

Section 2 - Significant Resource Management Issues

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200 - Issues, Objectives, Policies and Methods

201 - Introduction

The purpose of the Resource Management Act 1991 (RMA) is the sustainable management of natural and physical resources. It is broadly defined so that local authorities may apply its intent to the individual circumstances and issues present in their area, while still being guided in a sustainable direction.

The Plan has adopted significant resource management issues, objectives, policies and methods for achieving sustainable resource management outcomes. These are the relevant objectives, policies and provisions of the Plan referred to in Section 104(1)(d) of the RMA. That is, the suitability of resource consent applications shall be assessed against this section of the Plan, particularly discretionary and non-complying applications. It is important that the issues, objectives and policies are not read in isolation from one another.

Note These issues, objectives, policies and methods are set out in the following Sections 211 to 225.

The objectives, policies and environmental outcomes provide a vision for growth that is in keeping with the Coromandel's natural, physical and cultural environment and reflect a rich and diverse mix of community aspirations.

The following principles set out the fundamental intentions for sustainable resource management in the Thames Coromandel District. They relate to the objectives and policies throughout this section and provide for integrated resource management decision-making.

Note These principles are set out in the following Sections 202 to 207.

All developments and activities in the District can be expected to contribute, in some way, towards promoting sustainable resource management.

202 - Sustainable Resource Management Principles

203 - Landscape Amenity and Ecology

Landscape, amenity values and ecology are interrelated in a way that each relies on the other, often if one is enhanced the other two are enhanced as well. This relationship is a package whereby all three disciplines form the primary basis of an environmental assessment. Good ecological practice is often recognised because landscape and amenity values are enhanced.

Ecological principles provide a benchmark for sustainable management and can be given greater meaning when a human perspective is included. Landscape and amenity values provide a human perspective that ensures we live with nature and secure a future with a high standard of amenity and community wellbeing.

For any development or proposal, the ecological, landscape and amenity values should be identified so that the most appropriate steps can be taken, in terms of project design and protective mechanisms. These mechanisms may ensure open space, restoration of a degraded landscape, protection in perpetuity of an ecological area, walkways, amenity planting or some other action related to ecology, amenity or landscape.

204 - Tangata Whenua

Note When reading section 204 of the District Plan, please also refer to section 2.2.1 of the Proposed Waikato Regional Plan. Please note, however, that the 12 iwi identified in that section of the Waikato Regional Plan are the iwi listed in the Hauraki Maori Trust Board Act 1988, and may not be the only iwi having mana whenua in the Thames-Coromandel District.

Maori culture and traditions provide a significant living and evolving contribution to the quality of the District and coastal environment. The relationship of Maori and their culture and traditions with ancestral lands, water, sites, waahi tapu and other taonga must be strengthened. This can be achieved by working together to develop contacts, processes and procedures.

The identification of ancestral land is encouraged, especially where culturally appropriate ways of accomplishing sustainable management of resources can be achieved.

Council and Tangata Whenua entities must build effective relationships before establishing appropriate resource management frameworks and procedures. Until appropriate regulatory, consultation and participation processes are in place, Council and applicants must recognise Tangata Whenua values in all aspects of the resource management process.

205 - Services

Services are essential items of infrastructure. The provision, management and operation of services cannot be taken for granted or covered lightly when proposing a development. Inadequate services throughout the District have the potential to undermine the sustainable management of resources and adversely affect community well-being.

The seven district towns must be fully serviced publicly or privately with water supply, wastewater reticulation, refuse/greenwaste/cleanfill disposal, stormwater reticulation and other town infrastructure and utilities. Private developers, within the district towns must consult with Council over the provision of services, so that existing town infrastructure is utilised, expanded or upgraded efficiently and effectively.

It is essential that all reticulated services are developed in a comprehensive and integrated manner from source to delivery and are capable of being expanded and upgraded in areas where future growth is expected. The peak demands over summer must be taken into account in the design, development, maintenance and operation of a service.

In towns there may be some circumstances where individuals or industries may need to provide for their own servicing needs, such as waste disposal.

Settlements, other than towns must be adequately serviced whether by comprehensive systems, group or co-operative systems or through individual or on-site solutions.

The form of servicing that may be appropriate for settlements outside towns depends on a number of attributes and individual circumstances of these areas. Viability, affordability, sustainability, and best practicable option with appropriate environmental outcomes, are some of the attributes to be considered in the choice of the appropriate system whether it be wastewater, water supply or stormwater.

Whether the choice be made is public or private will alter according to the circumstances. Where public, the choice shall be made by the public agency responsible having followed appropriate steps and procedures, including consultation under the Resource Management Act 1991 and such other legislation as may be appropriate in the particular circumstances.

If comprehensive reticulation is to be provided in locations other than in the seven district towns then a growth or expansion strategy for that settlement is not implied or indicated on that account.

All subdivision, land use or development must deal with servicing needs and requirements and address how they will be provided for. The servicing solution proposed will be determined by reference to environmental constraints and future needs.

206 - Settlements

The way settlements expand, grow and emerge in the District has many implications for community well-being, economic prosperity and the environment. The District is growing in permanent population numbers and visitor numbers. Population growth can enhance the District's economy and community well-being if it is provided for and managed in a structured way. Otherwise, the vitality of our towns and character of the countryside and villages can be adversely affected. It is important for the sustainable management of the District's resources and community development and well-being that the District's settlements are consolidated and the towns absorb most development. That is, most residential, commercial and industrial development should be concentrated in the District's towns.

Much of the countryside and many of the District's villages are constrained in the extent and type of development that can be accommodated due to their sensitive location within the environment, lack of services, limited accessibility and roading capability. Coastal and rural villages are capable of absorbing residential development and limited commercial and industrial activities that are of a village scale and form. Coastal residential settlements cannot readily absorb residential expansion. These settlements provide for the "traditional Coromandel house by the sea".

Residential development in the countryside is provided for by rural residential areas, which are located in close proximity to towns or large villages. Development potential elsewhere in the countryside is limited to the use of rural resources or positive environmental gains.

