

Category Name: Section 32A.4 Outstanding Natural Character Overlay Rules

Submitter Number: 58 **Submitter:** Sally Millar

On behalf of: Federated Farmers of New Zealand

ECM Numbers: [4094004](#)

Point Number 58.15(Outstanding Natural Character Overlay Rules) **Category** Section 32A.4 Outstanding Natural Character Overlay Rules

Support/Oppose/Neutral: Support

Summary of Submission Conditionally supports the Rules in Section 34A.4 on the basis that no farmland is included in these areas.

Decision Sought: None on the basis that no farmland is included in the outstanding natural character overlay (see submission point 3).

Submitter Number: 71 **Submitter:** Sue Edens and Brian Sharp

On behalf of:

ECM Numbers: [4095418](#)

Point Number 71.2(Section 32A.4 Outstanding Natural Character Overlay Rules) **Category** Section 32A.4 Outstanding Natural Character Overlay Rules

Support/Oppose/Neutral:

Summary of Submission Notes that the rules for Outstanding Natural Character and Outstanding Landscapes are almost identical.

Decision Sought: Combine the rules for Outstanding Natural Character and Outstanding Landscapes.

Submitter Number: 77 **Submitter:** Stephen Nathan, QC and Colleen Toomey

On behalf of:

ECM Numbers: [4095756](#)

Point Number 77.9(Section 32A.4 activity status's) **Category** Section 32A.4 Outstanding Natural Character Overlay Rules

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes the activity status of one dwelling per lot in Rule 16 as a discretionary activity.

Decision Sought: Amend the activity status of Rule 16 to non-complying and consider a higher activity status for all the activities listed in Rules 11-17.

Submitter Number: 87 **Submitter:** John Drummond

On behalf of: Preserve New Chum for Everyone Inc

ECM Numbers: [4095860](#); [4095859](#); [4095858](#)

Point Number 87.3(Subdivision 1 km from Wainuiototo/New Chums Beach) **Category** Section 32A.4 Outstanding Natural Character Overlay Rules

Support/Oppose/Neutral: Support

Summary of Submission Subdivision at Wainuiototo and nearby will destroy the natural character and other values.

Decision Sought: Prohibit subdivision within 1 km of Wainuiototo Beach.

Submitter Number: 101 **Submitter:** Roland Gift and Louise Meldrum

On behalf of:

ECM Numbers: [4096596](#)

Point Number 101.3(Section 32A.4) **Category** Section 32A.4 Outstanding Natural Character Overlay Rules

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes the rules in Section 32A.4 as incompatible with farm practices, and risk making

existing farms inefficient or uneconomical.

Decision Sought: Make specific changes to Section 32A.4 to accommodate reasonable and common-practice farm activities.

Submitter Number: 105 **Submitter:** Judith Ryan and Tony McNiel

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

ECM Numbers: [4096696](#); [4096695](#)

Point Number 105.2(Section 32A.4) **Category** Section 32A.4 Outstanding Natural Character Overlay Rules

Support/Oppose/Neutral: Support

Summary of Submission Supports the Outstanding Natural Character Overlay rules, however QEII covenants are already protected in perpetuity and do not need Variation 1 rules.

Decision Sought: Exclude QEII covenants from the Outstanding Natural Character Overlay rules.

Submitter Number: 110 **Submitter:** Georgina McPherson - Burton Planning Consultants Limited

On behalf of: PowerCo Ltd

ECM Numbers: [4096738](#)

Point Number 110.15 **Category** Section 32A.4 Outstanding Natural Character Overlay Rules

Support/Oppose/Neutral:

Summary of Submission Seeks inclusion of a new permitted activity rule to provide for the operation, maintenance, minor upgrading or removal of existing electricity or telecommunication lines or facilities and electricity or telecommunication lines located underground or attached to bridges.

Decision Sought: Amend Section 32A.4 to include a new permitted activity rule providing for the operation, maintenance, minor upgrading or removal of existing electricity or telecommunication lines or facilities and electricity or telecommunication lines located underground or attached to bridges.

Submitter Number:	112	Submitter:	Richard Forbes - Boffa Miskell Limited
On behalf of:	Northern Land Property Limited		
ECM Numbers:	4096760		

Point Number	112.11(Section 32A.4)	Category	Section 32A.4 Outstanding Natural Character Overlay Rules
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Seeks that controlled and restricted discretionary activity resource consents in the Outstanding Natural Character Overlay be non-notified.		
Decision Sought:	Insert a rule within Section 32A.4 that requires resource consents for controlled and restricted discretionary activities in the Outstanding Natural Character Overlay to be processed non-notified.		

Submitter Number:	122	Submitter:	Richard Forbes
On behalf of:	Whauwhau Environmental Group Limited		
ECM Numbers:	4096863		

Point Number	122.2(Section 32A.4 rules)	Category	Section 32A.4 Outstanding Natural Character Overlay Rules
Support/Oppose/Neutral:			
Summary of Submission	Restricted discretionary activities in Section 32A.3 should be processed non-notified.		
Decision Sought:	Insert a rule within Section 32A.3 that requires resource consent applications for restricted discretionary activities to be processed by Council non-notified.		

Submitter Number:	141	Submitter:	Mailyn Dodds
On behalf of:	K & M Rabarts Family Trusts		
ECM Numbers:	4097370		

Point Number	141.3(Section 32A.4 rules)	Category	Section 32A.4 Outstanding Natural Character Overlay Rules
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the rules in Section 32A.4 that require resource consent for new productive activities with low environmental impact and high environmental benefits, e.g. beekeeping.		
Decision Sought:	Add a rule in Section 32A.4 to provide for new productive activities - such as bee keeping - with associated tracks and activities, as permitted activities.		
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Point Number	141.8(New incentive provisions)	Category	
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the lack of incentive to restore degraded areas, and the little encouragement for landowners to absorb costs that will enhance and preserve outstanding natural character long-term.		
Decision Sought:	Add incentive provisions, e.g. transfer of development rights, to encourage appropriate subdivision, use and development within the Outstanding Natural Character Overlay.		
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Submitter Number:	144	Submitter:	Bruce and Christine Vickerman and others
On behalf of:			
ECM Numbers:	4097366		
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Point Number	144.7(Section 32A.4 Rules)	Category	Section 32A.4 Outstanding Natural Character Overlay Rules
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Activities permitted or controlled in the zone rules should also be permitted or controlled under any overlays.		
Decision Sought:	Retain the same activity status for the Natural Character Overlay rules as in the underlying zone for permitted and controlled activities in these zones.		
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Submitter Number:	149	Submitter:	Augusta Macassey-Pickard
On behalf of:	Mercury Bay branch of the Royal Forest & Bird Protection Society		

ECM Numbers: [4097713](#)

Point Number	149.15(Section 32A.4 title)	Category	Section 32A.4 Outstanding Natural Character Overlay Rules
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Support/Oppose/Neutral:

Summary of Submission Requests minor title change to Section 32A.4.

Decision Sought: Delete "Overlay" from Section 32A.4 title.

