthworks

Submitter Number:	960	Submitter:	Theodora C Ward
On behalf of:			
ECM File Numbers:	3343751		
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Submission Point No:	960.5(Section 56 Rural Zone - Rule 6)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Seeks more relaxed provisions for earthworks in the Rural Zone.		
	Decision Requested: Amend Section 56 Rule 6 to provide for more extensive farm maintenance earthworks.		
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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:	962.13(Section 56 - Rule 4)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Support Section 56 Rule 4.		
	Decision Requested: Keep Section 56 Rule 4 in its entirety.(Refer to original submission for specific wording)		
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Submission Point No:	962.14(Section 56 - Rule 6)	Category	Section 56 - Rural Zone
Support/Oppose/Neutral:	Support		

Submission Summary: Add to Rule 6 that earthworks in relation to maintenance of roads, farm tracks and stock races are included.

Decision Requested: Add to Section 56 Rule 6.1 earthworks in relation to maintenance of roads, farm tracks and stock races as a permitted activity.(Refer to original submission for specific wording)

Submission Point No: 962.15(Section 56 - Rule 11.1 b)) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Remove Rule 11.1 b) as need the ability to plant trees in the Coastal Environment where it supports farming business.

Decision Requested: Delete Section 56 Rule 11.1 b).(Refer to original submission for specific wording)

Submission Point No: 962.16(Section 56 - Rule 12) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Include accessory buildings associated with farming as a permitted activity.

Decision Requested: Include in Section 56 Rule 12 accessory buildings associated with farming activities as a permitted activity.(Refer to original submission for specific wording)

Submission Point No: 962.17(Section 56 - Rule 13) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Rule 13 as we use a minimum amount of goats for weed control on a small area of the farm.

Decision Requested: Retain Section 56 Rule 13.

Submission Point No: 962.18(Section 56 - Rule 15.1 g)) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral:

Submission Summary: Section 56 Rule 15 Point 1 g) refers to Table 9. This is not present.

Decision Requested: Clarify Section 56 Rule 15.1 g).(Refer to original submission for specific wording)

Submitter Number: 966 **Submitter:** Terry Walker

On behalf of: Whangamata Community Board

ECM File Numbers: [3343769](#)

Submission Point No: 966.7(Section 56 - Rule 5) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Oppose Section 56 Rule 5, the 24 hour time period as, in general, too short for any major event. Festivals and events are an important part of economic development of the area.

Decision Requested: Amend Section 56 Rule 5 the permitted activity standard of 24 hours in the Rural Zone to 72 hours.(Refer to original submission for specific wording)

Category Name: PART VIII - ZONE RULES

Section 57 - Rural Lifestyle Zone

Submitter Number:	1188	Submitter:	Colin Clune
On behalf of:	Vodafone New Zealand Limited		
ECM File Numbers:	3361656		
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Submission Point No:	1188.17(Section 57.4 Rule 7)	Category	Section 57 - Rural Lifestyle Zone
Support/Oppose/Neutral:			
Submission Summary:	<p>Considers that the maximum height of 15 m for telecommunication masts is too low.</p> <p>Decision Requested: Amend Section 47.4 Rule 7 b) to increase the maximum height to 25 m (excluding lightning rods) and include an additional point f) <u>the attachment of telecommunication antennas and support structures to a maximum height of 5 m above the roof of the part of the building it is attached to. The height relation to boundary control of any adjoining residential zone boundary shall apply.</u></p>		
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Submitter Number:	169	Submitter:	Dirk Sieling - Sieling Farms
On behalf of:	Dirk and Kathy Sieling		
ECM File Numbers:	3329879		
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Submission Point No:	169.6(Section 57 - Rule 6 and new rule)	Category	Section 57 - Rural Lifestyle Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	<p>Agree with Section 57 Rural Lifestyle Zone but add earthworks to create fences, farm tracks & races, and farm culverts and bridges within WRC rules, as permitted activities.</p> <p>Decision Requested: Add to Section 57 Rural Lifestyle Zone: Earthworks to create fences, farm tracks & races as a permitted activity .Add to Section 57 Rural Lifestyle Zone: Farm culverts and bridges as a permitted activity as long as they are subject to WRC rules.</p>		