207 - Roothing and Accessibility

The economic and social wellbeing of the District is heavily dependent on an efficient and safe transportation system. The District is dependent upon roading for its land transport needs, supported by air and sea links. The extensive network of roads links numerous dispersed settlements and rural areas providing an access service for private and commercial vehicles, heavy freight vehicles, passenger transport services, cyclists and pedestrians. The roading system is therefore an essential utility service which needs to be provided for with provision for its maintenance, upgrading and development.

The dispersed nature of settlements and developments in the District requires an extensive network of roads that takes significant cost and effort to maintain and upgrade. With increasing permanent and visitor population in the District, many roads are now carrying more traffic than they were designed for and there is now a need to upgrade many roads. The financial cost of this needs to be carefully balanced against the benefits of efficiency and safety of travel by road. Increases in traffic volumes from adjacent land use activities may put pressure on particular routes. The levying of impact fees on development will minimize the impact of upgrading costs on the wider community. The form and location of development, such as clustering of development restricting property access on roads which primarily serve to move through traffic can help to maintain a relatively safe and efficient use of the road network with an appropriate rate of road upgrading.

The development and use of roads can have the potential to impact on people and the environment. Reduced amenity in the vicinity of roads results from increased traffic volumes and speeds. Demand for upgrades to the network and space needs for new alignments can conflict with existing land uses and adversely affect land resources such as open space, natural habitats or heritage features. Development and upgrading of the road network should be required to meet environmental standards.

211 - Biodiversity

211.1 - Background

211.1.1

- .1 Biodiversity, which is short for biological diversity, is simply the variety of life. It includes diversity within species, between species and of ecosystems and the processes that maintain them. The purpose and principles of the Resource Management Act include the following matters related directly to the concept of biodiversity:
 - Sustainable management of natural resources;
 - Environmental bottom lines, in relation to sustaining the potential of resources for future generations, safeguarding the life-supporting capacity of ecosystems, and avoiding, remedying or mitigating the adverse effects on the environment;
 - Recognising and providing for the protection of significant areas of indigenous vegetation and fauna habitat;
 - Particularly having regard to intrinsic values of ecosystems and the quality of the environment.
- .2 Since European settlement, indigenous vegetation has steadily been reduced in extent throughout the Waikato Region. It now covers approximately 25 percent of its former total area in the region. New Zealand is divided into ecological districts, which have been established by the scientific discipline of ecology. Thames-Coromandel District is made up of five ecological districts:
 - Colville;
 - Thames;
 - Tairua;
 - Waihi;
 - Mercury Islands.
- .3 These districts combine to form the Coromandel Ecological Region, which also includes the Te Aroha Ecological District situated outside the Council's administrative boundary.
- .4 A brief description of these districts is provided below, which was obtained from the Forest Heritage Fund's Waikato Protection Strategy March 1997.

211.1.2 - Colville Ecological District

- .1 The Colville Ecological District covers the northern part of the Peninsula, north of Tapu in the west and north of Whitianga in the east. Approximately, 33% of regenerating cover of kauri forest remains 36% of original wetland vegetation remains and 23% of regenerating coastal forest remains in this district. The particular values identified in this area are as follows:
 - Regenerating kauri forest, inland from Manaia and Coromandel Harbours, and at Potiki Bay;
 - Coastal forest, especially linking montane PNAs with the coast;
 - Lowland pod carp remnants at Whangapoua Harbour;
 - Estuarine vegetation in Manaia and Coromandel Harbours;
 - Islands with coastal forest or restoration potential, such as those in the Motukawao Group;
 - Areas of intact or regenerating forest linking existing PNAs, or providing important wildlife habitat.

211.1.3 - Mercury Islands Ecological District

- .1 The Mercury Islands Ecological District covers three groups of small islands off the east coast of the Peninsula and includes the Cuvier, Mercury and Aldermen Islands. Approximately 32% of regenerating coastal forest remains in this district. The particular values identified within this area are as follows:
 - Coastal forest on Great Mercury Island.

211.1.4 - Thames Ecological District

- .1 The Thames Ecological District covers the steep hill country on the western side of the Peninsula from the Colville Ecological District in the north to the Kauaeranga catchment in the south. Approximately, 67% of regenerating kauri forest remains, 4.6% of regenerating coastal forest remains and 82% of regenerating rimu-tawa forest remains in this district. The particular values identified within this area are as follows:
 - Forest remnants and regenerating broadleaved forests along the Thames Coast;
 - Kauri forest remnants in the Kauaeranga Valley, Whakatete Bay, and the Tapu River;
 - Estuarine vegetation around Thames Township;
 - Linkages from the Coromandel Range to the Thames Coast.

211.1.5 - Tairua Ecological District

- .1 The Tairua Ecological District covers the eastern and southern flanks of the Coromandel range, and the rolling hill country on the eastern coasts from Whitianga in the north to Whangamata in the south. Approximately, 22% of regenerating kauri forest remains, 27% of regenerating rimu-tawa forest remains and 25% of the original wetland vegetation remains in this district. The particular values within this area are as follows:
 - Coastal and regenerating kauri forest south of Hot Water Beach;
 - Coastal forest north of Whangamata;
 - Kauri forest and shrubland linkage south of the Kopu-Hikuai Highway;
 - Pod carp remnants in the lower Whenuakite and Rangihau Rivers;
 - Dune lands at Hot Water Beach;
 - Estuarine vegetation in Whitianga and Wharekawa Harbours.

211.1.6 - Waihi Ecological District

- .1 The Waihi Ecological District crosses into Hauraki District and comprises the southern end of the Coromandel Range and the northern tip of the Kaimai Range. Approximately, 19% of regenerating kauri forest remains, 53% of regenerating rimu-tawa forest remains and 11% of the original wetland vegetation remains in this district. The particular values identified within this area are as follows:
 - Kauri and rimu-tawa forest east of Hikutaia

Note Original wetland vegetation is that which is essentially original in composition and structure.

