

Submitter Number: 3 **Submitter:** Gary and Jan Blake

On behalf of: Colunda Farm

ECM Numbers: [4064617](#)

Point Number 3.1(General) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports the natural character variation in so far as it goes but suggests that it needs to be assessed in terms of sustainable management between hinterland and the urban area.

Decision Sought: Urban processes need to acknowledge a sustainable habit which is essential for urban survival.

Submitter Number: 27 **Submitter:** Ursula Lehr

On behalf of: Waikato Regional Council

ECM Numbers: [4090084](#)

Point Number 27.2(Section 7A.3 Objectives and policies) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports the objectives and policies.

Decision Sought: Retain the objectives and policies.

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

On behalf of: Federated Farmers of New Zealand

ECM Numbers: [4094004](#)

Point Number	58.4(Objective 1)	Category	Section 7A.3 Objectives and Policies
---------------------	-------------------	-----------------	--------------------------------------

Support/Oppose/Neutral:

Summary of Submission Notes that amendments are required to Objective 1 to better reflect the language of RMA S 6(a).

Decision Sought: Amend Objective 1 to include the word 'inappropriate' in relation to subdivision, use and development.

Point Number	58.5(Policies 1a, 1b and 1c)	Category	Section 7A.3 Objectives and Policies
---------------------	------------------------------	-----------------	--------------------------------------

Support/Oppose/Neutral: Support

Summary of Submission Supports Policies 1a, 1b and 1c.

Decision Sought: Not stated.

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

On behalf of: Spark New Zealand Trading Limited

ECM Numbers: [4093860](#)

Point Number	63.1(Objective 1)	Category	Section 7A.3 Objectives and Policies
---------------------	-------------------	-----------------	--------------------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Objective 1 on the basis that there are two different levels of natural character, which have different levels of naturalness and a different regulatory regime. A minor amendment is need to be consistent with RMA S.6(a) and Policy 13(1) NZCPS.

Decision Sought: Amend Objective 1 in include the word 'inappropriate' before subdivision, use and development.

Point Number	63.2(Policies 1a, 1b and 1c)	Category	Section 7A.3 Objectives and Policies
---------------------	------------------------------	-----------------	--------------------------------------

Support/Oppose/Neutral: Support

Summary of Submission Supports the focus on the "values and characteristics" of the natural character areas, and

alignment with Policy 13(1)(a) and (b) NZCPS.

Decision Sought: Retain policies 1a, 1b and 1c.

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

On behalf of: Department of Conservation

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

Point Number 70.2(Policies 1a and 1b) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports Policies 1a and 1b but seeks amendments to expand to the natural character of all coastal areas not covered by Policy 1b.

Decision Sought: Insert a new policy under Objective 1 as follows: In all other areas of the coastal environment significant adverse effects on the values and characteristics of the natural character area are avoided, and other adverse effects are avoided, remedied or mitigated.

Point Number 70.3(Policy 1c) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports Policy 1 c in part and seeks amendments to give effect to NZCPS Policy 13(1)(b).

Decision Sought: Amend Policy 1 c to also require avoidance of other adverse effects (see text in submission).

Point Number 70.6(New objective) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports in part Objective 1.

Decision Sought: Insert a new Objective to apply to all areas of natural character in the coastal environment as follows: Preserve the natural character of the coastal environment, wetlands, and lakes and river and their margins, and protect them from inappropriate subdivision, use and development.

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

On behalf of:

ECM Numbers: [4095756](#)

Point Number 77.5(Objective 1) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports in part Objective 1.

Decision Sought: Replace Objective 1 to read: Recognise that there are different levels of natural character in the District, including areas of outstanding natural character. The natural character of all areas of the coastal environment is to be preserved and protected from the adverse effects of subdivision, use and development, while the adverse effects on areas of outstanding natural character are to be avoided.

Point Number 77.6(Section 7A.3 Policy 1a) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports Policy 1a in part with amendments.

Decision Sought: Amend Policy 1a to read: Subdivision, use and development in all areas of the coastal environment shall consider: ...

Point Number 77.7(Section 7A.3 Policy 1b) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports in part Policy 1b with amendments.

Decision Sought: Amend Policy 1b to delete reference to values and characteristics and replace with: attributes of natural elements, natural patterns and natural processes that identify the coastal environment as an area of outstanding natural character.

Point Number 77.8(Section 7A.3 Policy 1c) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports Policy 1c in principle as it relates to high natural character but suggests that it erroneously implies that NZCPS Policy 13(1)(b) applies to areas of high natural character only.