Submitter Number:	21	Submitter:	Alan Mayes
On behalf of:	The Afda Trust (as Trustees)		
ECM File Numbers:	3303878		
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Submission Point No:	21.1(Section 57 - Rural Lifestyle Zone Rule 3)	Category	Section 57 - Rural Lifestyle Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposed to having to obtain a resource consent for more than 6 visitors in visitor accommodation.		
	Decision Requested: Remove Rule 3 from Section 57 - Rural Lifestyle Zone.		
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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:	320.13(Section 57 Rural Lifestyle Zone)	Category	Section 57 - Rural Lifestyle Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Seeks stronger controls on earthworks in the Rural Lifestyle Zone and changes to activity statutes of one dwelling per lot and two or more dwellings per lot.		
	Decision Requested: Increase earthworks thresholds in Rule 6 as per written submission. Change activity status from permitted to controlled in Rule 12 with controlled matters set out in the submission. Change activity status from restricted discretionary to prohibited in Rule 18.		

Submitter Number:	353	Submitter:	Kim Coppersmith - Pauanui Community Office
On behalf of:	Pauanui Ratepayers and Residents Association		
ECM File Numbers:	3335552		
Submission Point No:	353.21(Section 57 - Rural Lifestyle Zone 57.4 Rule 6)	Category	Section 57 - Rural Lifestyle Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes Section 57.4 Rule 6 Earthworks 6.1(h)(ii) Silt and sediment resulting from the earthworks remains within the site Decision Requested: Delete section 57.4 Rule 6.1(h)(ii) Silt and sediment resulting from the earthworks remains within the site.		

Submitter Number:	366	Submitter:	Anita Murrell - New Zealand Pork
On behalf of:	New Zealand Pork Industry Board		
ECM File Numbers:	3336180 ; 3336181		
Submission Point No:	366.9(Section 57.4 Rule 12 Farming)	Category	Section 57 - Rural Lifestyle Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports the permitted activity status of farming in Section 57 Rural Lifestyle Zone. Decision Requested: Retain the permitted activity status of farming in Rule 12.		

Submitter Number:	568	Submitter:	Ben and Donna Grubb
On behalf of:			
ECM File Numbers:	3336591 ; 3336590 ; 3336589 ; 3336588 ; 3336587 ; 3336586 ; 33		
Submission Point No:	568.7(Section 57 - Rule 11)	Category	Section 57 - Rural Lifestyle Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports Section 57 Rule 11 as per submission, but believes the standards in Table 6 seem irrelevant to forestry, and seeks various amendments to Rule 9. Decision Requested: In Section 57, add new Rule 11.1 a) vi) to remove trees within setbacks, amend Rule 11.1 d) to "It meets the setback standards in Table 4.", add new Rule 11.1 e) to submit a wilding tree removal plan prior to afforestation, amend Rule 11.2 to make afforestation in the Coastal Environment a non-complying activity, and amend Rule 11.4 to add standards for forestry harvesting, as detailed in the original submission.		

Submitter Number:	578	Submitter:	Christine Vickerman
On behalf of:			
ECM File Numbers:	3337120		
Submission Point No:	578.71(Section 57 - Rural Lifestyle Zone Tables 6 and 7.)	Category	Section 57 - Rural Lifestyle Zone
Support/Oppose/Neutral:	Oppose		

Submission Summary: Maximum site coverage is too restrictive where lots are e.g. 2000 m2 - no functional need for such a severe restriction. Council should not be dictating colours for buildings.

Decision Requested: 1. Section 57 Table 6 - change to 30% maximum site coverage.2. Delete Section 57 Table 7.

Submitter Number: 755 **Submitter:** Brian Sharp and Sue Edens

On behalf of:

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

Submission Point No: 755.15(Section 57 Rural Lifestyle Zone) **Category** Section 57 - Rural Lifestyle Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Seeks inclusion of minimum exclusive area and additional permitted building materials.

Decision Requested: Include natural stone, unpolished concrete and brick and naturally coloured clay products in Table 7.Include minimum exclusive area in Table 6.

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

On behalf of: New Zealand Transport Agency

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

Submission Point No: 787.33(Section 57 Rural Lifestyle Zone) **Category** Section 57 - Rural Lifestyle Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 57 and seeks amendment of front yard setback to 20m for land adjoining a State Highway.

Decision Requested: Amend Table 6 in Section 57.8 to require 20m front yard setback for land adjoining a State Highway.