- .2 The extent, nature and pattern of surviving indigenous vegetation cover is unique in this District. In parts there is a continuum of vegetation covering an altitudinal range from sub-tropical coastal
- .3 Lowland forest to sub-alpine vegetation. In a regional context the current pattern and extent of indigenous vegetation present on the Peninsula is unique and significant. Within the Peninsula there is a variety of wildlife and indigenous fauna. Three rare and threatened species as defined by the IUCN terminology are found in the forests; the North Island kokako, Hochstetter's frog and Archey's frog. Other threatened species include; pigeon, short tailed bat, weka, North Island kaka, parakeet, brown kiwi, NZ falcon, North Island fern bird, long tailed bat and the tom-tit and robin which are declining in distribution and abundance, and the bell-bird which is limited in distribution.
- .4 Indigenous vegetation and fauna and ecosystems have special spiritual value to tangata whenua.

211.2 - Issue

- .1 Indigenous vegetation, including primary forest, that which is original in its composition and structure, secondary forest, cutover forest, secondary scrub and wetlands, and indigenous fauna are natural resources which have been significantly depleted in the Waikato Region. Areas of indigenous vegetation and fauna habitats in the District may be significant. The biological diversity or life-supporting capacity of ecosystems, and natural resources and their quality and intrinsic values can be lost or degraded when they are fragmented, isolated or damaged by inappropriate subdivision, use or development and the introduction of pests and weeds. The sustainable management of natural resources in the District cannot be achieved if biodiversity is not recognised or protected.

211.3 - Objectives

- .1 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna and where appropriate enhance the quality, extent and biological diversity of indigenous vegetation and fauna in the District.
- .2 To safeguard the life-supporting capacity of ecosystems;
- .3 To promote the sustainable management of natural resources

211.4 - Policies

- .1 To enhance public access into public areas of indigenous vegetation where the quality of the vegetation or fauna habitat is protected and will not be degraded by visitors.
- .2 To recognise the quality and intrinsic values of ecosystems, indigenous vegetation and fauna habitat and enhance these values where appropriate.
- .3 To ensure areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected and linkages, buffering and corridors are provided, where appropriate, to enhance indigenous ecosystems.
- .4 To ensure the biological diversity, extent and quality of significant indigenous vegetation or abundance and distribution of significant indigenous fauna are not adversely affected by subdivision, use or development, including where adverse effects are unable to be adequately assessed.
- .5 To promote planting, restoration and regeneration of indigenous vegetation or the re-introduction of fauna that is sourced from, or endemic to, the Coromandel Ecological Region.
- .6 To gain additional or long term protection and enhancement of areas of significant indigenous vegetation or significant habitats of indigenous fauna by enabling appropriate limited subdivision or development.
- .7 To ensure natural resources are managed sustainably and that sustainability is not adversely affected by subdivision, use or development.
- .8 To recognise the threat of pests, including deer, goats and mustelids to biological diversity of significant indigenous vegetation or fauna (including land administered by the Department of Conservation) and ensure that threats are minimised through appropriate levels of controls and conditions on activities and ongoing monitoring and research.

211.5 - Methods

Establish rules, which

- .1 Require applications for discretionary activities for the removal or loss of indigenous vegetation, including wetland and dune indigenous vegetation.
- .1a Require applications for the clearance of areas of significant indigenous vegetation and significant habitats of indigenous fauna
- .2 Enable subdivision or development in return for indigenous vegetation or natural feature protection, re-generation, re-planting or restoration with species sourced from, or endemic to, the Coromandel Ecological Region;
- .3 Enable planting and regeneration of indigenous vegetation endemic to the area;
- .4 Prohibit the keeping of mustelids.
- .5 Set standards for the keeping of goats and deer and carry out comprehensive assessment of effects where standards are not met to ensure threats are minimised.
- .6 Zone some areas of indigenous vegetation and fauna Conservation Zone for the purposes of protection.
- .7 Support Department of Conservation, Waikato Regional Council, and other agencies and individuals in their efforts to conserve indigenous vegetation and fauna, remove or resist pest species and weeds, and connecting of fragmented vegetation or buffering of areas of indigenous vegetation or fauna.
- .8 Set appropriate resource consent conditions which may cover the following matters:
 - (a) Pest and weed control;
 - (b) Planting or re-vegetation using species source from, or endemic to the Coromandel Ecological Region;
 - (c) Re-introduction of endemic indigenous fauna;
 - (d) Predator control;
 - (e) Domestic predator free subdivision;
 - (f) Public access;
 - (g) Riparian management;
 - (h) Protective covenanting of areas of significant indigenous vegetation or fauna habitat;
 - (i) Vesting areas of significant indigenous vegetation or fauna habitat as reserve;
 - (j) Fencing.
- .9 Advocate the importance of the District's indigenous vegetation and fauna to the Waikato Regional Council, central government agencies, and the community.
- .10 Identify areas of notable wildlife and indigenous vegetation on policy maps.
- .11 Undertake a study, which collates the relevant information already in circulation about the extent of areas of significant indigenous vegetation and fauna habitat with a view to future studies.
- .12 Advocate the importance of predator control when assessing any development or activity, which may result in threatening significant indigenous vegetation or fauna habitat areas. This may include the imposition of domestic pet bans.
- .13 Council will consider, in a relevant variation or plan change, prohibiting deer and goat farming in the District in consultation with the Department of Conservation.

