

Submitter Number: 6 **Submitter:** Thomas Rabone

On behalf of: Silver Seed Ltd

ECM Numbers: [4074363](#)

Point Number 6.1(Whole of variation) **Category** General

Support/Oppose/Neutral: Support

Summary of Submission Supports the variation in its entirety (objectives, policies, rules and overlay maps).

Decision Sought: Retain the variation without alteration, including the overlay maps.

Submitter Number: 7 **Submitter:** Christine Alison Fielder

On behalf of: Opuhi Reserve Limited

ECM Numbers: [4075956](#)

Point Number 7.3(Other methods) **Category** General

Support/Oppose/Neutral: Neutral

Summary of Submission Generally supports the variation.

Decision Sought: Include 'other methods' in the Plan to: provide financial support for predator free fencing (specifically for units 17, 25 and 49); and provide rates relief for all areas of outstanding natural character.

Submitter Number: 16 **Submitter:** Peter Haultain Wood

On behalf of:

ECM Numbers: [4087036](#)

Point Number 16.1(General) **Category** General

Support/Oppose/Neutral: Support

Summary of Submission Supports protection of natural character.

Decision Sought: Retain, and expand, the natural elements of the peninsula.

Submitter Number: 23 **Submitter:** Gary Fowler

On behalf of: Hikuai District Trust

ECM Numbers: [4090174](#)

Point Number 23.1(Natural character overlay in general) **Category** General

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes reintroduction of the natural character overlay into the Proposed District Plan.

Decision Sought: Not stated.

Submitter Number: 24 **Submitter:** Kim Coppersmith

On behalf of: Pauanui Community Office

ECM Numbers: [4090169](#)

Point Number 24.1(Natural character overlay in general) **Category** General

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes reintroduction of the natural character overlay into the Proposed District Plan.

Decision Sought: Not stated.

Submitter Number:	25	Submitter:	Kim Coppersmith
On behalf of:			
ECM Numbers:	4090184		
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Point Number	25.1(Natural character overlay in general)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes reintroduction of the natural character overlay into the Proposed District Plan.		
Decision Sought:	Not stated.		
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Submitter Number:	34	Submitter:	The Trustees of the Kowhai Trust
On behalf of:			
ECM Numbers:	4090656		
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Point Number	34.2(Whole of variation)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Variation 1 Natural Character Overlay's identification of outstanding and high natural character, and the objectives, policies and rules.		
Decision Sought:	Withdraw Variation 1. Reassess natural character to be consistent with the methodology of the New Zealand Coastal Policy Statement and Regional Policy Statement. Review and amend the objectives, policies and rules to be consistent with the intent of the New Zealand Coastal Policy Statement and Regional Policy Statement.		
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Submitter Number:	44	Submitter:	R V Asplin and T J Shaw
On behalf of:			
ECM Numbers:	4092156 ; 4092157 ; 4092158 ; 4092159		
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Point Number	44.2('High' Natural Character category)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the 'High' Natural Character category and its effects on property use such as existing house, orchard and pine forest.		
Decision Sought:	Convert the 'High' Natural Character category into a 'Significant' Natural Character category that removes controls resulting from RMA Section 6 matters of national importance.		

Submitter Number:	48	Submitter:	Hanamaraea Barnett
On behalf of:			
ECM Numbers:	4093186		

Point Number	48.1(General)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	The land is papakainga land and is to be inherited by whanau, not TCDC.		
Decision Sought:	Delete.		

Submitter Number:	49	Submitter:	Kay Julie-Anne Margaret Barnett
On behalf of:			
ECM Numbers:	4093169		

Point Number	49.1(General)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the natural character variation.		
Decision Sought:	Delete		

Submitter Number:	53	Submitter:	Allan Alfred Bartrom
On behalf of:			
ECM Numbers:	4093570		
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Point Number	53.1(General)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes units 8, 9, 19, 28 and 41.		
Decision Sought:	Withdraw the variation.		
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Submitter Number:	54	Submitter:	Jacob Allan Bartrom
On behalf of:			
ECM Numbers:	4093573		
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Point Number	54.1(General)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes unit 8, 9 19 and 28-41.		
Decision Sought:	Withdraw the variation.		
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Submitter Number:	56	Submitter:	Jane Bartrom
On behalf of:			
ECM Numbers:	4093569		
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Point Number	56.1(General)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes unit 8, 9 and 19.		
Decision Sought:	Delete the variation.		