Category Name: Section 32A.4 Rule 11 - Any other Activity

Submitter Number: 26 **Submitter:** Dean Glen

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

ECM Numbers: [4090274](#)

Point Number 26.7(Rule 11) **Category** Section 32A.4 Rule 11 - Any other Activity

Support/Oppose/Neutral: Support

Summary of Submission Supports the permitted activity status of Rule 11 any other activity.

Decision Sought: Retain Rule 11 without amendment.

Submitter Number: 34 **Submitter:** The Trustees of the Kowhai Trust

On behalf of:

ECM Numbers: [4090656](#)

Point Number 34.12(Rule 11) **Category** Section 32A.4 Rule 11 - Any other Activity

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 11's limits, particularly maximum gross floor area for buildings of no more than 25 m2.

Decision Sought: Review and amend Rule 11 to reflect the intent of the New Zealand Coastal Policy Statement and Regional Policy Statement.

Submitter Number: 36 **Submitter:** Patricia Whiting-O'Keefe

On behalf of:

ECM Numbers: [4090696](#); [4091194](#); [4091209](#)

Point Number	36.3(Rule 11.1 a))	Category	Section 32A.4 Rule 11 - Any other Activity
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 11.1 a) as inconsistent with necessary farm buildings, and opposes Rule 11.1 c) - poses significant restrictions to farming practices.		
Decision Sought:	Exempt farmers from Rule 11.1 a) and c).		

Submitter Number:	90	Submitter:	Graeme and Gloria Ready
On behalf of:			
ECM Numbers:	4095801 ; 4095800		

Point Number	90.17(Rule 11 1.a) maximum gross floor area)	Category	Section 32A.4 Rule 11 - Any other Activity
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the restriction of 25 m2 gross floor area in Rule 11.		
Decision Sought:	Amend Rule 11 1.a) to provide for a greater gross floor area than 25 m2 and clarify that it relates to each and every building.		

Submitter Number:	92	Submitter:	Donald Nelson
On behalf of:	Whangapoua Beach Ratepayers Association		
ECM Numbers:	4096186 ; 4096185 ; 4096184 ; 4096183		

Point Number	92.2(Rule 11 - in relation to Table 1.4)	Category	Section 32A.4 Rule 11 - Any other Activity
Support/Oppose/Neutral:			
Summary of Submission	Seeks clarification that an activity under Rule 11 which fails to comply with standard 4 in Table 1 is a prohibited activity.		

Decision Sought: Amend standard 4 in Table 1 to include 'a setback from the edge of an escapement/clifftop.'

Submitter Number: 105 **Submitter:** Judith Ryan and Tony McNiel

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

ECM Numbers: [4096696](#); [4096695](#)

Point Number 105.9(Rule 11) **Category** Section 32A.4 Rule 11 - Any other Activity

Support/Oppose/Neutral: Support

Summary of Submission Variation 1 rules should not override QEII Open Space Covenant provisions.

Decision Sought: Add to Rule 11.2 (Any other activity): "unless specifically allowed for in an existing QEII National Trust Open Space Covenant."

Submitter Number: 112 **Submitter:** Richard Forbes - Boffa Miskell Limited

On behalf of: Northern Land Property Limited

ECM Numbers: [4096760](#)

Point Number 112.7(Rule 11.1 c)) **Category** Section 32A.4 Rule 11 - Any other Activity

Support/Oppose/Neutral: Oppose

Summary of Submission Rule 11.1 should provide for rural activities such as farming to be within 5 m of a water body wider than 1 m.

Decision Sought: Delete Rule 11.1 c) and any consequential relief.

Point Number 112.12(Rule 11.2) **Category** Section 32A.4 Rule 11 - Any other Activity

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes the discretionary status of Any Other Activity in Rule 11.2.

Decision Sought: Amend the activity status in Rule 11.2 from discretionary to restricted discretionary.

Submitter Number: 123 **Submitter:** Jason Roxburgh

On behalf of: Queen Elizabeth II National Trust

ECM Numbers: [4096857](#); [4096856](#)

Point Number 123.7(Rule 11) **Category** Section 32A.4 Rule 11 - Any other Activity

Support/Oppose/Neutral: Oppose

Summary of Submission Concerned that the Variation 1 rules could be a disincentive to landowners considering protecting land through Open Space Covenants in Outstanding Natural Character overlays.

Decision Sought: In Rule 11.2, include "... unless specifically allowed for in a QEII National Trust Open Space Covenant."

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

On behalf of:

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

Point Number 130.12(Rule 11) **Category** Section 32A.4 Rule 11 - Any other Activity

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes the Rule 11.1.a) restrict the gross floor area of other buildings to 25 m2.

Decision Sought: Amend Rule 11.1.a) to increase the gross floor area to 200 m2; and amend Rule 11.2 to be a restricted discretionary activity.

Submitter Number: 143 **Submitter:** Christine Vickerman

On behalf of:	Coromandel Property Owners Alliance Inc		
ECM Numbers:	4097368		
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Point Number	143.27	Category	Section 32A.4 Rule 11 - Any other Activity
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 11 suggesting it should only relate to buildings.		
Decision Sought:	Amend Rule 11 so that the activity are subject to the underlying zone rules; and amend Rule 11.2 to restricted discretionary rather than discretionary.		
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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	149.16(Rule 11.1 c))	Category	Section 32A.4 Rule 11 - Any other Activity
Support/Oppose/Neutral:			
Summary of Submission	Requests extension of activity buffer from permanent water bodies wider than 1 m in Rule 11 Any other activity.		
Decision Sought:	In Rule 11.1 c), replace "5 m" with "30 m"		
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Submitter Number:	157	Submitter:	Judith Ryan and Tony McNiel
On behalf of:	Queen Elizabeth II National Trust Open Space Covenanters		
ECM Numbers:	4102375		
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Point Number	157.7(Rule 11.2 Any other activity)	Category	Section 32A.4 Rule 11 - Any other Activity

Support/Oppose/Neutral: Support

Summary of Submission Rule 11.2 Any other activity should acknowledge existing natural character protection in the form of QEII Open Space Covenants.

Decision Sought: In Rule 11.2, add: "unless specifically allowed for in an existing QEII National Trust Open Space Covenant."

Submitter Number: 26 **Submitter:** Dean Glen

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

ECM Numbers: [4090274](#)

Point Number 26.8(Rule 12) **Category** Section 32A.4 Rule 12 - Clearing Indigenous Vegetation

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 12 clearing indigenous vegetation as a permitted activity.

Decision Sought: Retain Rule 12 clearing indigenous vegetation as a permitted activity.

Submitter Number: 34 **Submitter:** The Trustees of the Kowhai Trust

On behalf of:

ECM Numbers: [4090656](#)

Point Number 34.13(Rule 12) **Category** Section 32A.4 Rule 12 - Clearing Indigenous Vegetation

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 12, particularly the restriction of 3 m3 wood for indigenous vegetation clearance.

Decision Sought: Review and amend Rule 12 to reflect the intent of the New Zealand Coastal Policy Statement and Regional Policy Statement.

Submitter Number: 62 **Submitter:** Karl Baldwin - KTB Planning Consultants Ltd

On behalf of: Rayonier Matariki Forests

ECM Numbers: [4093888](#)

Point Number	62.4(Rule 12 c))	Category	Section 32A.4 Rule 12 - Clearing Indigenous Vegetation
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 12 c) relating to clearing of indigenous vegetation to maintain an existing fence line, the width of an existing operational legal road, legal right of way, or an operational farm or forestry road or driveway.		
Decision Sought:	Amend Rule 12 c) to delete 'forestry road' and replace it with 'production forestry related activities.'		