211.6 - Principal Reasons

- .1 The Regional and District communities value indigenous vegetation and fauna for its contribution to the environment. The District comprises a significant amount and quality of indigenous vegetation and fauna compared to other districts in the Region. This means indigenous vegetation and fauna on the Peninsula are important, as they are scarce natural resources throughout the rest of the Region. Because there are threatened species as defined by the IUCN terminology present on the Peninsula their habitats are important in a national context. The Regional Council has taken on a strong education role in this regard and the District Council supports its efforts.
- .2 Indigenous vegetation provides excellent habitat for indigenous fauna and is in the opinion of this Council, the best conservator of water quality and soil stability. It is essential that the District retains and enhances the extent of indigenous vegetation. Rules and incentives provide a good basis for achieving this in the long term.
- .3 The indigenous vegetation and fauna in this District contribute towards people's enjoyment. They provide a unique spiritual, educational and recreational experience as well as providing highly attractive scenery.
- .4 Through the concept of sustainable management, people may use or develop natural resources in a way or at a rate that will not compromise environmental bottom lines. However, action is required to safeguard natural systems and maintain and enhance biodiversity, including the protection of significant areas of indigenous vegetation or fauna habitat. Ensuring there is variation amongst all indigenous species will assure the survival of New Zealand's natural environment.
- .5 The District contains indigenous vegetation of a high quality and is unique in being feral deer free. The risk associated with deer and goats invading and establishing feral populations are increasing with the increase in deer and goat farms establishing throughout the District. The Department of Conservation has highlighted farm escapes as a recognised issue in recent years in this District, and is concerned about the threats to the District's biological diversity. Farm escapes are the main source of new or enlarged feral deer and goat populations. This means farms close to areas of indigenous vegetation pose the greatest risk of new animals becoming established in the wild. While there is some control of this issue through the Wild Animal Control Act, which includes regulations for fencing and prohibits deer farming north of a line between Colville Bay and Waikawau, it is considered inadequate and outdated. The standards and controls included in the Plan are considered to be an appropriate level of control to minimise the threats from escaped deer and goats by ensuring sufficient containment.

However, administering and monitoring conditions on fencing is not fool proof and it is considered that close monitoring and liaison with the Department of Conservation must be carried out in order to measure the effectiveness of the controls.

211.7 - Environmental Results Anticipated

- .1 No further loss of significant indigenous vegetation or significant habitats of indigenous fauna.
- .2 Growth in people's appreciation of all natural resources indigenous vegetation and fauna.
- .3 Increased planting, re of indigenous vegetation.
- .4 From Policy 211.4.2:
 - a. National recognition of the District's indigenous vegetation and fauna;
 - b. Decreased number of pests and weeds in areas of significant indigenous vegetation or fauna habitat;
 - c. Biodiversity maintained and enhanced;
 - d. Natural resources managed sustainably.

211.8 - Policy Linkages Table

OBJECTIVE 211.3.1			OBJECTIVE 211.3.2			OBJECTIVE 211.3.3	
To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna and where appropriate enhance the quality, extent and biological diversity of indigenous vegetation and fauna in the District.			To safeguard the life-supporting capacity of ecosystems			To promote the sustainable management of natural resources	
Given Effect To By Policies							
211.4.3			211.4.2			211.4.1	
211.4.4			211.4.3			211.4.3	
211.4.5			211.4.4			211.4.5	
211.4.6			211.4.7			211.4.6	
211.4.8			211.4.8			211.4.7	
Environmental Results Anticipated							
211.7.1			211.7.1			211.7.2	
211.7.3			211.7.4(b)			211.7.3	
211.7.4(c)						211.7.4(a)	
						211.7.4(d)	
Policy							
211.4.1	211.4.2	211.4.3	211.4.4	211.4.5	211.4.6	211.4.7	211.4.8
Implemented by Methods							
211.5.4	211.5.2	211.5.1	211.5.1	211.5.2	211.5.2	211.5.1	211.5.4
211.5.5	211.5.3	211.5.1(a)	211.5.1(a)	211.5.3	211.5.8	211.5.1(a)	211.5.5
	211.5.8	211.5.2	211.5.2	211.5.8	211.5.10	211.5.2	211.5.6
	211.5.9	211.5.3	211.5.4		211.5.12	211.5.3	211.5.7
		211.5.4	211.5.5			211.5.4	211.5.8
		211.5.5	211.5.8			211.5.5	211.5.12
		211.5.6	211.5.10			211.5.7	211.5.13
		211.5.7	211.5.12			211.5.8	
		211.5.8				211.5.10	
		211.5.10				211.5.12	
		211.5.12					

211.9 - Monitoring

Environmental Result	Indicators to be derived from	District & Regional Data Sources
No further loss of indigenous vegetation or fauna	<ul style="list-style-type: none"> Extent of cover or abundance of fauna Clearance rates 	<ul style="list-style-type: none"> Aerial Photographs/ satellite imagery Mapping exercises Resource consents DOC information
Growth in people's appreciation	<ul style="list-style-type: none"> Status of different areas in the District Research on Public perception Number of applications to plant or clear Community surveys 	<ul style="list-style-type: none"> Re-zoning, reserves acquisitions Council records
Increased planting	<ul style="list-style-type: none"> Extent of new cover Number of applications Extent of Conservation Zone Environmental surveys 	<ul style="list-style-type: none"> Aerial Photographs/ satellite imagery Resource Consents Re-zonings DOC information
National recognition	<ul style="list-style-type: none"> Status of areas of indigenous vegetation or fauna habitat Funding changes to DOC High level of protection afforded in Regional Plans 	<ul style="list-style-type: none"> Acquisition of reserves National directives WRC information

212 - Landscape and Natural Character

212.1 - Background

212.1.1

The Thames Coromandel District comprises part of a range of steep sided mountains that stretch from the Mamakus at Rotorua and the Kaimais at Tauranga, to the Coromandel Range. Mt Moehau is the District's highest peak reaching 892m above sea level. The extension of the Coromandel Range northward into the Pacific Ocean as a Peninsula gives the District an extensive coastline with contrasting western and eastern aspect.

212.1.2

Landscape Character

The character of a landscape is derived from three main components: landform, landcover and landuse. Landscapes vary, depending on their underlying geomorphology, the pattern and distribution of elements such as:

- Landforms and particular natural features;
- Indigenous vegetation;
- Historic sites;
- Exotic vegetation;
- The pattern of different land use activities;
- Built development and structures.

212.1.3

Natural Character

Assessment of natural character is guided by the extent of land modification, or the level of indigenous aspect present. An original unmodified landscape will have the highest degree of natural character. However, areas of indigenous ecosystem within a wider modified landscape will contribute to the natural character of that landscape. Cultural and historical aspects of modified landscapes may also be valued.

212.1.4

Landscape Types

Six landscape types have been delineated across the District:

- Plains;
- Lowlands;
- Hills;
- Uplands;
- Ranges;
- Islands.