Submitter Number:	59	Submitter:	Edward Parker
On behalf of:			
ECM Numbers:	4093984		

Point Number	59.1(General - modified or degraded areas of natural character)	Category	General
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the intent of the natural character variation.		
Decision Sought:	Provide incentives to landowners to protect, restore or enhance modified or degraded areas of natural character including: mapping areas of modified or degraded areas; identify areas adjacent to high and outstanding natural character for enhancement, restoration or rehabilitation; provide incentives to landowners to this i.e. include in the conservation lot subdivision rule; and make amendment to the objectives and provisions to give effect to these changes.		

Submitter Number:	62	Submitter:	Karl Baldwin - KTB Planning Consultants Ltd
On behalf of:	Rayonier Matariki Forests		
ECM Numbers:	4093888		

Point Number	62.2(General)	Category	General
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the natural character objectives, policies and rules.		

Decision Sought: Retain as notified, subject to specific amendments requested (in other submission points).

Submitter Number: 70 **Submitter:** Chris Staite

On behalf of: Department of Conservation

ECM Numbers: [4094625](#); [4099430](#)

Point Number 70.5(General - Section 32A) **Category** General

Support/Oppose/Neutral: Support

Summary of Submission Supports Section 32A and seeks its retention.

Decision Sought: Retain Section 32A without amendment.

Submitter Number: 84 **Submitter:** Rex and Marrison Loudon

On behalf of:

ECM Numbers: [4095713](#)

Point Number 84.1(Entire Variation 1) **Category** General

Support/Oppose/Neutral: Oppose

Summary of Submission Oppose all Variation 1 provisions.

Decision Sought: Do not reintroduce natural character objectives, policies, rules and overlay maps into the District Plan.

Submitter Number: 91 **Submitter:** Tom Hollings

On behalf of: Coromandel Marine Farmers Association

ECM Numbers: [4095780](#)

Point Number	91.1(The whole variation)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the variation in its entirety.		
Decision Sought:	Withdraw the variation.		
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Point Number	91.4(Objectives, policies and rules)	Category	General
Support/Oppose/Neutral:			
Summary of Submission	Submits that the technical natural character analysis is faulty.		
Decision Sought:	Review the natural character objectives, policies and rules to clarify the acceptability of marine farms.		
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Submitter Number:	106	Submitter:	Liane Ngamane
On behalf of:	Ngati Tamatera Treaty Negotiators		
ECM Numbers:	4096677		
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Point Number	106.1(Entire Variation 1)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Variation 1 in full, particularly as it pertains to Maori customary land, Maori owned land, general land held by Maori, Treaty Settlement land and Ngati Tamatera ancestral lands generally.		
Decision Sought:	Reject Variation 1 and keep the land status as it is at present.		

Submitter Number:	107	Submitter:	Liane Ngamane
On behalf of:	Ngati Tamatera Treaty Settlement Trust		
ECM Numbers:	4096672		
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Point Number	107.1(Variation 1)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Variation 1, particularly as it pertains to Maori customary land, Maori owned land, general land held by Maori, Treaty Settlement land and Ngati Tamatera ancestral lands generally.		
Decision Sought:	Keep the land status as it is at present.		

Submitter Number:	111	Submitter:	Merilyn Ruth Connolly
On behalf of:	Tikapa Moana Enterprises Limited		
ECM Numbers:	4096800		

Point Number	111.2(Variation 1)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the Variation 1 provisions relating to the land blocks surrounding the Tikapa Moana Enterprises marine farms.		
Decision Sought:	Remove the Variation 1 provisions.		

Submitter Number:	114	Submitter:	John McEnteer
On behalf of:	Hauraki Maori Trust Board		
ECM Numbers:	4096808		

Point Number	114.1(Variation 1)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Variation 1 provisions relating to all the 1 - 87 High and Outstanding Natural Character Units that have a significant impact on current Maori land and land subject to transfer from the Crown to iwi resulting from Treaty of Waitangi negotiations.		
Decision Sought:	Keep the status of current Maori land, and land subject to transfer from the Crown to iwi resulting from Treaty of Waitangi negotiations, as it is at present.		

Submitter Number:	117	Submitter:	Steve Wells
On behalf of:	North Island Mussels Limited		
ECM Numbers:	4096916		
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Point Number	117.2(High Natural Character Units 8, 9, 17 evaluations)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the effect of the High Natural Character Overlay on marine farm businesses and community support for aquaculture.		
Decision Sought:	Amend the natural character evaluation tables so it recognises and provides for existing marine farms.		
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Submitter Number:	118	Submitter:	Alison Undorf-Lay
On behalf of:	Sandford Limited		
ECM Numbers:	4096903		
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Point Number	118.2(High Natural Character Units 8, 9, 17 evaluations)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the effect of the High Natural Character Overlay on marine farm businesses and community support for aquaculture.		
Decision Sought:	Amend the natural character evaluation tables so it recognises and provides for existing marine farms.		