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

On behalf of: Surveying Services Ltd

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

Submission Point No: 794.54(Section 57 - Rules 12, 18; Tables 6, 7, 8) **Category** Section 57 - Rural Lifestyle Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Rules 12, 18; Tables 6, 7, 8.

Decision Requested: In Section 57, retain Rules 12, 18; Tables 6, 7, 8.

Submission Point No: 794.63(Section 57 - Rule 5) **Category** Section 57 - Rural Lifestyle Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Section 57.4 Rule 5 providing for festival, event as a permitted activity without allowing adjoining owners or other authorities to 'take control' and hold applicants to ransom.

Decision Requested: Retain Section 57.4 Rule 5 and insert a rule to the effect that "no requirement for public or limited notification of the application if restricted discretionary." Require limited notification for a discretionary application.

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

On behalf of: Department of Conservation

ECM File Numbers: [3342091](#)

Submission Point No: 827.57(Section 57.4 Rule 6) **Category** Section 57 - Rural Lifestyle Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 57.4 Rule 6 earthworks.

Decision Requested:

Amend Rule 6.1 to include the following provision: "Earthmoving plant and machinery does not contain soil and plant material from other locations."

Submission Point No: 827.58(Section 57.8 Table 8.8) **Category** Section 57 - Rural Lifestyle Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 57.8 Table 8.8 offsite effects from earthworks.

Decision Requested:

Amend Table to include an additional point c): "Whether measures have been taken to prevent the introduction or spread of Kauri dieback disease arising from the introduction of plant and soil material from offsite via earthmoving plant and machinery."

Submitter Number: 855

Submitter: Katie Treadaway - KTB Planning

On behalf of: Rayonier New Zealand Ltd and Earnslaw One Ltd

ECM File Numbers: [3342127](#)

Submission Point No:	855.33(Section 57.4 Permitted Activities)	Category	Section 57 - Rural Lifestyle Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes production forestry not specifically being provided for as a permitted activity.		
	Decision Requested: Include a new rule providing for production forestry as a permitted activity.		
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Submission Point No:	855.34(Section 57.4 Rule 11 Afforestation)	Category	Section 57 - Rural Lifestyle Zone
Support/Oppose/Neutral:	Neutral		
Submission Summary:	Supports afforestation being a permitted activity in the Rural Lifestyle Zone but seeks amendments to the criteria so that it is also provided for in the Coastal Environment.		
	Decision Requested: Amend Section 57 Rule 11 by deleting point 1.b).		
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Submission Point No:	855.35(Section 57.4 Rule 11 Table 4 Setback Standards for Afforestation)	Category	Section 57 - Rural Lifestyle Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports the standards in Section 57 Table 4.		
	Decision Requested: Retain Section 57 Rule 4.		
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Submission Point No:	855.36(Section 57.4 Rule 6 Earthworks)	Category	Section 57 - Rural Lifestyle Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes production forestry not specifically being provided for as part of earthworks.		
	Decision Requested: Amend Section 57 Rule 6 to include earthworks associated with production forestry as a permitted activity.		

Submission Point No: 855.37(Section 57.4 Rule 12) **Category** Section 57 - Rural Lifestyle Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Rule 12.1 b) requiring a 20 m setback from plantation forestry.

Decision Requested: Amend Section 57 Rule 12.1 b) to require a setback of at least 50 m.

Submission Point No: 855.38(Section 57.4 Rule 14 Noise not covered by another rule in Section 57) **Category** Section 57 - Rural Lifestyle Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 57 Rule 14.1 a) noise associated with production forestry being provided for as a permitted activity.

Decision Requested: Retain Section 57 Rule 14.1 a).

Submission Point No: 855.39(Section 57.5 Rule 18 Two or more dwellings) **Category** Section 57 - Rural Lifestyle Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Rule 18.1 d) requiring a setback of more than 20 m from production forestry.

Decision Requested: Amend Section 57 Rule 18.1 d) to increase the setback to at least 50 m.

Submission Point No: 855.40(Section 57.8 Table 8) **Category** Section 57 - Rural Lifestyle Zone

Support/Oppose/Neutral: Support

Submission Summary: Support matter 5 in Table 8 relating to reverse sensitivity.

Decision Requested: Retain matter 5 in Table 8 in section 57.