Note A brief description of each of these landscape types is provided in a Landscape report in the Section 32 Analysis documentation.

212.1.5

Key Landscape Elements

Key landscape elements have been identified within the District to provide guidance for the management of landscape values. The key landscape elements of the District are:

COASTAL ENVIRONMENT	TERRESTRIAL ENVIRONMENT
<ul style="list-style-type: none"> • Headlands and peninsulas • Bays • Dunelands and spits • Scarps and cliffs • Rocky coastlines • Sandy bays with rocky outcrops • Estuaries, inlets and harbours • Stony shorelines with tapering foothills • Tidal bays with small headlands • Outwash plains 	<ul style="list-style-type: none"> • Contiguous native vegetation • Bush remnants • Wetlands • Waterbodies and Watercourses • Rock outcrops

A description of each of these key landscape elements is provided below;

212.1.5.1 - Headlands and Peninsulas

Headlands are prominent landforms which project out into the sea. They are by their nature visually obvious components of the landscape. Protection of the natural character of headlands will contribute substantially to the perceived naturalness of the environment of which they are a part.

Because of their greater than average visibility headlands are particularly sensitive to changes in land use which have the potential to alter the character of the landscape.

Development can be successfully incorporated on headland landforms without adverse effects if components such as the skyline, natural edge, natural landform and the patterns of the landscape are recognised, protected and reinforced. Headlands provide natural vantage points. It is desirable to encourage legal public access to and around a range of coastal headlands to enhance the recreational values of the coastal environment.

Public access can be secured over private land through agreements with landowners or on subdivision as part of an esplanade strip, reserve or access easement.

212.1.5.2 - Bays

Bays typically contain a flat area of land behind the beach; these vary in width and generally incorporate a stream.

Bays are characterised by their discrete enclosed character, and the generally smaller scale environment. The landform and vegetation of bays generally provide good opportunities for the integration of appropriately scaled development. Development on the skyline should generally be avoided due to its

potential visual prominence and lack of containment within the bay itself.

Bays tend to have a natural landform and vegetative pattern which provide good opportunities for the successful integration of appropriately scaled development. Many bays have small traditional settlements which contribute positively to visual character and diversity of the coastal environment.

Retention of the open space character of bays (either by the clustering of buildings or through their separation) and the avoidance of suburban styled regular strip development along the roadways should be of paramount importance.

212.1.5.3 - Dunelands and Spits

Dunelands and spits have a characteristic landform pattern which is a typical visual component of the natural character of the coastal environment. The flat character of dunelands and their typical flat plains hinterland means that there is little immediate visual backdrop and generally few opportunities for the visual integration of structures, including aerial utilities.

Dunelands perform an important dynamic coastal protection function which is important to the natural functioning of the coastal environment.

Foredunes are particularly sensitive components of the coastal environment. They are prone to rapid degradation and require protection to retain their natural character. Their characteristic landform pattern is an important visual component of the coastal environment.

Dunelands and spits, due both to their dynamic character and lack of visual backdrop, are particularly sensitive to development. Existing dunelands and spits without development should be protected from future development. Where existing development does exist, the protection of natural character and the dynamic potential of dunelands and spits should be protected and where possible enhanced.

Degraded dunelands can be rehabilitated through the sensitive planting of appropriate native species. The establishment of good intact vegetation cover on dunelands improves their stability as well as their visual integrity.

212.1.5.4 - Scarps and Cliffs

Scarps and cliffs are highly sensitive components of the coastal environment. They consist of steeply sloping land, much of which has been depleted of its natural vegetative cover. Where roads or access tracks cut across scarps they tend to create highly visible scars in the landscape, this should be avoided wherever possible.

Scarps and cliffs are generally not suited to development due to the difficulty of creating a building platform or access way. Wherever possible subdivision, use and development should not encroach upon these landforms.

The sensitive nature of scarp and cliff landforms and their susceptibility to erosion make rehabilitation, through revegetation with appropriate native species, an important opportunity to enhance the character of the coastal environment.

212.1.5.5 - Rocky Coastlines

The rocky coastline of the Coromandel Peninsula incorporates areas with relatively steep almost cliff-like backdrops and others with small valleys, and more gentle foothill slopes. The varied contour of this backdrop provides discrete opportunities for sensitive development in some places whilst elsewhere appropriate development is more difficult to achieve.

The natural variation which occurs within the landward backdrop of rocky coastline areas incorporates areas where development should be discouraged such as small headlands and steep hill country as well as areas where development can be more successfully integrated such as bays. The provision of access needs careful consideration to avoid adverse effects.

Where degraded rocky coastal environments exist the potential to secure the enhancement of the natural character of these areas through rehabilitation / revegetation associated with appropriate development can lead to long term benefits for the coastal environment.

212.1.5.6 - Sandy Bays with Rocky Outcrops

The Coromandel Peninsula has a number of stretches of coastline, particularly along its eastern coast, which contain a series of small sandy bays / beaches interspersed with rocky outcrops and small headlands. The landward coastal environment contains a typical pattern of small valley bottoms and bays with enclosing ridges extending out to small headlands.

The more sensitive landscape components of these areas are generally the headlands and ridges whilst the lower valley slopes and bottoms, as well as the back beach areas, can provide opportunities for sensitive development.

The pattern of remnant and revegetating native vegetation also affects the ability to successfully integrate development or landscape change.

The natural landscape variation within this key landscape element creates areas where development should be discouraged, such as small headlands and steep slopes, and areas where development can be more successfully integrated such as small bays.

Where degraded coastal environments of this type exist the potential to secure the enhancement of the natural character and visual integration of existing development - roads, buildings and utilities - through permitting appropriate additional development should be pursued.

212.1.5.7 - Estuaries, Inlets and Harbours

Estuaries are highly productive, sensitive ecosystems. They tend to have suffered degradation both by direct impacts such as reclamation, stock grazing and dumping and indirect impacts such as overland and stream based run-off, spray drift etc. Native vegetation which remains is of particular value both visually and ecologically and should be protected.

In particular, vegetation clearance, construction impacts (such as run-off, stormwater outfalls, and earthworks) and reclamation may adversely affect the landscape and visual values of wetlands and estuaries.