Decision Sought: Replace Policy 1c with 3 policies (refer to submission for wording).

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

On behalf of: Waihi Gold Company Ltd

ECM Numbers: [4095817](#)

Point Number 89.1(Objective 1) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral:

Summary of Submission Notes that Objective 1 largely reflects RMA S.6(a) but needs an amendment to recognise that protection is required from 'inappropriate' activities.

Decision Sought: Amend Objective 1 to read: ...adverse effects of inappropriate activities ...

Point Number 89.2(Policies 1a, 1b, and 1c) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral:

Summary of Submission Policy 1a provides useful guidance in the assessment of activities within areas of outstanding and high natural character, and Policy 1b and 1c provide useful differentiation between the two areas.

Decision Sought: Retain Policies 1a, 1b and 1c.

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

On behalf of:

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

Point Number 90.4(Objective 1) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes in part Objective 1 an relation to the absence of the word 'inappropriate' as used in RMA S.6(a).

Decision Sought: Amend Objective 1 to read: ... adverse effects of inappropriate subdivision, use and development.

Point Number 90.5(Policy 1a a)) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes in part use of the words 'values and characteristics' in relation to natural character.

Decision Sought: Amend Policy 1a a) to replace the words 'values and characteristics' with 'qualities and features.'

Point Number 90.6(Policy 1b) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Oppose

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

Decision Sought: Amend Policy 1b to replace the words 'values and characteristics' with 'qualities and features.'

Point Number 90.7(Policy 1c) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes use of the words 'influence' and 'values and characteristics' in Policy 1c.

Decision Sought: Amend Policy 1 c to delete the word 'influence' and replace 'values and characteristics' with 'qualities and features.'

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

On behalf of: Environmental Defence Society Inc

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

Point Number 96.1(Objective 1) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports Objective 1.

Decision Sought: Retain Objective 1.

Point Number 96.2(Policy 1a) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports in part Policy 1a.

Decision Sought: Relocate Policy 1a (to become Policy 1c) with some additional wording to clarify the relationship with Policy 1b and 1c; and insert a new assessment criteria and words to existing criteria in Table 2.1, relating to access to significant surf breaks.

Point Number 96.3(Policy 1b) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports in part Policy 1b in relation to the avoidance of adverse effects on areas of outstanding natural character.

Decision Sought: Amend Policy 1b to include reference to what requires preservation and include prohibition of subdivision (see submission for specific wording).

Point Number 96.4(Policy 1c) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports Policy 1c.

Decision Sought: Retain Policy 1c.

Point Number 96.5(Insert new policy as 1d) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral:

Summary of Submission Suggests that Section 7A should specifically address enhancement, restoration and rehabilitation of natural character, suggesting that provision in the Coastal and Rural sections is insufficient.

Decision Sought: Insert a new policy as 1d to read: Promote land use practises and projects that will restore or rehabilitate natural character values or will enhance natural character values.

Point Number	96.6(Insert new policy as 1e)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:			
Summary of Submission	Seeks inclusion of a new policy addressing the adverse effects activities adjacent to areas of natural character can have on the values of those areas.		
Decision Sought:	Insert a new Policy 1d addressing effects of activities adjacent to identified areas of natural character (see submission for specific wording).		
<hr/>			
Point Number	96.7(Insert new policy as 1f)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:			
Summary of Submission	Seeks a three tiered approach to landscape identification and management including the preclusion of transferable development rights in areas of outstanding and high natural character.		
Decision Sought:	Insert a new policy as 1f excluding areas of outstanding and high natural character as recipient sites for transferable development rights.		
<hr/>			

Submitter Number:	97	Submitter:	Hilary Needham
On behalf of:	Christina Needham, James Needham		
ECM Numbers:	4096479		
<hr/>			
Point Number	97.2(Policy 1c)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:			
Summary of Submission	Agrees that in areas of high natural character natural elements/influences should remain dominant.		
Decision Sought:	Remedy or mitigate the adverse effect of Slipper Island subdivision.		
<hr/>			

Submitter Number:	102	Submitter:	Martin Williams
On behalf of:	Tasman Buildings		
ECM Numbers:	4096601 ; 4096600 ; 4096599		

Point Number	102.3(Objective 1)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Objective 1 for exceeding the RMA Section 6a and NZ Coastal Policy Statement Policy 13 mandates.		
Decision Sought:	Delete Objective 1, or amend to address the submitter's concerns.		

