

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

On behalf of:

ECM Numbers: [4096596](#)

Point Number 101.4(Section 32A.5) **Category** Section 32A.5 - Natural Character Overlay Assessment Standards, Matters and Criteria

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes the rules in Section 32A.5 as incompatible with farm practices, and risk making existing farms inefficient or uneconomical.

Decision Sought: Make specific changes to Section 32A.5 to accommodate reasonable and common-place farm activities.

Submitter Number: 14 **Submitter:** Kristine Nicholas and Robert Buchan

On behalf of:

ECM Numbers: [4082419](#)

Point Number 14.2(Section 32A.5 Table 1) **Category** Section 32A.5 - Table 1 Natural Character Standards

Support/Oppose/Neutral: Oppose

Summary of Submission Oppose the Table 1 criteria as subjective.

Decision Sought: Amend the Table 1 criteria so they are objective.

Submitter Number: 17 **Submitter:** Robert Lilly

On behalf of: Wilson Bay Ltd

ECM Numbers: [4085034](#)

Point Number 17.10(Table 1.4) **Category** Section 32A.5 - Table 1 Natural Character Standards

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Table 1.4 in relation to Rule 1.1 d) and Rule 6.1 b) - the highest point of any building/structure being below the nearest ridgeline.

Decision Sought: Amend so that where the only possibility for a house site breaches Table 1.4, it becomes a controlled activity.

Submitter Number: 67 **Submitter:** Jocelyne Lopez

On behalf of:

ECM Numbers: [4094370](#)

Point Number 67.1(Table 1.4) **Category** Section 32A.5 - Table 1 Natural Character Standards

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes restrictions on buildings on ridgelines.

Decision Sought: Amend the variation to allow buildings on ridgelines.

Submitter Number: 76 **Submitter:** Anne Beston

On behalf of:

ECM Numbers: [4095773](#)

Point Number 76.2(Table 1) **Category** Section 32A.5 - Table 1 Natural Character Standards

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Table 1 standards in their entirety.

Decision Sought: Not stated.

Submitter Number: 102 **Submitter:** Martin Williams

On behalf of: Tasman Buildings

ECM Numbers: [4096601](#); [4096600](#); [4096599](#)

Point Number 102.13(Table 1) **Category** Section 32A.5 - Table 1 Natural Character Standards

Support/Oppose/Neutral: Support

Summary of Submission Supports Table 1 except for the window reflectivity standard which may not be practicable.

Decision Sought: Amend Table 1.3 to delete the maximum window reflectivity requirement or increase it to a more practicable figure.

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

On behalf of: Coromandel Property Owners Alliance Inc

ECM Numbers: [4097368](#)

Point Number 143.32 **Category** Section 32A.5 - Table 1 Natural Character Standards

Support/Oppose/Neutral: Support

Summary of Submission Supports in part Table 1.

Decision Sought: Amend Table 1.4 to remove "or structure" and amend to read ...any ridgeline with a sky backdrop where the ridge is visible from the coastal marine area.

Submitter Number: 14 **Submitter:** Kristine Nicholas and Robert Buchan

On behalf of:

ECM Numbers: [4082419](#)

Point Number 14.3(Section 32A.5 Table 2) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Oppose the Table 2 criteria as subjective.

Decision Sought: Amend the Table 2 criteria so they are objective.

Submitter Number: 17 **Submitter:** Robert Lilly

On behalf of: Wilson Bay Ltd

ECM Numbers: [4085034](#)

Point Number 17.11(Table 2.1 a), d), f), g); 2.2 a) - g), 2.3 a)) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Table 2.1 a), d), f), g); 2.2 b) - g) and 2.3 a) as vague and subjective. Opposes Table 2.2 a) depending on site availability.

Decision Sought: Remove Table 2.1 a), d), f), g).
Remove Table 2.2 b) - g) in its current form.
Remove Table 2.3 a).

Submitter Number:	36	Submitter:	Patricia Whiting-O'Keefe
On behalf of:			
ECM Numbers:	4090696 ; 4091194 ; 4091209		
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Point Number	36.4(Table 2)	Category	Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Table 2 as violations of farmers' natural rights and causing problems for necessary activities.		
Decision Sought:	Exempt farmers, including farming activities operational after Variation 1 was notified, from Table 2.		
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Submitter Number:	63	Submitter:	Chris Horne - Incite
On behalf of:	Spark New Zealand Trading Limited		
ECM Numbers:	4093860		
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Point Number	63.10(Table 2)	Category	Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters
Support/Oppose/Neutral:	Support		
Summary of Submission	Seeks an amendment to criteria 2.g) to recognise that network utilities may have an operational and functional need to locate within a natural character area.		
Decision Sought:	Amend Table 2 2 g) to include 'operational need' and "the extent of any social, economic or cultural benefits ..." otherwise retain all matters of discretion.		
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Submitter Number:	76	Submitter:	Anne Beston
On behalf of:			
ECM Numbers:	4095773		

Point Number	76.3(Table 2 assessment criteria)	Category	Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Table 2 assessment criteria as overly restrictive, very expensive, subjective, unscientific and a 'carte blanche' for Council staff.		
Decision Sought:	Not stated.		