Submitter Number:	895	Submitter:	Vivienne McLean
On behalf of:	Kauri 2000 Trust		
ECM File Numbers:	3342171		
Submission Point No:	895.9(Section 57 Rural Lifestyle Zone - Rule 6, Table 8)	Category	Section 57 - Rural Lifestyle Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Requests additional provisions to earthworks rules and matters in Section 57 Rule 6, Table 8 to manage kauri dieback disease. Decision Requested: Add to Section 57 Rule 6 after 6.1 h) iii) and vi) as per written submission. Add to section 57 Table 8.8 a new assessment criterion c) to address kauri dieback disease as per written submission.		

Submitter Number:	935	Submitter:	Sally Millar
On behalf of:	Federated Farmers of New Zealand		
ECM File Numbers:	3342192 ; 3342193		
Submission Point No:	935.24(Section 57 Rural Lifestyle Zone)	Category	Section 57 - Rural Lifestyle Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Seeks amendments to visitor accommodation, earthworks and afforestation rules in the Rural Lifestyle Zone. Decision Requested: Amend Rule 3 (Visitor Accommodation) to allow 12 visitors as a permitted activity. Amend rule 6 or change definition of earthworks to allow		

for normal farming activities to be undertaken. Amend Rule 11 to only apply to woodlots over 4 ha. Retain Rules 12, 13 and 14.

Category Name: PART VIII - ZONE RULES

Section 58 - Village Zone

Submitter Number: 1188 **Submitter:** Colin Clune

On behalf of: Vodafone New Zealand Limited

ECM File Numbers: [3361656](#)

Submission Point No: 1188.18(Section 58.4 Rule 13) **Category** Section 58 - Village Zone

Support/Oppose/Neutral:

Submission Summary: Considers that the maximum height of 15 m for telecommunication masts is too low.

Decision Requested:

Amend Section 58.4 Rule 13 e) to increase the maximum height to 20 m (excluding lightning rods) and include an additional point: "f) the attachment of telecommunication antennas and support structures to a maximum height of 5 m above the roof of the part of the building it is attached to. The height relation to boundary control of any adjoining residential zone boundary shall apply."

Submitter Number: 397

On behalf of: Thames-Coromandel District Council

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

Submission Point No: 397.96(Section 58 - Rule 5.1)

Support/Oppose/Neutral: Support

Submission Summary: Seeks amendment to Rule 5.1 in Section 58 to subject farming to the same standards as

Decision Requested:

Amend Rule 5.1 of Section 58 as follows: Replace rule with: "**Rule 5 Farming**

1. Farming is a **permitted activity** provided it meets the standards in Table 6 at the end of
2. Farming that is not permitted under Rule 5.1 is a **restricted discretionary activity**. 3.

Submission Point No: 397.97(Section 58 - new Rule 5.1A)

Support/Oppose/Neutral: Support

Submission Summary: Seeks consequential amendment of Rule 5 by creating a new Rule 5A to deal with Emerg

Decision Requested:

Amend Section 58 as follows: Relocate from the original Rule 5 most of the content, and a

"Rule 5A Emergency service training, military training

Informal recreation

1. An activity listed in Rule 5A is a **permitted activity**." Make consequential chang

Submission Point No: 397.98(Section 58 - Rule 10)

Support/Oppose/Neutral: Support

Submission Summary: Seeks alignment of activity status for 'goat farming' to that in the Rural Zone - discretionar

Decision Requested: Amend Rule 10 of Section 58 to read: "Goat farming that is not per

Submitter Number:	783	Submitter:	Jennifer Moya Cook
On behalf of:			
ECM File Numbers:	3338444 ; 3338443		
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Submission Point No:	783.4(Section 58 Village Zone)	Category	Section 58 - Village Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Opposes privacy buffer and maximum solid fence height in Section 58.		
	Decision Requested: Delete privacy buffer requirement in Table 4 9.Amend maximum solid fence height in Table 4.11 to be 1.6m.		
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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:	787.34(Section 58 Village Zone)	Category	Section 58 - Village Zone
Support/Oppose/Neutral:	Support		
Submission Summary:	Supports Section 58 Village Zone and seeks a maximum permitted traffic generation standard for industrial activities.		
	Decision Requested: Amend Rule 11 to limit permitted high traffic generators to 100ecm/d (equivalent car movements per day).		
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Submitter Number:	794	Submitter:	Debbie Waterhouse
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On behalf of: Surveying Services Ltd

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

Submission Point No: 794.55(Section 58 - Rules 9, 20) **Category** Section 58 - Village Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Rule 9 and Rule 20.