Point Number	102.4(Policy 1a)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Policy 1a to the extent it requires subdivision, use and development to "consider" the "vulnerability of the ecosystem" and its district representation.		
Decision Sought:	Delete Policy 1a, particularly the aspect about ecosystem vulnerability, or amend to address the submitter's concerns.		

Point Number	102.5(Policy 1b)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Policy 1b for exceeding the RMA Section 6a and NZ Coastal Policy Statement Policy 13 mandates.		
Decision Sought:	Delete Policy 1b, or amend to address the submitter's concerns.		

Point Number	102.6(Policy 1c)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Policy 1c for exceeding the RMA Section 6a and NZ Coastal Policy Statement Policy 13 mandates.		
Decision Sought:	Delete Policy 1c, or re-frame to require the significant adverse effects of <i>inappropriate</i> subdivision use and development be avoided. Unless better defined in the Overlay Map work sheets, delete the reference to "values and characteristics".		

Submitter Number: 110 **Submitter:** Georgina McPherson - Burton Planning Consultants Limited
On behalf of: PowerCo Ltd
ECM Numbers: [4096738](#)

Point Number 110.2(Objective 1) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports Objective 1 with minor amendments.

Decision Sought: Amend Objective 1 to read: Recognise that there are different levels of natural character in the District and protect the values of areas of outstanding natural character and high natural character ~~are preserved and protected~~ from the adverse effects of inappropriate subdivision, use and development.

Point Number 110.3(Policy 1a) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports Policy 1a.

Decision Sought: Retain Policy 1a without amendment.

Point Number 110.4(Policy 1b) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Policy 1b.

Decision Sought: Amend Policy 1b as follows: other than utilities to which Policy 1d applies shall be designed, located and managed to avoid adverse effects on the values and characteristics of the natural character area.

Point Number 110.5(Policy 1c) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Policy 1c.

Decision Sought: Amend Policy 1c as follows: ... The significant adverse effects of subdivision, use and development, other than utilities to which Policy 1d applies on the values and characteristics

of the natural character area are avoided and other adverse effects are remedied or mitigated.

Point Number	110.6(New Policy 1d)	Category	Section 7A.3 Objectives and Policies
---------------------	----------------------	-----------------	--------------------------------------

Support/Oppose/Neutral:

Summary of Submission Seeks inclusion of a new policy to recognise the location of existing network utilities in areas of high natural character or outstanding natural character and ensure that their operation, maintenance and upgrading is provided for.

Decision Sought: Include a new Policy d as follows: In areas of Outstanding Natural Character and High Natural Character: a) recognise existing network utilities and provide for their ongoing operation, maintenance and upgrading requirements. b) enable the establishment of new network utilities where the infrastructure is subject to a significant technical constraint and the route/site selection process has identified no feasible alternative.

Submitter Number:	113	Submitter:	James M Scott
--------------------------	-----	-------------------	---------------

On behalf of: Matarangi Ratepayers Association Inc

ECM Numbers: [4096802](#)

Point Number	113.3(Objective 1)	Category	Section 7A.3 Objectives and Policies
---------------------	--------------------	-----------------	--------------------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission Variation 1's objectives and policies should meet NZ Coastal Policy Statement and RMA Section 6 requirements to preserve and protect all coastal natural character, not just outstanding and high natural character.

Decision Sought: Amend Objective 1 to address all areas of natural character (see full submission for detail).

Point Number	113.4(Policy 1a)	Category	Section 7A.3 Objectives and Policies
---------------------	------------------	-----------------	--------------------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission Variation 1's objectives and policies should meet NZ Coastal Policy Statement and RMA Section 6 requirements to preserve and protect all coastal natural character, not just outstanding and high natural character.

Decision Sought: Amend Policy 1a to relate to all areas of natural character in the coastal environment.

Point Number	113.5(Policy 1c)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Variation 1's objectives and policies should meet NZ Coastal Policy Statement and RMA Section 6 requirements to preserve and protect all coastal natural character, not just outstanding and high natural character.		
Decision Sought:	Amend Policy 1c by replacing the last sentence with the following: "Any reduction in the degree of natural character of the coastal environment shall be avoided."		
<hr/>			
Point Number	113.6(New Policy 1d)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Variation 1's objectives and policies should meet NZ Coastal Policy Statement and RMA Section 6 requirements to preserve and protect all coastal natural character, not just outstanding and high natural character.		
Decision Sought:	Add a new Policy 1d: "In all parts of the coastal environment not subject to Policy 1b or 1c avoid significant adverse effects of subdivision, use or development on coastal natural character, and avoid remedy or mitigate other adverse effects of activities."		
<hr/>			
Point Number	113.7(New Policy 1e)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Variation 1's objectives and policies should meet NZ Coastal Policy Statement and RMA Section 6 requirements to preserve and protect all coastal natural character, not just outstanding and high natural character.		
Decision Sought:	Add new Policy 1e: "Urban subdivision, use or development within the areas of coastal natural character identified in the natural character overlay at within or immediately adjacent to Matarangi will have adverse effects on the values and attributes of natural character that must be preserved or protected unless than are transient or minor."		
<hr/>			