Submitter Number:	119	Submitter:	Dennis Scott
On behalf of:	Weka Marine Farmers Ltd Heath Charles Black & Peter McMillan Bull Paddy Bull Ltd (1) Paddy Bull Ltd (2) Seahorse Mussels Ltd HBO Mussel Company Ltd Seashore Mussels Ltd		
ECM Numbers:	4096891		
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Point Number	119.1(Variation 1)	Category	General

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Variation 1 in total as many overlays extend seaward over marine space, conflicting with regional coastal plan jurisdiction. Also natural character and landscape matters are intermingled.

Decision Sought: Withdraw Variation 1, reconsider and consult with the draft Regional Coastal Plan, then make a single/same subsequent variation (potentially including landscape) after the new Regional Coastal Plan is operative.

Point Number 119.4(Variation 1) **Category** General

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes the general and abstract Variation 1 provisions that relate to marine space and marine farms, including effects on areas and landscapes adjacent to the Overlay.

Decision Sought: Review the Natural Character Overlay's objectives, policies, rules and areas as required to clarify the acceptability of existing marine farms.

Submitter Number: 121 **Submitter:** Cath Wallace and Barry Weeber

On behalf of:

ECM Numbers: [4096866](#); [4096867](#)

Point Number 121.12(Outstanding Natural Character Unit 75) **Category** General

Support/Oppose/Neutral: Support

Summary of Submission Amend the name of Outstanding Natural Character Unit 75.

Decision Sought: Change the 'Tapuaatahi' reference to 'Tapuaetahi'.

Point Number 121.15(Variation 1) **Category** General

Support/Oppose/Neutral: Support

Summary of Submission The term "man-made" should be replaced.

Decision Sought: Replace "man-made" with "anthropogenic" or just "human".

Submitter Number:	123	Submitter:	Jason Roxburgh
On behalf of:	Queen Elizabeth II National Trust		
ECM Numbers:	4096857 ; 4096856		
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Point Number	123.18(Variation 1)	Category	General
Support/Oppose/Neutral:			
Summary of Submission	Variation 1 should acknowledge the benefits that Open Space Covenants provide to protection of natural character.		
Decision Sought:	Acknowledge in Variation 1: <ul style="list-style-type: none"> • Open Space Covenants assessed as High or Outstanding Natural Character are already protecting this natural character in perpetuity. • A partnership with the QEII Trust can help the Council meet its natural character obligations. • Through Open Space Covenants, landowners have already made a considerable contribution to protection of natural character, often at considerable financial cost. • The Council values and encourages, and will promote Open Space Covenant protection, for all sites assessed of High and Outstanding Natural Character. 		

Submitter Number:	126	Submitter:	K Vernon
On behalf of:			
ECM Numbers:	4096820 ; 4097787		
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Point Number	126.13('Prior approval' provision)	Category	General
Support/Oppose/Neutral:			
Summary of Submission	Landowners should have the right of prior approval of a High/Outstanding Natural Character Overlay on their land, because compensation is not generally available.		
Decision Sought:	Add an enforceable provision to the Plan to the effect of giving landowners the right of prior approval of any High/Outstanding Natural Character Overlay on their land.		
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Point Number	126.14(Variation 1)	Category	General
Support/Oppose/Neutral:	Oppose		

Summary of Submission Rejects Variation 1 in its entirety if the submitter's points are not accepted.

Decision Sought: If K Vernon's submission points are not accepted, remove Variation 1 in full.

Submitter Number: 128 **Submitter:** Paul F Majurey

On behalf of: Ngati Maru Trust

ECM Numbers: [4097715](#); [4097821](#)

Point Number 128.1(Whole of variation) **Category** General

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes the variation in its entirety.

Decision Sought: Decline the variation.

Submitter Number: 130 **Submitter:** Martin Wallace

On behalf of:

ECM Numbers: [4097710](#); [4097711](#)

Point Number 130.1 **Category** General

Support/Oppose/Neutral: Neutral

Summary of Submission Generally supportive of the Variation in its entirety.

Decision Sought: Council is to be applauded for introducing an overlay to protect natural character.