Submitter Number:	77	Submitter:	Stephen Nathan, QC and Colleen Toomey
On behalf of:			
ECM Numbers:	4095756		

Point Number	77.10(Table 2 - use of words "values and characteristics")	Category	Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports in part the restricted discretionary assessment matters in Table 2.		
Decision Sought:	Amend the assessment criteria in Table 2 to remove reference to natural character 'values' and refer to effects of subdivision, use and development upon attributes associated with natural elements, natural patterns and natural processes.		

Point Number	77.11(Table 2)	Category	Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters
Support/Oppose/Neutral:			
Summary of Submission	The assessment matters fail to address the issue of cumulative adverse effects.		
Decision Sought:	Add an additional assessment criteria to read: whether the proposed activity will result in adverse cumulative effects, having regard to other buildings/structures or use and development.		

Submitter Number:	88	Submitter:	Richard Forbes
On behalf of:	Sir Peter Vela Family Trust and Philip Vela Family Trust		
ECM Numbers:	4095836		
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Point Number	88.6(Table 2)	Category	Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters
Support/Oppose/Neutral:			
Summary of Submission	The assessment criteria go further than purely addressing adverse effects that may arise in relation to natural character and do not anticipate that activities will be established other than farming.		
Decision Sought:	Amend Table 2 by deleting assessment criteria 1.b), 1.c), 2.g), 3.b) and 3.c) and any other consequential relief to address the matters outlined in this submission.		
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Submitter Number:	90	Submitter:	Graeme and Gloria Ready
On behalf of:			
ECM Numbers:	4095801 ; 4095800		
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Point Number	90.22(Table 2 matter 1 e) and f))	Category	Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes use of the words 'values and characteristics' in assessment criteria 1.e) and 1.f)		
Decision Sought:	Amend assessment criteria 1.e) and 1.f) to replace the words 'values and characteristics' with 'qualities and features.'		
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Point Number	90.23(Table 2 2.b))	Category	Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes assessment criteria 2.b) managing the design and location of the building or structure.		

Decision Sought: Amend criteria 2.b) as follows: The extent to which the building or structure is **designed** and located to be visually unobtrusive ~~from any public road and public place.~~

Point Number 90.24(Table 2 2.c)) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes assessment criteria 2.c) about the design and siting of the building or structure to preserve the values and characteristics of the natural character area.

Decision Sought: Amend criteria 2.c) as follows: Whether the building or structure is **designed** and sited so that ~~values and characteristics~~ qualities and features of the natural character area are preserved.

Point Number 90.25(Table 2 2.e)) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes criteria 2.e) relating to design of buildings and structures to manage light spill at night.

Decision Sought: Delete criteria 2.e).

Point Number 90.26(criteria 3.d) and 3.h)) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes use of the words 'values and characteristics.'

Decision Sought: Amend criteria 3.d) and 3.h) to remove the words 'values and characteristics' and replace them with 'qualities and features.'

Point Number 90.27(Table 2 3.f)) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes the phrase 'and whether it is practicable to remedy or mitigate the adverse effects' in assessment criteria 3.f).

Decision Sought: Amend criteria 3.f) as follows: The extent to which the vegetation clearance is minimised **and** ~~whether it is practicable to remedy or mitigate the adverse effects.~~

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

On behalf of: Environmental Defence Society Inc

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

Point Number 96.16(Table 2.1.a) and new criteria) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes in part criteria a) in Table 2 relating to the location and extent of earthworks.

Decision Sought: Amend criteria a) as follows: ... are necessary and alternative locations and methods which may be available to the applicant to achieve the objective of the application.

Point Number 96.17(Table 2.1 new criteria) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Seeks inclusion of a new criteria to address the ecological effects of earthworks.

Decision Sought: Amend Table 2.1 to include a new criteria i) as follows: whether the earthworks or land modification will have adverse ecological effects.

Point Number 96.18(Table 2.2.a)) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes in part assessment criteria 2.2a) being restricted to ridgelines and prominent landforms.

Decision Sought: Amend Table 2.2.a) as follows: whether the siting of the proposed building or structure adversely effects the line and form of the landscape, in particular whether it is located

Point Number 96.19(Table 2.2.b)) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes in part assessment criteria 2.2.b) not considering alternatives.

Decision Sought: No amendments specified.

Point Number 96.20(Table 2.3.a) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes in part Table 2.3.a) not considering alternatives.

Decision Sought: Amend criteria 2.3.a) as follows: ... and alternative locations and methods which may be available to the applicant to achieve the objective of the application.

Point Number 96.21(Table 2.3.e) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes in part Table 2.3.e) not considering at risk or threatened ecosystems.

Decision Sought: Amend assessment criteria 2.3.e) to add: ... "or exhibits rare or threatened ecosystems".