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

On behalf of: Chorus New Zealand Limited

ECM Numbers: [4096879](#)

Point Number 120.1(Objective 1) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Objective 1 on the basis that there are two different levels of natural character, which have different levels of naturalness and a different regulatory regime. A minor amendment is need to be consistent with RMA S.6(a) and Policy 13(1) NZCPS.

Decision Sought: Amend Objective 1 in include the word 'inappropriate' before subdivision, use and development.

Point Number 120.2(Policies 1a, 1b and 1c) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports the focus on the "values and characteristics" of the natural character areas, and alignment with NZ Coastal Policy Statement Policy 13(1)(a) and (b).

Decision Sought: Retain policies 1a, 1b and 1c.

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

On behalf of:

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

Point Number 121.13(Objective 1) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Support

Summary of Submission Supports Objective 1.

Decision Sought: Retain Objective 1.

Point Number 121.14(Policies 1a, 1b, 1c) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral:	Support
Summary of Submission	Requests Policies 1a, 1b, 1c to be consistent with the changes to the rules in the submission.
Decision Sought:	Not stated.

Submitter Number:	124	Submitter:	Michael Gunson
On behalf of:	Surfbreak Protection Society Inc.		
ECM Numbers:	4096835 ; 4096834 ; 4096833		

Point Number	124.2(All policies)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:			
Summary of Submission	Align 7A policies with the NZ Coastal Policy Statement.		
Decision Sought:	Replace Section 7A.3 (refer to the submission for full details).		

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

Point Number	126.1(Objective 1)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:			
Summary of Submission	Objective 1 should be amended to be consistent with the RMA, NZ Coastal Policy Statement and Regional Policy Statement.		
Decision Sought:	Replace Objective 1 b to read: "Recognise that there are different levels of natural character in the District and that: a) areas of outstanding natural character are preserved and protected from the adverse effects of inappropriate subdivision, use or development; and b) areas of high natural character are protected from any significant adverse effects of inappropriate subdivision, use or development, and measures are taken to remedy or		

mitigate other adverse effects."

Point Number 126.2(New policy 1d) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral:

Summary of Submission An additional policy is needed to reflect RPS Policy 12.3 c).

Decision Sought: Add a new Policy 1(d) to read: "Recognise that subdivision, use and development outside areas of ONC and HNC may result in further degrading of natural character, although opportunities to remedy or mitigate adverse effects should be considered."

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

On behalf of:

ECM Numbers: [4097717](#)

Point Number 133.8(Objective 1) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Objective 1 in part, and requests amendments.

Decision Sought: Replace Objective 1 to read: "Recognise that there are different levels of natural character in the District. The levels include areas that are outstanding, areas that are of high natural character and areas of natural character in the coastal environment. In areas of outstanding or high natural character adverse effects of subdivision, use and development are to be avoided. Natural character of all areas in the coastal environment are to be preserved and protected from the adverse effects of subdivision, use and development."

Point Number 133.9(Policy 1c) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Policy 1c in part and requests amendment.

Decision Sought: Amend Policy 1c by deleting the last sentence and replacing it with: "Any reduction in the degree of natural character of the coastal environment shall be avoided."

Point Number	133.13(Section 7A.3)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:			
Summary of Submission	Objectives and policies in Section 7A.3 should also go some way to applying NZ Coastal Policy Statement Policies 13 and 14 to natural character areas in the coastal environment that are not identified as 'high' or 'outstanding'.		
Decision Sought:	Not stated.		
<hr/>			
Point Number	133.14(Objective 1, Policies 1a, 1b)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Objective 1, Policy 1a and Policy 1b fail to direct to NZ Coastal Policy Statement 14(1)(i-x) where practicable, imposing or reviewing restoration or rehabilitation of the coastal environment's natural character.		
Decision Sought:	Not stated.		
<hr/>			

Submitter Number:	143	Submitter:	Christine Vickerman
On behalf of:	Coromandel Property Owners Alliance Inc		
ECM Numbers:	4097368		
<hr/>			
Point Number	143.10(Objective 1)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Notes that the natural character provisions relates specifically to the Coastal Environment and this should be clear.		
Decision Sought:	Amend Objective 1 to refer to natural character in the Coastal Environment rather than the District.		
<hr/>			
Point Number	143.11(Objective 1)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Objective 1 as it reads that outstanding natural character and high natural character require the same level of treatment.		