Submitter Number:	63	Submitter:	Chris Horne - Incite
On behalf of:	Spark New Zealand Trading Limited		
ECM Numbers:	4093860		

Point Number	63.7(Rule 12 clearing indigenous vegetation)	Category	Section 32A.4 Rule 12 - Clearing Indigenous Vegetation
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 12.1 b) and c) as it doesn't provide for maintenance for electricity or telecommunication lines, or installation of new network utilities within within existing roads.		
Decision Sought:	Amend Rule 12.1 b) to include 'maintenance', and amend Rule 12.1 c) to " add enable the installation of network utilities within the road reserve width of an operational legal road."		

Submitter Number:	90	Submitter:	Graeme and Gloria Ready
On behalf of:			
ECM Numbers:	4095801 ; 4095800		

Point Number	90.18(Rule 12 1.a-e))	Category	Section 32A.4 Rule 12 - Clearing Indigenous Vegetation
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 12 as it doesn't include provisions relating to health and safety.		

Decision Sought: Amend Rule 12 to include provision for health and safety and to provide for clearing within 10 m of an existing house, or within the footprint of a proposed house (see submission for specific wording).

Point Number 90.19(Rule 12 2.) **Category** Section 32A.4 Rule 12 - Clearing Indigenous Vegetation

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes in part Rule 12 making clearing indigenous vegetation for a building platform a restricted discretionary activity.

Decision Sought: Amend Rule 12.2 to provide for clearing indigenous vegetation for a building platform and any associated utility services as a controlled, rather than restricted discretionary, activity.

Submitter Number: 96 **Submitter:** Madeleine Wright

On behalf of: Environmental Defence Society Inc

ECM Numbers: [4096556](#); [4096555](#); [4096554](#)

Point Number 96.9(Rule 12 .1 e) and 12.3) **Category** Section 32A.4 Rule 12 - Clearing Indigenous Vegetation

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes in part Rule 12.1.e) relating to the limitation on the amount of wood that can be cleared as a permitted activity. Also notes that Rule 12.3 is not required as it limits council's discretion when the activity is in fact a discretionary activity.

Decision Sought: Replace Rule 12.1.e) with the following: 'It is vegetation removal of less than 25 m2 of contiguous vegetation' and delete Rule 12.3.

Submitter Number: 105 **Submitter:** Judith Ryan and Tony McNiel

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

ECM Numbers: [4096696](#); [4096695](#)

Point Number 105.10(Rule 12) **Category** Section 32A.4 Rule 12 - Clearing Indigenous Vegetation

Support/Oppose/Neutral: Support

Summary of Submission Variation 1 rules should not override QEII Open Space Covenant provisions.

Decision Sought: Add to Rule 12.2, 12.4 (Clearing indigenous vegetation): "unless specifically allowed for in an existing QEII National Trust Open Space Covenant."

Submitter Number: 110 **Submitter:** Georgina McPherson - Burton Planning Consultants Limited

On behalf of: PowerCo Ltd

ECM Numbers: [4096738](#)

Point Number 110.16 **Category** Section 32A.4 Rule 12 - Clearing Indigenous Vegetation

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 12 with amendments.

Decision Sought: Amend Rule 12 to provide for the trimming of indigenous vegetation and the operation and maintenance of electricity or telecommunication lines as a permitted activity.

Submitter Number: 112 **Submitter:** Richard Forbes - Boffa Miskell Limited

On behalf of: Northern Land Property Limited

ECM Numbers: [4096760](#)

Point Number 112.13(Rules 12.2 and 12.4) **Category** Section 32A.4 Rule 12 - Clearing Indigenous Vegetation

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes the discretionary status of Clearing Indigenous Vegetation in Rules 12.2 and 12.4.

Decision Sought: Amend the activity status in Rule 12.2 and Rule 12.4 from discretionary to restricted discretionary.

Submitter Number:	120	Submitter:	Chris Horne - Chorus
On behalf of:	Chorus New Zealand Limited		
ECM Numbers:	4096879		
Point Number	120.7(Rule 12 clearing indigenous vegetation)	Category	Section 32A.4 Rule 12 - Clearing Indigenous Vegetation
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 12.1 b) and c) as it doesn't provide for maintenance for electricity or telecommunication lines, or installation of new network utilities within within existing roads.		
Decision Sought:	Amend Rule 12.1 b) to include 'maintenance'. Amend Rule 2.1 c) to "enable the installation of network utilities within the road reserve width of an operational legal road."		

Submitter Number:	121	Submitter:	Cath Wallace and Barry Weeber
On behalf of:			
ECM Numbers:	4096866 ; 4096867		
Point Number	121.1(Rule 12.1 Clearing indigenous vegetation)	Category	Section 32A.4 Rule 12 - Clearing Indigenous Vegetation
Support/Oppose/Neutral:	Support		
Summary of Submission	Concern that ecosystem restoration work can be carried out as a permitted activity under Rule 12 Clearing indigenous vegetation.		
Decision Sought:	Add to Rule 12.1 a): "... Pest Management Plan <u>and for fencing off forests, wetlands, waterways and other habitats</u>); or" Add to Rule 12.1 c):"... or forestry road, <u>track</u> or driveway; or" Alternatively to the above, use performance standards for indigenous vegetation clearance.		

Submitter Number:	123	Submitter:	Jason Roxburgh
On behalf of:	Queen Elizabeth II National Trust		
ECM Numbers:	4096857 ; 4096856		

Point Number	123.8(Rule 12)	Category	Section 32A.4 Rule 12 - Clearing Indigenous Vegetation
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Concerned that the Variation 1 rules could be a disincentive to landowners considering protecting land through Open Space Covenants in Outstanding Natural Character overlays.		
Decision Sought:	In Rules 12.1, 12.2 and 12.4, include "... unless specifically allowed for in a QEII National Trust Open Space Covenant."		
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Point Number	123.12(Rule 12.1 c))	Category	Section 32A.4 Rule 12 - Clearing Indigenous Vegetation
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Oppose restrictions on clearing indigenous vegetation for fences, roads or driveways allowed or required in an Open Space Covenant.		
Decision Sought:	Amend Rule 12.1 c): "It is required to <u>erect a new fence, or</u> maintain an existing fence line ... or forestry road or driveway, <u>or road or driveway allowed for in a QEII National Trust Open Space Covenant</u> ;"		

Submitter Number:	126	Submitter:	K Vernon
On behalf of:			
ECM Numbers:	4096820 ; 4097787		
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Point Number	126.12(Rule 12.1 e))	Category	Section 32A.4 Rule 12 - Clearing Indigenous Vegetation
Support/Oppose/Neutral:	Oppose		
Summary of Submission	For condition in Rule 12.1 e) Clearing indigenous vegetation to make sense it must be on a per area, per time, basis.		
Decision Sought:	Amend Rule 12.1 e): "It is no more than 3 m3 of wood per 800 m2 per year on average.		