Structures which require a waterfront or water-based location. Such as boatsheds and jetties have the potential to generate adverse effects on estuaries, particularly in the construction phase but also in the long term. It is recognised, however, that public structures of this nature can provide an important facility. There is a well established vernacular of boatsheds, jetties and other nautical structures which can be employed in the design of any new structure to enhance its appropriate siting and design and to reduce any adverse visual effects.

Harbours are the flat, largely tidal, waterbodies of the coastal environment. Their visual sensitivity is primarily due to the lack of integrating elements such

as landform or vegetation. Structures within this environment are generally able to be seen in their entirety and if not sensitively designed and located can detract from the natural character of the harbour environment.

212.1.5.8 - Stony Shoreline

The northwestern coastline of the Coromandel Peninsula incorporates some long stretches of coastline which comprise a rocky shoreline backed by gentle slopes at the toe of the ranges. These slopes tend to be visually open with small valleys and more enclosed areas where the rivers come down from the hills. Coastal pohutukawa comprise a dominant vegetative element of this coastal environment.

Built development, access roads and / or utilities need to be carefully located and designed within these areas to ensure the protection of the natural character and dramatic landscape qualities of this part of the coastline.

These stony shoreline areas are relatively sensitive to landscape change having a relatively low capability to absorb visual change. Subdivision, use and development needs to be carefully designed to avoid or minimise adverse visual effects particularly given the high visual quality and limited integrating features of this landscape element.

Much of the landward backdrop of this landscape element contains pastoral land uses which, due to the more gentle contour, is generally of good quality. Some steeper areas up to the bushline could benefit from retirement from grazing. The key priority areas for rehabilitation are the waterways and coastal edge.

212.1.5.9 - Tidal Bays with Small Headlands

Along the southwestern coastline of the Coromandel Peninsula there are some extensive stretches of the coastal environment which are dominated by relatively broad tidal bays, some of which have mangroves in their upper reaches, interspersed with small headlands. Many of these areas also already incorporate marine farms.

These areas incorporate the sensitive landscape components of estuaries, ridges and headlands with the more robust landscapes of bays and valleys.

This landscape element offers the potential for sensitive development in the flatter back of bay and side slope areas, retaining the more sensitive land on the headlands and ridges as open space. Provision of appropriate development could be used to enhance the values of the landscape where this is presently degraded.

212.1.5.10 - Outwash Plains

The western coastline of the Coromandel Peninsula in its lower reaches has a series of small outwash plains which have formed at the mouth of relatively short rivers with their catchment in the ranges directly behind. The lack of any flatter plains landform between the coast and ranges causes the alluvial deposits from these streams, creeks and rivers to form as outwash plains extending as small fan shaped landforms out from the rocky coastline. Geologically these are relatively young and dynamic landforms. They are susceptible to flooding both from rainfall in the ranges behind or the effects of coastal storms due to their relatively low elevation above MHWS. Historically these areas have attracted settlement as they comprise one of the few areas of relatively flat land on this part of the Peninsula.

Generally these outwash plains have a strong vegetated backdrop and narrow river valley extending back into the ranges. The outwash plain itself is generally highly visible and offers little natural landform variation.

Outwash plains, due to their dynamic natural characteristics and limited topographic variation, provide limited opportunity for appropriate coastal subdivision development. Higher land close to the foot of the ranges has greater potential for development due to the land and vegetative backdrop and higher elevation relative to the sea.

Development which relies on coastal river protection works should be discouraged due to the inherent force of the natural coastal and fluvial systems which dominate these landforms.

212.1.5.11 - Contiguous Native Vegetation

The presence of contiguous native vegetation cover within the Coromandel District contributes substantially to the natural character and identity of the District, especially along the ranges of the Peninsula.

Indigenous vegetation on steeper land provides soil and water protection.

Where steeper land which has been cleared in the past, is now difficult to farm productively and where slips and other erosion has occurred, revegetation using native plant species will assist in the rehabilitation of the natural character and values of the landscape and extend areas of contiguous native vegetation.

The large tracts of indigenous forest of the Coromandel provide a significant recreation resource which is of economic and scenic value to the District. The provision of appropriate public access which encourages safe recreation use and provides a tourism resource is of benefit to the District.

Covenanted and the long-term formal protection of privately owned indigenous forest which is of significance to the District is of value to its natural character and amenity.

212.1.5.12 - Bush Remnants

The term 'bush remnant' is used in this context to describe an area of native vegetation, the size of which could be extensive, or limited. Constituting a key landscape element as defined by this Plan, discrete areas of native bush up to five hectares are taken to constitute a remnant. Areas greater than this, or which are contiguous with a larger area of indigenous vegetation which is in protected public ownership, are taken to comprise contiguous native vegetation.

212.1.5.13 - Wetlands

Wetlands (both fresh and saltwater) are important components of the hydrological catchment having functions in the control of water quality and stormwater control. In addition, they have ecological and landscape / visual values and benefits. Natural wetlands which remain in the Coromandel District should be protected from the direct or indirect effects of subdivision, use and development.

The creation of wetlands is becoming accepted methodology for the control of stormwater and in polishing water from sewage systems. Such natural methods should be encouraged where appropriate, and designed to also enhance visual, recreational and ecological values.

The positive effects of wetlands in filtering out silt, nutrients and other harmful substances from runoff are important to the protection of stream and estuarine ecosystems. Edge vegetation also provides an attractive visual transition between water bodies, land and valuable habitat. Rehabilitation of degraded wetlands should be encouraged for these multiple benefits.

212.1.5.14 - Waterbodies and Watercourses

Waterbodies and watercourses are an important functional and visual component of the Coromandel landscape. Protection of the natural fluvial processes and water quality will enhance the marine environment and water quality therein. The District's waterbodies and watercourses are also a recreational and scenic resource requiring protection and enhancement.

Where watercourses are degraded, encouragement for owners to restore and enhance these will lead to improved water quality as well as ecological and amenity benefits. Where they are of recreational benefit esplanade reserves and strips will enhance the recreation resources of the District.