Point Number 96.22(Table 2.3 new criteria) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Seeks inclusion of a new criteria i) to address the benefits of vegetation.

Decision Sought: Insert a new assessment criteria 3.i) as follows: the benefits of the vegetation for soil conservation, water quality and hydrological function should be considered. Soil and freshwater bodies themselves are natural character elements and should be considered.

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

On behalf of:

ECM Numbers: [4096596](#)

Point Number 101.9(Table 2.2 g)) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Table 2.2 g) about whether a building/structure has a functional need to be in a location.

Decision Sought: Delete Table 2.2 g) about whether a building/structure has a functional need to be in a location.

Submitter Number: 102 **Submitter:** Martin Williams

On behalf of: Tasman Buildings

ECM Numbers: [4096601](#); [4096600](#); [4096599](#)

Point Number 102.14(Table 2.1) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes the 'necessity' and 'location' tests for earthworks in Table 2.1.

Decision Sought: Delete or amend Table 2.1 particularly 2.1 a) and b) relating to location and extent of earthworks.

Point Number 102.15(Table 2.2) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Table 2.2 criteria, particularly: 2.2 a) regarding buildings away from ridgelines and prominent landforms, 2.2 c) relating to values and characteristics of natural character, and 2.2 g) as unwarranted for activity above Mean High Water Springs and directing consideration of alternative sites.

Decision Sought: Delete or amend Table 2.2. Specifically:
Rework criterion a) to provide for buildings on ridgelines that integrate with the topographical character of the area, as given in the submission.
Delete reference to "values and characteristics" in criterion c) unless better defined in the unit worksheets.
Delete the "functional need" test in criterion g).

Point Number 102.16(Table 2.3) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes the 'necessity' and 'location' tests for vegetation clearance in Table 2.3.

Decision Sought: Delete or amend Table 2.3, particularly 2.3 a) and b) relating to necessity and location of vegetation clearance.

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

On behalf of: Northern Land Property Limited

ECM Numbers: [4096760](#)

Point Number 112.8(Table 2.1 b), 2.1 c), 2.3 b), 2.3 c)) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Some assessment criteria in Table 2 go further than purely addressing adverse effects in relation to natural character.

Decision Sought: Delete criteria 1 b), 1 c), 3 b) and 3 c) from Table 2, and any consequential relief.

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

On behalf of: Chorus New Zealand Limited

ECM Numbers: [4096879](#)

Point Number 120.10(Table 2) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Support

Summary of Submission Seeks an amendment to criterion 2.g) to recognise that network utilities may have an operational and functional need to locate within a natural character area.

Decision Sought: Amend Table 2.2 g) to include 'operational need' and "the extent of any social, economic or cultural benefits ..." otherwise retain all matters of discretion.

Submitter Number: 122 **Submitter:** Richard Forbes

On behalf of: Whauwhau Environmental Group Limited

ECM Numbers: [4096863](#)

Point Number 122.6(Table 2.1 b) and c), 2.3 b) and c)) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes criteria 1 b) and c) and 3 b) and c) in Table 2 going beyond purely addressing adverse effects regarding natural character, into building/structure locations and not acknowledging activities other than farming.

Decision Sought: Remove criteria 1 b) and c) and 3 b) and c) from Table 2 and any consequential relief.

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

On behalf of: Queen Elizabeth II National Trust

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

Point Number 123.17(Table 2.1 c), 2.3 c)) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral:

Summary of Submission Seek that QEII covenants are included as a "lawfully established activity" in the context of criteria 1 c) and 3 c).

Decision Sought: Specifically include QEII covenants as a "lawfully established activity" in the context of criteria 1 c) and 3 c).

Submitter Number: 126 **Submitter:** K Vernon

On behalf of:

ECM Numbers: [4096820](#); [4097787](#)

Point Number 126.7(Table 2 new assessment criteria) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral:

Summary of Submission Table 2's assessment criteria should reflect the requirement to avoid *significant* adverse effects and to remedy or mitigate other adverse effects.

Decision Sought: Add appropriate criteria to Table 2 matters 1, 2 and 3 along the following lines: "The extent to which natural character has already been degraded and the measures proposed to remedy or mitigate any adverse effects of the proposed activity."

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

On behalf of:

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

Point Number 130.10(Table 2.1.a)) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes assessment criteria 2.1.a) relating to whether the location and extent of the earthworks are necessary.

Decision Sought: Delete assessment criteria 2.1.a).

Point Number 130.11(Table 2.3.a)) **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes assessment criteria 2.3.a) relating to whether clearing the vegetation is necessary.

Decision Sought: Delete assessment criteria 2.3.a)

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

On behalf of: Coromandel Property Owners Alliance Inc

ECM Numbers: [4097368](#)

Point Number 143.33 **Category** Section 32A.5 - Table 2 Natural Character Overlay Restricted Discretionary Matters

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes matters in Table 2.

Decision Sought: Amend Table 2 to delete matter 1.h), 2.a), 2.f), 3.e) and 3.g).