Submitter Number:	130	Submitter:	Martin Wallace
On behalf of:			
ECM Numbers:	4097710 ; 4097711		

Point Number	130.13(Rule 12)	Category	Section 32A.4 Rule 12 - Clearing Indigenous Vegetation
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Notes that new fencelines, tracks and culverts are an essential part of maintaining natural character for fencing livestock from wetlands/bush etc and gaining access for that and is also necessary for farming and alternative land uses.		
Decision Sought:	Amend Rule 12.1 to provide for new fences, tracks and culverts and either delete e) or increase it.		

Point Number	130.14(Rule 12)	Category	Section 32A.4 Rule 12 - Clearing Indigenous Vegetation
Support/Oppose/Neutral:			
Summary of Submission	Opposes the limitations in Rule 12.2 and 12.3 making clearing indigenous vegetation for a building platform and any associated utility services a restricted discretionary activity; and activities which aren't provided for as permitted in Rule 12.1 a)-e) as restricted discretionary activities.		
Decision Sought:	Amend Rule 12.2 and 12.3 to be permitted activities subject to standards.		

Submitter Number:	137	Submitter:	Carol Margaret and John David Isdale
On behalf of:	Te Ngahereo Waihoanga		
ECM Numbers:	4097385		

Point Number	137.13(Rule 12.1 c) Clearing indigenous vegetation)	Category	Section 32A.4 Rule 12 - Clearing Indigenous Vegetation
Support/Oppose/Neutral:	Support		
Summary of Submission	Seeks amendment to Rule 12.1 b).		
Decision Sought:	Amend Rule 12.1 b) 'farm or forestry road' to 'track'.		

Submitter Number:	141	Submitter:	Maily Dodds
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On behalf of:	K & M Rabarts Family Trusts		
ECM Numbers:	4097370		
Point Number	141.4(Rule 12.2 Clearing indigenous vegetation)	Category	Section 32A.4 Rule 12 - Clearing Indigenous Vegetation
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 12.2's discretionary status of clearing indigenous vegetation for a building platform and its utility services as there will be significant cost and landowner uncertainty, will compromise reasonable use of land, and has no incentive to restore degraded areas.		
Decision Sought:	Amend Rule 12.2 so clearing indigenous vegetation for a building platform and associated utility services is a restricted discretionary activity.		

Submitter Number:	143	Submitter:	Christine Vickerman
On behalf of:	Coromandel Property Owners Alliance Inc		
ECM Numbers:	4097368		
Point Number	143.28	Category	Section 32A.4 Rule 12 - Clearing Indigenous Vegetation
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 12 on the basis that it doesn't adequately provide for reasonable use.		
Decision Sought:	Amend Rule 12 so that the Rule is the same as the corresponding rule for high natural character; amend Rule 2.1.e) to remove the 3 m2 limitation and replace with "it is for domestic firewood"; and amend Rule 12.2 and 12.4 to default to restricted discretionary rather than discretionary.		

Submitter Number:	149	Submitter:	Augusta Macassey-Pickard
On behalf of:	Mercury Bay branch of the Royal Forest & Bird Protection Society		
ECM Numbers:	4097713		

Point Number	149.17(Rules 12.1 e), 12.3 Clearing indigenous vegetation)	Category	Section 32A.4 Rule 12 - Clearing Indigenous Vegetation
Support/Oppose/Neutral:			
Summary of Submission	Requests a time limit and condition on natural character effects onto the permitted removal of wood under Rule 12.1 e) Clearing indigenous vegetation, and removal of the phrase in Rule 12.3 (because discretionary activities do not restrict Council's discretion).		
Decision Sought:	Amend Rule 12.1 e) as follows: "e) It is no more than 5 m3 of wood per annum and does not adversely affect the natural character values." Delete Rule 12.3.		

Submitter Number:	157	Submitter:	Judith Ryan and Tony McNeil
On behalf of:	Queen Elizabeth II National Trust Open Space Covenanters		
ECM Numbers:	4102375		

Point Number	157.8(Rule 12.2, 12.4 Clearing indigenous vegetation)	Category	Section 32A.4 Rule 12 - Clearing Indigenous Vegetation
Support/Oppose/Neutral:	Support		
Summary of Submission	Rules 12.2 and 12.4 Clearing indigenous vegetation should acknowledge existing natural character protection in the form of QEII Open Space Covenants.		
Decision Sought:	In Rules 12.2 and 12.4, add: "unless specifically allowed for in an existing QEII National Trust Open Space Covenant."		

Submitter Number: 26 **Submitter:** Dean Glen

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

ECM Numbers: [4090274](#)

Point Number 26.9(Rule 13) **Category** Section 32A.4 Rule 13 - Earthworks

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 13 earthworks as a permitted activity.

Decision Sought: Retain Rule 13 earthworks without amendment.

Submitter Number: 34 **Submitter:** The Trustees of the Kowhai Trust

On behalf of:

ECM Numbers: [4090656](#)

Point Number 34.14(Rule 13) **Category** Section 32A.4 Rule 13 - Earthworks

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 13 Earthworks.

Decision Sought: Review and amend Rule 13 to reflect the intent of the New Zealand Coastal Policy Statement and Regional Policy Statement.

Submitter Number: 63 **Submitter:** Chris Horne - Incite

On behalf of: Spark New Zealand Trading Limited

ECM Numbers: [4093860](#)

Point Number	63.8(Rule 13 Earthworks)	Category	Section 32A.4 Rule 13 - Earthworks
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Support/Oppose/Neutral: Oppose

Summary of Submission Notes that Rule 13.1 b) doesn't provide for the installation of network utilities within the road reserve width of an existing road, and Rule 13.1 c) doesn't provide for maintenance.

Decision Sought: Add to Rule 13.1 b): "or to enable the installation of network utilities within the road reserve width of an existing operational legal road.
Add to Rule 13.1 c): "It is required for maintenance, minor upgrading"

Submitter Number:	90	Submitter:	Graeme and Gloria Ready
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On behalf of:

ECM Numbers: [4095801](#); [4095800](#)

Point Number	90.20(Rule 13.2)	Category	Section 32A.4 Rule 13 - Earthworks
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Support/Oppose/Neutral: Oppose

Summary of Submission Opposes in part Rule 13.2 as it restricts the ability to establish a building platform.

Decision Sought: Amend Rule 13.2 to provide for earthworks for a building platform and any associated utility services as a restricted discretionary activity.

Submitter Number:	96	Submitter:	Madeleine Wright
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On behalf of: Environmental Defence Society Inc

ECM Numbers: [4096556](#); [4096555](#); [4096554](#)

Point Number	96.10(Rule 13.1.a))	Category	Section 32A.4 Rule 13 - Earthworks
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Support/Oppose/Neutral: Oppose

Summary of Submission Opposes in part Rule 13.1.a) as a setback distance of 5 m is not appropriate for earthworks in areas of outstanding natural character when the water body may be the, or one of the

reasons, for identification as outstanding.

Decision Sought: Amend Rule 13.1.a) as follows: it is not within ~~5 m~~ 30 m of a permanent water body wider than 1 m.