212.1.5.15 - Rock Outcrops

There are a number of rock outcrops throughout the District which contribute to the distinctiveness and quality of the landscape.

The retention of these and protection of their visual context from intrusion by inappropriate development will contribute to the natural values of the District.

212.2 - Issue

- .1 The District's landscape contains substantial areas of significant landscape including a coastal environment which is of national significance and has been determined to be of outstanding value. Notwithstanding this, there are degraded landscapes within the District which would benefit from enhancement, in addition to other areas which require protection.
- .2 Development or activities can degrade the values and natural character of the District's landscapes by:
 - .1 being visually obtrusive and dominating the natural character of the landscape
 - .2 removing indigenous vegetation
 - .3 modifying key landscape elements
 - .4 obscuring significant features
 - .5 creating visual scars
 - .6 being inappropriately located or of an inappropriate scale

212.3 - Objectives

- .1 To recognise and protect the outstanding natural features and landscapes of the District.
- .2 To recognise, preserve and protect natural character of the coastal environment including outstanding natural features and landscapes.
- .3 To recognise, protect or, where appropriate, enhance the landscape and natural character of the District.

212.4 - Policies

- .1 To ensure the outstanding natural features and landscapes of the District are protected from inappropriate subdivision, use and development.
- .2 To ensure the natural character of the coastal environment including outstanding natural features and landscapes are preserved and protected from inappropriate subdivision, use and development.
- .3 To encourage and provide for appropriate development, which will remedy or mitigate the adverse effects of past land uses and enhance the natural character and amenity values of the coastal environment.
- .4 To promote the restoration and enhancement of existing degraded natural features and landscapes.
- .5 To ensure activities or development provide suitable long term protection of outstanding and other identified natural features and landscapes and where appropriate enhancement of natural character, features and landscapes of an area.
- .6 To recognise the landscape values within the natural, cultural and built environments of the District's towns, villages and countryside.
- .7 To recognise and provide for existing landuse activities while avoiding, remedying and mitigating any adverse effects of those activities on outstanding landscapes.

212.5 - Methods

- .1 Promotion, education and advocacy of the natural character of the coastal environment in district, regional and national forums, especially in relation to the opportunities for restoration and enhancement of degraded areas through the appropriate development and protective mechanisms.
- .2 Zone or gazette particular landscapes where appropriate, so that they are protected. Appropriate zones may include:
 - Coastal Zone - Open Space Zone
 - Recreation Zone (Passive) - Conservation Zone
- .3 Set rules which:
 - .1 Ensure buildings and structures are designed and located appropriately in the Coastal Zone and Coastal Residential Policy Area.
 - .2 Ensure commercial or industrial development along the coast and in the countryside is strictly controlled to manage the adverse effects of the activity.
 - .3 Ensure subdivision and development along the coast and in the countryside is controlled in accordance with the scale and effects of the activity.
 - .4 Enable subdivision and development where significant landscape protection and enhancement, including the retirement of land with active revegetation of indigenous species and the restoration of indigenous ecological systems, are to be achieved. (see Biodiversity 211).
- .4 Promote and advocate for the protection of trees and habitat areas or ecological processes within settlements.
- .5 Undertake further studies, in consultation with the community, to identify those landscape and amenity values considered important, for example:
 - Town centre design themes;
 - Notable tree registers;
 - Protection of town waterways and natural areas;
 - Esplanade reserve identification.
- .6 Provide an up-to-date list of approved arborists and tree surgeons who are able to carry out certain work on protected trees, including deadwooding, crown lifting, clearance from buildings and repair from storm damage, Refer also to tree protection rules.
- .7 Require reserves along the coast which provide access or walkways and advocate to regional or central government the purchase of regional reserves in areas which provide significant regional or national values.
- .8 Promotion, education and advocacy of the District's coastal landscape character and policies in district, regional and national forums.
- .9 Control the issuing of concession licences on the beach and foreshore.
- .10 Liaise and co-ordinate with the Waikato Regional Council and the Department of Conservation over applications in the coastal marine area and beach care programmes.

212.6 - Principal Reasons

- .1 There are many landscapes within the District that have high natural character. It is important to recognise the significance of the relative intactness of the natural environment which remains within the District. It is a matter of national importance (as well as local importance) that this character is preserved and protected. The District contains some of the last remaining landscapes that retain a high level of originality in the Region.
- .2 The natural landscape of the Peninsula is valued highly by permanent residents, bach owners and visitors. It enables community wellbeing and lifestyle opportunities based on the natural environment. If natural character and landscapes are not protected the Peninsula will lose its uniqueness and the special characteristics people enjoy.
- .3 To achieve more detailed landscape and natural character protection, further studies and research need to be undertaken with communities. The specific characteristics and values of particular areas can be identified and mechanisms for protecting or managing them can be introduced. This will enable the community and applicants to understand the values to be protected, the desired outcomes and the way in which development or activities can reflect and enhance these characteristics. This approach ensures the unique values and characteristics of towns; the coast or countryside can be part of the sustainable management of natural and physical resources in this District.
- .4 There are locations where a landscape would not be degraded by development if the development is designed and located appropriately. Rules in the form of design standards and criteria enable comprehensive assessments of an activity in relation to the character of the area. There is an opportunity to bring about the enhancement of the landscape through appropriate development and the protection of its natural character and key landscape elements.
- .5 In many locations inappropriate grazing practices, including grazing of bush remnants, and poorly integrated roads, structures and utilities presently degrade the physical and visual landscape values of the Coromandel coastline. Incentives to invest in enhancement including protection of existing remnant native vegetation and additional amenity planting, particularly to provide a backdrop for existing development could be provided through the mechanism of permitting further development.
- .6 The Coromandel Peninsula contains a coastal environment of particular value, regionally and nationally. The provisions of the Plan, which have particular reference to the coastal environment, aim to achieve the purpose of the Act's provisions and the policies of the NZCPS in a balanced and sustainable way. In order to protect, maintain and enhance its special values, development in this area is relatively limited. However, while there is a need to protect the coast, there is potential for some development particularly if it can enable landscape restoration in existing degraded areas. The Plan enables appropriately scaled development through its policies and techniques.
- .7 New Zealand's coastal environment is considered in high regard by the nation and internationally. It is given special attention by the Resource Management Act, particularly the provisions of Sections 6 and 7 of Part II. The New Zealand Coastal Policy Statement gives direction to the way in which the coastal environment should be protected, maintained and enhanced.