Decision Sought:	Amend Objective 1 to more accurately reflect the intent of higher order policies and include a new Policy 1d to address RPS Policy 12.3.		
Point Number	143.12(Policy 1a)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes in part Policy 1a d) relating to the vulnerability of the ecosystem and its representation in the District.		
Decision Sought:	Delete Policy 1a d) and replace with wording to give effect to RPS Policy 12.3 e) (functional necessity of activities being located in or near the coastal environment).		
Point Number	143.13(Policy 1b)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Neutral		
Summary of Submission	Supports in part Policy 1b.		
Decision Sought:	Amend Policy 1b by deleting the words "be designed, located and managed to".		
Point Number	143.14(Policy 1c)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports in part Policy 1c but questions whether in some areas of high natural character natural elements/influences remain dominant.		
Decision Sought:	Amend Policy 1c to change "shall" to "should" and remove modified areas i.e. farmland from the overlay maps.		

Submitter Number:	144	Submitter:	Bruce and Christine Vickerman and others
On behalf of:			
ECM Numbers:	4097366		
Point Number	144.5(Objective 1)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Objective 1 implies all subdivision, use and development would create adverse effects on natural character, and that outstanding and high natural character overlays require the same		

level of protection.

Decision Sought: Reword Objective 1 to clarify the effect of subdivision, use and development on natural character, and the level of protection required.

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 149.6(Section 7A.3 Policies) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral:

Summary of Submission The policies in Section 7A.3 should provide for regionally and nationally important natural character, including for rivers, wetlands, lakes and their margins, that gives effect to national and regional policy and promotes enhancement and protection of natural character.

Decision Sought: Amend Section 7A.3 Policies to change the order of policies; make amendments to wording and add additional policies (refer to full submission for details).

Submitter Number: 150 **Submitter:** Graeme Lawrence

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

ECM Numbers: [4097621](#)

Point Number 150.3(Objective 1) **Category** Section 7A.3 Objectives and Policies

Support/Oppose/Neutral: Oppose

Summary of Submission Variation 1's objectives and policies should meet NZ Coastal Policy Statement and RMA Section 6 requirements to preserve and protect all coastal natural character, not just outstanding and high natural character.

Decision Sought: Amend Objective 1 to read:
"Recognise that there are different levels of natural character in the District. The levels include areas that are outstanding, areas that are high natural character and areas of natural character in the coastal environment. In areas of outstanding or high natural character, adverse effects of subdivision, use and development are to be avoided. Natural character of all areas in the coastal environment is to be preserved and protected from the adverse

effects of subdivision, use and development."

Point Number	150.4(Policy 1a)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Variation 1's objectives and policies should meet NZ Coastal Policy Statement and RMA Section 6 requirements to preserve and protect all coastal natural character, not just outstanding and high natural character.		
Decision Sought:	Amend Policy 1a to refer to all areas of natural character in the coastal environment.		

Point Number	150.5(Policy 1c)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Variation 1's objectives and policies should meet NZ Coastal Policy Statement and RMA Section 6 requirements to preserve and protect all coastal natural character, not just outstanding and high natural character.		
Decision Sought:	Amend Policy 1c by replacing the last sentence with the following: "Any reduction in the degree of natural character of the coastal environment shall be avoided."		

Point Number	150.6(New Policy 1d)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Variation 1's objectives and policies should meet NZ Coastal Policy Statement and RMA Section 6 requirements to preserve and protect all coastal natural character, not just outstanding and high natural character.		
Decision Sought:	Add a new Policy 1d: "In all parts of the coastal environment not subject to Policy 1b or 1c avoid significant adverse effects of subdivision, use or development on coastal natural character, and avoid remedy or mitigate other adverse effects of activities."		

Point Number	150.7(New Policy 1e)	Category	Section 7A.3 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Variation 1's objectives and policies should meet NZ Coastal Policy Statement and RMA Section 6 requirements to preserve and protect all coastal natural character, not just outstanding and high natural character.		
Decision Sought:	Add a new Policy 1e as follows: Urban subdivision, use or development within the areas of coastal natural character identified in the natural character overlay at within or immediately		

adjacent to Matarangi will have adverse effects on the values and attributes of natural character that must be preserved or protected unless than are transient or minor, in which case such effects shall be remedied or mitigated.