Submitter Number: 105 **Submitter:** Judith Ryan and Tony McNiel

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

ECM Numbers: [4096696](#); [4096695](#)

Point Number 105.11(Rule 13) **Category** Section 32A.4 Rule 13 - Earthworks

Support/Oppose/Neutral: Support

Summary of Submission Variation 1 rules should not override QEII Open Space Covenant provisions.

Decision Sought: Add to Rule 13.2, 13.3 (Earthworks): "unless specifically allowed for in an existing QEII National Trust Open Space Covenant."

Submitter Number: 110 **Submitter:** Georgina McPherson - Burton Planning Consultants Limited

On behalf of: PowerCo Ltd

ECM Numbers: [4096738](#)

Point Number 110.17 **Category** Section 32A.4 Rule 13 - Earthworks

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 13 with amendments.

Decision Sought: Amend Rule 13 to remove a) relating to being within 5 m of a permanent water body; to provide for the operation and maintenance of electricity or telecommunication lines and to provide for boring or thrusting for the installation of underground utility cables or pipes.

Submitter Number: 112 **Submitter:** Richard Forbes - Boffa Miskell Limited

On behalf of: Northern Land Property Limited

ECM Numbers: [4096760](#)

Point Number 112.6(Rule 13) **Category** Section 32A.4 Rule 13 - Earthworks

Support/Oppose/Neutral:

Summary of Submission Rule 13.1 Earthworks should be clarified to include farming activities that may have stopped but could continue, and to provide for new recreational walkways and ecosystem restoration.

Decision Sought: Amend Rule 13.1 to replace d) and insert a new e) as follows:
"d) It is associated with farming and forestry activities, including the formation of access tracks and drainage operations."
"e) It is required for the creation of recreational walkways".
Add a condition to Rule 13.1 allowing earthworks associated with ecosystem restoration as a permitted activity, similar to Rule 2.1 a).

Point Number 112.14(Rules 13.2, 13.3) **Category** Section 32A.4 Rule 13 - Earthworks

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes the discretionary status of Earthworks in Rules 13.2 and 13.3.

Decision Sought: Amend the activity status in Rules 13.2 and 13.3 from discretionary to restricted discretionary.

Submitter Number: 120 **Submitter:** Chris Horne - Chorus

On behalf of: Chorus New Zealand Limited

ECM Numbers: [4096879](#)

Point Number 120.8(Rule 13 earthworks) **Category** Section 32A.4 Rule 13 - Earthworks

Support/Oppose/Neutral: Oppose

Summary of Submission Notes that Rule 13.1 b) doesn't provide for the installation of network utilities within the road reserve width of an existing road, and Rule 13.1 c) doesn't provide for maintenance.

Decision Sought: Add to Rule 13.1 b): "or to enable the installation of network utilities within the road reserve width of an existing operational legal road."
Add to Rule 13.1 c): "It is required for maintenance, minor upgrading"

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

On behalf of:

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

Point Number 121.2(Rule 13.1 Earthworks) **Category** Section 32A.4 Rule 13 - Earthworks

Support/Oppose/Neutral: Support

Summary of Submission Concern that ecosystem restoration work can be carried out as a permitted activity under Rule 13 Earthworks.

Decision Sought: Add after Rule 13.1 a): "or; aa) It is for ecosystem restoration works;"
Add to Rule 13.1 b): "... forestry road, track or driveway; or ba) It is required for ecosystem restoration works including new fence lines and tracks; or"
Alternatively to the above, use performance standards for indigenous vegetation clearance.

Submitter Number: 123 **Submitter:** Jason Roxburgh

On behalf of: Queen Elizabeth II National Trust

ECM Numbers: [4096857](#); [4096856](#)

Point Number 123.9(Rule 13) **Category** Section 32A.4 Rule 13 - Earthworks

Support/Oppose/Neutral: Oppose

Summary of Submission Concerned that the Variation 1 rules could be a disincentive to landowners considering protecting land through Open Space Covenants in Outstanding Natural Character overlays.

Decision Sought: In Rules 13.1, 13.2 and 13.3, include "... unless specifically allowed for in a QEII National Trust Open Space Covenant."

Point Number 123.14(Rule 13.1 b)) **Category** Section 32A.4 Rule 13 - Earthworks

Support/Oppose/Neutral: Oppose

Summary of Submission Oppose restrictions on earthworks for fences, roads or driveways allowed or required in an Open Space Covenant.

Decision Sought: Amend Rule 13.1 b): "It is required to establish a new fence line, or maintain an existing fence line ... or forestry road or driveway, or road or driveway allowed for in a QEII National Trust Open Space Covenant;"

Point Number	123.16(Rule 13.1 d))	Category	Section 32A.4 Rule 13 - Earthworks
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Support/Oppose/Neutral: Oppose

Summary of Submission Oppose restrictions on development activities that existing and future Open Space Covenants provide for.

Decision Sought: Amend Rule 13.1 d): "It is part of the farming activity operational, or QEII National Trust Open Space Covenant activity allowed for in the covenant, at the time Variation 1 was notified."

Submitter Number:	130	Submitter:	Martin Wallace
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On behalf of:

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

Point Number	130.15(Rule 13)	Category	Section 32A.4 Rule 13 - Earthworks
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Support/Oppose/Neutral: Oppose

Summary of Submission Notes that the rule unreasonably restricts low impact and beneficial activities to the natural character and reasonable land use.

Decision Sought: Amend Rule 13 to make provision for new fences and track; amend 13.1.a) and make 13.2 and 13.3 permitted activities, subject to standards.

Submitter Number:	137	Submitter:	Carol Margaret and John David Isdale
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On behalf of: Te Ngahereo Waihoanga

ECM Numbers: [4097385](#)

Point Number	137.14(Rule 13.1 b) Earthworks)	Category	Section 32A.4 Rule 13 - Earthworks
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Support/Oppose/Neutral: Support

Summary of Submission Seeks amendment to Rule 3.1 b).

Decision Sought: Amend Rule 3.1 b) 'farm or forestry road' to 'track'.

Submitter Number:	141	Submitter:	Mailyn Dodds
On behalf of:	K & M Rabarts Family Trusts		
ECM Numbers:	4097370		
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Point Number	141.5(Rule 13.2 Earthworks)	Category	Section 32A.4 Rule 13 - Earthworks
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 13.2's discretionary status of earthworks for a building platform and its utility services as there will be significant cost and landowner uncertainty, will compromise reasonable use of land, and has no incentive to restore degraded areas.		
Decision Sought:	Amend Rule 13.2 so earthworks for a building platform and associated utility services is a restricted discretionary activity.		
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Submitter Number:	143	Submitter:	Christine Vickerman
On behalf of:	Coromandel Property Owners Alliance Inc		
ECM Numbers:	4097368		
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Point Number	143.29	Category	Section 32A.4 Rule 13 - Earthworks
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes in part Rule 13		
Decision Sought:	Amend Rule 13 so that earthworks retain the activity status in the underlying zone with appropriate thresholds - 200 m3, cut heights 1.5 m; delete 13.1.a); either delete Rule 13.2 or amend to be a controlled activity for one dwelling per lot; and amend Rule 13.3 to be a restricted discretionary activity rather than discretionary.		
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Submitter Number:	149	Submitter:	Augusta Macassey-Pickard
On behalf of:	Mercury Bay branch of the Royal Forest & Bird Protection Society		

ECM Numbers: [4097713](#)

Point Number 149.18(Rule 13.1 a) Earthworks **Category** Section 32A.4 Rule 13 - Earthworks

Support/Oppose/Neutral:

Summary of Submission Requests extension of activity buffer from permanent water bodies wider than 1 m in Rule 13 Earthworks.