Decision Requested: In Section 58, retain Rule 9 and Rule 20.

Submission Point No: 794.56(Section 58 - Table 4) **Category** Section 58 - Village Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Table 4, but oppose standard 7 because of amenity and direct light effects, particularly when dispensation is granted by temporary neighbours to build on a boundary.

Decision Requested: Retain Section 58 Table 4; and replace standard 7 with 2 m & 45°.

Submitter Number: 945

Submitter: Bronwyn Lee Blair

On behalf of:

ECM File Numbers: [3343386](#); [3343387](#); [3343385](#); [3343382](#)

Submission Point No: 945.2(Section 58 Village Zone) **Category** Section 58 - Village Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 58 and seeks amendment of erroneous reference in Rule 2 to

Rule 1.

Decision Requested: Amend reference in Rule 2 to Rule 1 so it reads: "An activity listed in Rule 2 ...".

Submission Point No: 945.3(Section 58 Village Zone) **Category** Section 58 - Village Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports provision of Community Facilities in the Village Zone.

Decision Requested: Retain 'community facilities' in Rule 1 and the proposed definition.

Submitter Number: 963 **Submitter:** Donald Hughes

On behalf of:

ECM File Numbers: [3343764](#)

Submission Point No: 963.3(Section 58 - Rule 20, Table 4.8) **Category** Section 58 - Village Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Maximum site coverage standards in Table 4 .8 are inadequate for some large lots in sensitive coastal areas. There is no reference to consideration of effect of granting consent for two or more dwellings on adjoining lots, thus allowing subdivision by other means.

Decision Requested: 1. Amend the provisions to limit the possibility of two or more dwellings on large lots in sensitive coastal areas. 2. Delete Rule 20.3 and require public notification.

Category Name: PART VIII - ZONE RULES

Section 59 - Waterfront Zone

Submitter Number:	1243	Submitter:	Robert Edward Harris
On behalf of:			
ECM File Numbers:	3325496 ; 3325497		
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Submission Point No:	1243.1(Section 59 - Rule 4)	Category	Section 59 - Waterfront Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Amend Rule 4 so visitors' accommodation, without limits on visitor numbers, remains a permitted activity as in the Operative District Plan		
	Decision Requested: Delete Rule 4.1 b).		
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Submitter Number:	412	Submitter:	Brent Page
On behalf of:	Thames-Coromandel District Council Economic Development Committee		
ECM File Numbers:	3336670 ; 3336668		
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Submission Point No:	412.3(Section 59 and Section 51)	Category	Section 59 - Waterfront Zone
Support/Oppose/Neutral:	Oppose		
Submission Summary:	Seeks less Council control for development in the Pedestrian Core and Water Front Zones.		
	Decision Requested: Amend rules in Section 59 to include more investor friendly design guidelines.		
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Submitter Number:	594	Submitter:	Roland Michael Doyle
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On behalf of:

ECM File Numbers: [3337208](#)

Submission Point No: 594.1(Section 59.4 Rule 4 Visitor accommodation) **Category** Section 59 - Waterfront Zone

Support/Oppose/Neutral: Oppose

Submission Summary: Opposes Section 59 Rule 4.1 b) restricting the number of tariff paying visitors to 6 as a permitted activity.

Decision Requested: Delete Section 59 Rule 4.1 b).

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

On behalf of: Surveying Services Ltd

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

Submission Point No: 794.57(Section 59 - Rules 13 and 14) **Category** Section 59 - Waterfront Zone

Support/Oppose/Neutral: Support

Submission Summary: Support Rules 13 and 14.

Decision Requested: In Section 59, retain Rules 13 and 14.

Submission Point No: 794.58(Section 59 - Table 5) **Category** Section 59 - Waterfront Zone

Support/Oppose/Neutral: Support

Submission Summary: Supports Section 59.8 Table 5 but opposes standard 9 relating to the height of buildings in relation to the boundary.

Decision Requested: Amend Section 59.8 Table 5 to correct the numbering and to change standard 9 to 2 m & 45°.