Submitter Number: 133 **Submitter:** Coromandel Watchdog of Hauraki Incorporated

On behalf of:

ECM Numbers: [4097717](#)

Point Number 133.12(Cultural attributes) **Category** General

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes lack of information on cultural attributes and perspectives contributing to the natural character assessment, such as mauri, and tangata whenua relationships with lands, water, wahi tapu and other taonga.

Decision Sought: Not stated.

Point Number 133.15(Assessment criteria for natural character units) **Category** General

Support/Oppose/Neutral: Oppose

Summary of Submission The assessment criteria used to map the natural character overlays is inadequate, e.g. no marine biotic/abiotic/experimental values, terrestrial and marine attributes.

Decision Sought: Not stated.

Submitter Number: 134 **Submitter:** Ian Gordon and Miranda James

On behalf of:

ECM Numbers: [4097619](#)

Point Number 134.1(Variation 1) **Category** General

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes the adverse effects of Variation 1 on landowners. The wider public, not individual landowners, should share the cost of protecting coastal landscapes.

Decision Sought: Delete all Variation 1 provisions relating to privately owned land.

Submitter Number:	143	Submitter:	Christine Vickerman
On behalf of:	Coromandel Property Owners Alliance Inc		
ECM Numbers:	4097368		
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Point Number	143.2(Section 7A title)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the title of Section 7A as the overlay only applies to the Coastal Environment.		
Decision Sought:	Change the title of Section 7A to Natural Character <u>of the Coastal Environment</u> .		
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Point Number	143.26	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Suggests that the same rules should apply in both outstanding and high natural character areas.		
Decision Sought:	Amend Section 32A to combine the outstanding natural character and high natural character rules, with additional restricted discretionary matters or alternatively combine outstanding natural character rules with the outstanding natural features and landscape rules.		

Submitter Number:	149	Submitter:	Augusta Macassey-Pickard
On behalf of:	Mercury Bay branch of the Royal Forest & Bird Protection Society		
ECM Numbers:	4097713		
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Point Number	149.19(Variation 1)	Category	General
Support/Oppose/Neutral:			
Summary of Submission	The Plan must protect natural character values, focus on restoring degraded natural character, and encourage economic activities with ecological and community benefits.		
Decision Sought:	Lay out strategic measures to outline where high and outstanding natural character must be protected, and where less than high natural character can and should be enhanced over the next 10 years, including incentives to do this.		
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Point Number	149.22(Variation 1)	Category	General
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the use of recipient sites for transferable development rights so high natural character values are not degraded through fragmentation and habitation.		
Decision Sought:	Not stated.		

Submitter Number:	151	Submitter:	Rodney Paul Morehu
On behalf of:			
ECM Numbers:	4097625		

Point Number	151.1(Variation 1)	Category	General
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Council's right to assess what landowners do on their land.		
Decision Sought:	Remove the right for Council to enter the land, assess it, and to tell the landowner what to do on their land.		

Submitter Number:	153	Submitter:	David Lamason
On behalf of:	Linus Kent		
ECM Numbers:	4099426		

Point Number	153.1(Variation 1)	Category	General
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports in part the extent of the High Natural Character Overlay on Lot 5 DPS 87959 in Overlay Map 24D, provided the Natural Character provisions only apply to that part of the property.		
Decision Sought:	Amend Sections 7A and 32A to clearly state that the provisions only apply to the land under the Natural Character Overlay, not the whole property.		

Submitter Number: 154 **Submitter:** Warwick Sutherland Wilson

On behalf of:

ECM Numbers: [4099842](#); [4099843](#); [4099844](#); [4099845](#)

Point Number 154.1(Variation 1 as applies to Units 64 and 65) **Category** General

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes further controls on large-scale coastal landowners within Natural Character Units 64 and 65.

Decision Sought: Revise Variation 1 to enable large-scale coastal landowners to transfer titles to areas more suitable for subdivision than foreshore lands.

Submitter Number: 157 **Submitter:** Judith Ryan and Tony McNiel

On behalf of: Queen Elizabeth II National Trust Open Space Covenanters

ECM Numbers: [4102375](#)

Point Number 157.1(Variation 1) **Category** General

Support/Oppose/Neutral: Support

Summary of Submission TCDC should acknowledge that natural character protection already exists in QEII Open Space Covenants within Variation 1.

Decision Sought: Exclude QEII Open Space Covenants from Variation 1 rules, and do not let Variation 1 rules override existing QEII Open Space Covenant provisions.