Decision Sought: In Rule 13.1 a), replace "5 m" with "30 m".

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 157.9(Rules 13.2, 13.3 Earthworks) **Category** Section 32A.4 Rule 13 - Earthworks

Support/Oppose/Neutral: Support

Summary of Submission Rules 13.2 and 13.3 Earthworks should acknowledge existing natural character protection in the form of QEII Open Space Covenants.

Decision Sought: In Rules 13.2, 13.3 Earthworks, add: "unless specifically allowed for in an existing QEII National Trust Open Space Covenant."

Submitter Number: 26 **Submitter:** Dean Glen

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

ECM Numbers: [4090274](#)

Point Number 26.10(Rule 14) **Category** Section 32A.4 Rule 14 - Sign

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 14 sign as a permitted activity.

Decision Sought: Retain Rule 14 sign without amendment.

Submitter Number: 34 **Submitter:** The Trustees of the Kowhai Trust

On behalf of:

ECM Numbers: [4090656](#)

Point Number 34.15(Rule 14) **Category** Section 32A.4 Rule 14 - Sign

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 14 Sign.

Decision Sought: Review and amend Rule 14 to reflect the intent of the New Zealand Coastal Policy Statement and Regional Policy Statement.

Submitter Number: 110 **Submitter:** Georgina McPherson - Burton
Planning Consultants Limited

On behalf of: PowerCo Ltd

ECM Numbers: [4096738](#)

Point Number	110.18	Category	Section 32A.4 Rule 14 - Sign
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 14.		
Decision Sought:	Retain Rule 14 without amendment.		

Submitter Number:	121	Submitter:	Cath Wallace and Barry Weeber
On behalf of:			
ECM Numbers:	4096866 ; 4096867		

Point Number	121.10(Rule 14.1 Sign)	Category	Section 32A.4 Rule 14 - Sign
Support/Oppose/Neutral:	Support		
Summary of Submission	States it should be clear that signs involved in ecological restoration should be a permitted activity.		
Decision Sought:	Add to Rule 14.1: "ca) It is erected as part of ecological restoration or protection of indigenous species."		

Submitter Number:	126	Submitter:	K Vernon
On behalf of:			
ECM Numbers:	4096820 ; 4097787		

Point Number	126.10(Rule 14.4 Sign)	Category	Section 32A.4 Rule 14 - Sign
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Because of sensitivity around high/outstanding natural character areas, it is not appropriate to limit the notification of restricted discretionary activities.		
Decision Sought:	Delete Rule 14.4 relating to non-notification of resource consent.		

Submitter Number: 130

Submitter: Martin Wallace

On behalf of:

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

Point Number 130.16(Rule 14)

Category Section 32A.4 Rule 14 - Sign

Support/Oppose/Neutral: Oppose

Summary of Submission Notes that Rule 14 is unduly restrictive.

Decision Sought: Amend Rule 14 to allow for pest control and the like where more than one per site may be required.

Submitter Number: 26 **Submitter:** Dean Glen

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

ECM Numbers: [4090274](#)

Point Number 26.11(Rule 15) **Category** Section 32A.4 Rule 15 - Solar Panel

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 15 solar panel as a permitted activity.

Decision Sought: Retain Rule 15 without amendment.

Submitter Number: 34 **Submitter:** The Trustees of the Kowhai Trust

On behalf of:

ECM Numbers: [4090656](#)

Point Number 34.16(Rule 15) **Category** Section 32A.4 Rule 15 - Solar Panel

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 15 Solar panel.

Decision Sought: Review and amend Rule 15 to reflect the intent of the New Zealand Coastal Policy Statement and Regional Policy Statement.

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

On behalf of:

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

Point Number	121.8(Rule 15 Solar panel)	Category	Section 32A.4 Rule 15 - Solar Panel
Support/Oppose/Neutral:	Support		
Summary of Submission	States Rule 15 Solar Panel should be amended to repeat the same language as in Rule 5.		
Decision Sought:	Amend Rule 15 as follows: "b) Where a solar panel is a building it is no more than 25 50 m2; and" "2. A solar panel that is not permitted under Rule 15 is a restricted discretionary activity . <u>3. The Council restricts its discretion to matter 2 in Table 2 in Section 32A.5.</u> <u>4. A resource consent application under Rule 15.2 shall be assessed without public or limited notification under Sections 95, 95A and 95B of the RMA."</u>		

Submitter Number:	143	Submitter:	Christine Vickerman
On behalf of:	Coromandel Property Owners Alliance Inc		
ECM Numbers:	4097368		

Point Number	143.30	Category	Section 32A.4 Rule 15 - Solar Panel
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes in part Rule 15.		
Decision Sought:	Retain Rule 15 as a permitted activity with amendments to match Rule 5 and amend Rule 15.2 to be a restricted discretionary rather than discretionary activity.		

Submitter Number: 34 **Submitter:** The Trustees of the Kowhai Trust

On behalf of:

ECM Numbers: [4090656](#)

Point Number 34.17(Rule 16) **Category** Section 32A.4 Rule 16 - One dwelling per lot

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 16, particularly the activity status for a dwelling.

Decision Sought: Review and amend Rule 16 to reflect the intent of the New Zealand Coastal Policy Statement and Regional Policy Statement.

Submitter Number: 90 **Submitter:** Graeme and Gloria Ready

On behalf of:

ECM Numbers: [4095801](#); [4095800](#)

Point Number 90.21(Rule 16 one dwelling per lot) **Category** Section 32A.4 Rule 16 - One dwelling per lot

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes in part Rule 16 which provides for one dwelling per lot as a discretionary activity.

Decision Sought: Amend Rule 16.1 to provide for one dwelling per lot as a controlled activity.

Submitter Number: 112 **Submitter:** Richard Forbes - Boffa Miskell Limited

On behalf of: Northern Land Property Limited

ECM Numbers: [4096760](#)

Point Number	112.15(Rule 16)	Category	Section 32A.4 Rule 16 - One dwelling per lot
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the discretionary status of One Dwelling Per Lot in Rule 16.		
Decision Sought:	Amend the activity status in Rule 16 from discretionary to restricted discretionary.		

Submitter Number:	121	Submitter:	Cath Wallace and Barry Weeber
On behalf of:			
ECM Numbers:	4096866 ; 4096867		
Point Number	121.11(Rule 16 One dwelling per lot)	Category	Section 32A.4 Rule 16 - One dwelling per lot
Support/Oppose/Neutral:	Support		
Summary of Submission	States that Rule 16 (One dwelling per lot) should use similar language to Rule 6 (One dwelling per lot) but also allow more dwellings per lot if it meets performance criteria.		
Decision Sought:	Replace Rule 16 with the following: "1. One dwelling per lot is a restricted discretionary activity provided: a) It is not within 5 m of a permanent water body wider than 1 m; and b) It meets the standards in Table 1 in Section 32A. 1A. More than two dwellings per lot is a restricted discretionary activity provided it meets the matters in 1 a) and b) and is no more than one dwelling per lot over the combined property. 2. The Council restricts its discretion to matter 2 in Table 2 in Section 32A.5. 3. One dwelling or more per lot that is not a restricted discretionary activity under Rule 6.1 is a discretionary activity ."		

Submitter Number:	130	Submitter:	Martin Wallace
On behalf of:			
ECM Numbers:	4097710 ; 4097711		

Point Number	130.17(Rule 16)	Category	Section 32A.4 Rule 16 - One dwelling per lot
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Suggests that it is a fair expectation that people should have a dwelling as of right.		
Decision Sought:	Amend Rule 16 to provide for one dwelling per lot as a permitted activity.		

Submitter Number:	141	Submitter:	Mailyn Dodds
On behalf of:	K & M Rabarts Family Trusts		
ECM Numbers:	4097370		

Point Number	141.6(Rule 16 One dwelling per lot)	Category	Section 32A.4 Rule 16 - One dwelling per lot
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 16's discretionary status for one dwelling per lot as there will be significant cost and landowner uncertainty, will compromise reasonable use of land, and has no incentive to restore degraded areas.		
Decision Sought:	Amend Rule 16 so one dwelling per lot is a restricted discretionary activity.		

Submitter Number:	143	Submitter:	Christine Vickerman
On behalf of:	Coromandel Property Owners Alliance Inc		
ECM Numbers:	4097368		

Point Number	143.31	Category	Section 32A.4 Rule 16 - One dwelling per lot
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 16.		
Decision Sought:	Amend Rule 16 to make one dwelling per lot a controlled activity subject to Table 1 and include a new 16.2 to default to restricted discretionary where it does not meet the standards in Table 1.		

Category Name: Section 32A.4 Rule 17 - Wind turbine

Submitter Number: 34 **Submitter:** The Trustees of the Kowhai Trust

On behalf of:

ECM Numbers: [4090656](#)

Point Number 34.18(Rule 17) **Category** Section 32A.4 Rule 17 - Wind turbine

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 17.

Decision Sought: Review and amend Rule 17 to reflect the intent of the New Zealand Coastal Policy Statement and Regional Policy Statement.

Submitter Number: 89 **Submitter:** Kerry Watson

On behalf of: Waihi Gold Company Ltd

ECM Numbers: [4095817](#)

Point Number 89.7(Rule 17 underground mining (without surface expression)) **Category** Section 32A.4 Rule 17 - Wind turbine

Support/Oppose/Neutral:

Summary of Submission WGCL acknowledges that the changes made to these provisions take into account their submission on the Proposed District Plan which requested a distinction between underground mining with surface expression and without surface expression.

Decision Sought: Retain Rule 17 with an amendment to 1. as follows: ~~A wind turbine~~ An activity listed in Rule 17 is a discretionary activity.

Submitter Number:	96	Submitter:	Madeleine Wright
On behalf of:	Environmental Defence Society Inc		
ECM Numbers:	4096556 ; 4096555 ; 4096554		
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Point Number	96.11(Rule 17)	Category	Section 32A.4 Rule 17 - Wind turbine
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes provision for wind turbines as a discretionary activity in areas of outstanding natural character.		
Decision Sought:	Amend Rule 17 by deleting 'wind turbine' and amend Rule 19 by including 'wind turbine.'		
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Submitter Number:	112	Submitter:	Richard Forbes - Boffa Miskell Limited
On behalf of:	Northern Land Property Limited		
ECM Numbers:	4096760		
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Point Number	112.16(Rule 17)	Category	Section 32A.4 Rule 17 - Wind turbine
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the discretionary status of Wind Turbine and Underground Mining (without surface expression) in Rule 17.		
Decision Sought:	Amend the activity status in Rule 17 from discretionary to restricted discretionary.		
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Submitter Number:	116	Submitter:	Augusta Macassey-Pickard
On behalf of:	Greenspot Guardians		
ECM Numbers:	4096925		
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Point Number	116.5(Rule 17: Underground mining (without surface expression))	Category	Section 32A.4 Rule 17 - Wind turbine
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes underground mining (without surface expression) as a discretionary activity in Rule 17.		
Decision Sought:	Amend Section 32A.4 to make underground mining (without surface expression) a prohibited activity.		

Submitter Number:	121	Submitter:	Cath Wallace and Barry Weeber
On behalf of:			
ECM Numbers:	4096866 ; 4096867		

Point Number	121.6(Rule 17 Underground mining (without surface expression))	Category	Section 32A.4 Rule 17 - Wind turbine
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes underground mining (without surface expression) as a discretionary activity in Rule 17.		
Decision Sought:	Delete underground mining (without surface expression) from Rule 17 and add to Rule 19 as a prohibited activity.		

Point Number	121.7(Rule 17 Wind turbine)	Category	Section 32A.4 Rule 17 - Wind turbine
Support/Oppose/Neutral:	Support		
Summary of Submission	States the 'wind turbine' rule should repeat the language in Rule 17, and add standards for ridgelines, location and high which are more relevant than kilowatt rating.		
Decision Sought:	Replace Rule 17 in relation to wind turbine to read: "1. A wind turbine is a restricted discretionary activity provided: a) It is no more than 3 kilowatt (maximum power rating); and b) It is located away from ridgelines; and c) It is visually unobtrusive and located away from any public road and public place; and d) It involves a mast less than 8 m high. 2. The Council restricts its discretion to matter 2 in Table 2 in Section 32A.5. 3. A wind turbine that is not a restricted discretionary activity under Rule 7 is a discretionary activity .		

Submitter Number: 133

Submitter: Coromandel Watchdog of Hauraki Incorporated

On behalf of:

ECM Numbers: [4097717](#)

Point Number 133.5(Rule 17 Underground mining (without surface expression))

Category Section 32A.4 Rule 17 - Wind turbine

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes underground mining (without surface expression) as a discretionary activity in an Outstanding Natural Character area, and states it should be a prohibited activity.

Decision Sought: Move Underground mining (without surface expression) from Rule 17 to Rule 19, as a prohibited activity.

Submitter Number: 34 **Submitter:** The Trustees of the Kowhai Trust

On behalf of:

ECM Numbers: [4090656](#)

Point Number 34.19(Rule 18) **Category** Section 32A.4 Rule 18 - Above ground electricity

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 18 particularly the non-complying activity status.

Decision Sought: Review and amend Rule 18 to reflect the intent of the New Zealand Coastal Policy Statement and Regional Policy Statement.

Submitter Number: 63 **Submitter:** Chris Horne - Incite

On behalf of: Spark New Zealand Trading Limited

ECM Numbers: [4093860](#)

Point Number 63.9(Rule 18) **Category** Section 32A.4 Rule 18 - Above ground electricity

Support/Oppose/Neutral:

Summary of Submission Notes that Rule 18 does not provide for upgrading of existing network utilities.

Decision Sought: Add a new rule to provide for upgrading of existing network utilities as a restricted discretionary activity in the outstanding natural character overlay.

Submitter Number: 92 **Submitter:** Donald Nelson

On behalf of: Whangapoua Beach Ratepayers Association

ECM Numbers: [4096186](#); [4096185](#); [4096184](#); [4096183](#)

Point Number	92.1(Rule 18 - as it relates to subdivision)	Category	Section 32A.4 Rule 18 - Above ground electricity
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 18 classifying subdivision creating one or more additional lots as a non-complying activity.		
Decision Sought:	Not stated.		

Submitter Number:	96	Submitter:	Madeleine Wright
On behalf of:	Environmental Defence Society Inc		
ECM Numbers:	4096556 ; 4096555 ; 4096554		

Point Number	96.12(Rule 18 provision for subdivision and two or more dwellings)	Category	Section 32A.4 Rule 18 - Above ground electricity
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes in part Rule 18 providing for subdivision and two or more dwellings as a non-complying activity.		
Decision Sought:	Amend Rule 18 by deleting the subdivision provisions and provision for 'two or more dwellings per lot' and amend Rule 19 to make subdivision and 'two or more dwellings per lot' prohibited activities.		

Submitter Number:	110	Submitter:	Georgina McPherson - Burton Planning Consultants Limited
On behalf of:	PowerCo Ltd		
ECM Numbers:	4096738		

Point Number	110.19	Category	Section 32A.4 Rule 18 - Above ground electricity
Support/Oppose/Neutral:	Oppose		

Summary of Submission Opposes Rule 18 relating to above ground electricity or telecommunication line and electricity or telecommunication facility as non-complying activities.

Decision Sought: Remove above ground electricity or telecommunication lines and electricity or telecommunication facility from Rule 18 and create a new rule providing for these as a discretionary activity.

Submitter Number: 112 **Submitter:** Richard Forbes - Boffa Miskell Limited

On behalf of: Northern Land Property Limited

ECM Numbers: [4096760](#)

Point Number 112.10(Rule 18 subdivision activities) **Category** Section 32A.4 Rule 18 - Above ground electricity

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes additional controls on subdivision through the Outstanding Natural Character Overlay.

Decision Sought: Remove subdivision rules from Rule 18, and any consequential changes.

Submitter Number: 116 **Submitter:** Augusta Macassey-Pickard

On behalf of: Greenspot Guardians

ECM Numbers: [4096925](#)

Point Number 116.8(Rule 18: new 'Mineral exploration') **Category** Section 32A.4 Rule 18 - Above ground electricity

Support/Oppose/Neutral: Oppose

Summary of Submission Mineral exploration could have a significant cumulative impact on natural character.

Decision Sought: Add 'Mineral exploration' to Rule 18 as a non-complying activity.

Submitter Number: 120 **Submitter:** Chris Horne - Chorus

On behalf of: Chorus New Zealand Limited

ECM Numbers: [4096879](#)

Point Number 120.9(Rule 18) **Category** Section 32A.4 Rule 18 - Above ground electricity

Support/Oppose/Neutral:

Summary of Submission Notes that Rule 18 does not provide for upgrading of existing network utilities.

Decision Sought: Add a new rule to provide for upgrading of existing network utilities as a restricted discretionary activity in the outstanding natural character overlay.

Submitter Number: 141 **Submitter:** Mailyn Dodds

On behalf of: K & M Rabarts Family Trusts

ECM Numbers: [4097370](#)

Point Number 141.7(Rule 18 subdivision activities) **Category** Section 32A.4 Rule 18 - Above ground electricity

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 18's non-complying status for the subdivision activities listed as they are inconsistent with the issue, objective and policies in Section 7A.2. There will be significant cost and landowner uncertainty, will compromise reasonable use of land, and has no incentive to restore degraded areas.

Decision Sought: Amend Rule 18 so subdivision creating one or more additional lots, subdivision creating one or more conservation lots, and subdivision for environmental benefit lots are discretionary activities.

Submitter Number: 34 **Submitter:** The Trustees of the Kowhai Trust

On behalf of:

ECM Numbers: [4090656](#)

Point Number 34.20(Rule 19) **Category** Section 32A.4 Rule 19 - Afforestation

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 19, particularly the prohibited activity status.

Decision Sought: Review and amend Rule 19 to reflect the intent of the New Zealand Coastal Policy Statement and Regional Policy Statement.

Submitter Number: 99 **Submitter:** Kitt Littlejohn

On behalf of: Dimensional Stone Company Limited

ECM Numbers: [4096502](#); [4096501](#)

Point Number 99.2(Rule 19: Mineral processing, quarrying, surface mining) **Category** Section 32A.4 Rule 19 - Afforestation

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes the prohibition on mineral processing, quarrying and surface mining in the Outstanding Natural Character Overlay.

Decision Sought: Replace the prohibition on mineral processing, quarrying and surface mining in the Outstanding Natural Character Overlay with rules that permit irregular, low-impact surface mining, and require controlled or restricted discretionary consent only for larger and on-going surface mining.

Submitter Number:	116	Submitter:	Augusta Macassey-Pickard
On behalf of:	Greenspot Guardians		
ECM Numbers:	4096925		
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Point Number	116.6(Rule 19: Underground mining (with surface expression), mineral processing, surface mining, waste rock/tailings storage)	Category	Section 32A.4 Rule 19 - Afforestation
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports prohibited activity status for underground mining (with surface expression), mineral processing, surface mining, waste rock/tailings storage in Rule 19.		
Decision Sought:	Retain underground mining (with surface expression), mineral processing, surface mining, waste rock/tailings storage as a prohibited activity in Rule 19.		
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Submitter Number:	121	Submitter:	Cath Wallace and Barry Weeber
On behalf of:			
ECM Numbers:	4096866 ; 4096867		
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Point Number	121.5(Rule 19: Underground mining, Surface mining, Mineral processing, Waste rock/tailings storage)	Category	Section 32A.4 Rule 19 - Afforestation
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports prohibition of underground mining, surface mining, mineral processing and waste rock/tailings storage in Rule 19.		
Decision Sought:	Retain underground mining, surface mining, mineral processing and waste rock/tailings storage in Rule 19.		
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Submitter Number:	130	Submitter:	Martin Wallace
On behalf of:			

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

Point Number 130.18(Rule 19 - quarrying) **Category** Section 32A.4 Rule 19 - Afforestation

Support/Oppose/Neutral:

Summary of Submission Suggests that small scale quarrying for on site use should be provided for.

Decision Sought: Provide for small scale quarrying for on site use as a restricted discretionary activity.

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

On behalf of:

ECM Numbers: [4097717](#)

Point Number 133.6(Rule 19) **Category** Section 32A.4 Rule 19 - Afforestation

Support/Oppose/Neutral: Oppose

Summary of Submission Prospecting and exploration in the Outstanding Natural Character Overlay should be a prohibited activity.

Decision Sought: Add Prospecting and Exploration as prohibited activities in Rule 19.

Point Number 133.7(Rule 19: Underground mining (with surface expression), Mineral processing, Quarrying, Surface mining, Waste rock/tailings storage) **Category** Section 32A.4 Rule 19 - Afforestation

Support/Oppose/Neutral: Support

Summary of Submission Supports prohibition of underground mining (with surface expression), mineral processing, surface mining and waste rock/tailings storage in the Outstanding Natural Character Overlay.

Decision Sought: Retain underground mining (with surface expression), mineral processing, surface mining and waste rock/tailings storage in Rule 19.