212.7 - Environmental Results Anticipated

- .1 Outstanding landscapes and outstanding natural features protected.
- .2 Natural character of the coastal environment including outstanding natural features and landscapes protected and preserved.
- .3 Landscape and natural character maintained and enhanced throughout the District.
- .4 Activities and development reflect the landscape character of different areas in the District.
- .5 Settlements with extensive natural vegetation and trees and healthy ecology.

212.8 - Policy Linkages Table

OBJECTIVE 212.3.1		OBJECTIVE 212.3.2		OBJECTIVE 212.3.3	
To recognise and protect the outstanding natural features and landscapes of the District.		To recognise, preserve and protect natural character of the coastal environment including outstanding natural features and landscapes.		To recognise, protect or, where appropriate, enhance the landscape and natural character of the District.	
Given effect to by Policies					
212.4.1		212.4.2		212.4.1	
212.4.5		212.4.3		212.4.3	
212.4.6		212.4.4		212.4.4	
212.4.7		212.4.5		212.4.5	
		212.4.7		212.4.6	
				212.4.7	
Environmental Results Anticipated					
212.7.1					
212.7.2					
212.7.3					
212.7.4					
212.7.5					

Policy						
212.4.1	212.4.2	212.4.3	212.4.4	212.4.5	212.4.6	212.4.7
Implemented By Methods						
212.5.2	212.5.2	212.5.3.4	212.5.1	212.5.3	212.5.2	212.5.1
212.5.3	212.5.3	212.5.7	212.5.3.4	212.5.9	212.5.4	212.5.3
212.5.8	212.5.7	212.5.8	212.5.4	212.5.10	212.5.5	212.5.5
	212.5.8	212.5.11	212.5.8		212.5.6	
	212.5.9					
	212.5.10					

212.9 - Monitoring

Environmental Result	Indicators to be derived from	District & Regional Data Sources
Outstanding landscapes and outstanding natural features protected	<ul style="list-style-type: none"> Extent of protection Zoning and reserve status 	<ul style="list-style-type: none"> Planning Maps District Plan submissions and records Re-zoning changes Aerial photographs
Natural character of the coastal environment including outstanding natural features and landscapes protected and preserved	<ul style="list-style-type: none"> Extent of protection Zoning and reserve status Research on public perception Extent of landscape research 	<ul style="list-style-type: none"> Planning maps District Plan submissions and records Re-zoning changes Aerial photographs Landscape Studies
Landscape and natural character maintained and enhanced throughout the District.	<ul style="list-style-type: none"> Extent of protection Zoning Research on Public perception Extent of landscape research 	<ul style="list-style-type: none"> Aerial photographs Re-zonings Landscape studies Field surveys
Activities and development reflect the landscape character of different areas of the District.	<ul style="list-style-type: none"> Landscape assessment Research on Public perception Extent of landscape modification 	<ul style="list-style-type: none"> Resource consents Public submissions Aerial photographs
Settlements with extensive natural vegetation and trees and healthy ecology.	<ul style="list-style-type: none"> Extent of trees Number of trees on a register Research on Public perception 	<ul style="list-style-type: none"> Aerial photographs Surveys Resource consents

213 - Settlements and Amenity Values

213.1 - Background

Rugged topography and dominant landforms strongly characterise the Peninsula. The ranges fall steeply to the sea on the west coast and form broad valleys, and flatlands on the east coast. It is on the river deltas and lower valleys of narrow coastal margins that settlement has occurred on the west coast. On the east coast settlement has occurred on attractive coastal areas, particularly estuaries, sand spits and sandy shores.

213.2 - Issue

A community and built environment which is unplanned and is not sustainably managed can degrade:

- Amenity values;
- Environmental values;
- Coastal and natural character;
- Rural character;
- Landscape values.

213.3 - Objectives

- .1 To maintain and enhance the amenity values, landscape character and coherence of the District's towns and settlements.
- .2 To protect sensitive coastal and natural environments from the adverse effects of new settlement and settlement expansion.

213.4 - Policies

- .1 To ensure the character of the built environment, including commercial, housing and subdivision design, is coherent with the landscape character and amenity values of the immediate and surrounding area.
- .2 To ensure that activities locating in towns do not detract from the vitality of town centres and retain the amenity values of residential areas.
- .3 To contain the expansion of settlements so that the District's natural areas, rural areas and coastline margins are protected.
 - .1 Development will be concentrated in appropriate form and scale at the following towns
 - i Thames
 - ii Whangamata
 - iii Pauanui
 - iv Tairua
 - v Whitianga
 - vi Matarangi
 - vii Coromandel
 - .2 and in the Coastal Village Policy Areas, Coastal Residential Policy Areas and Rural Village Policy Area's Community Policy Areas the form and scale of development will be in accordance with the landscape character of the area.
- .4 To ensure land use activities retain the versatility and life-supporting capacity of the District's high quality soil resources into the future.
- .5 To ensure the amenity values associated with open space, recreation, coastal and ecological areas are not degraded.
- .6 To recognise the remoteness, tranquillity and ruggedness of the District's countryside, especially in the mountains and along the coast.
- .7 To avoid a proliferation of signs in rural and coastal areas, especially along roads and in areas where natural character and amenity values would be adversely affected.
- .8 To ensure signs are located and designed in accordance with the landscape and amenity values of the area and do not compromise driver safety.
- .9 To make provision for Maori settlements to be developed on Maori land in a manner which will enable expression of Maori cultural values in amenity, landscape, natural character, rural character, ecology and heritage protection and enhancement.

213.5 - Methods

- .1 Set rules which:
 - a) Enable a wide range of activities in the seven towns;
 - b) Provide for the highest development densities within particular areas of the District's towns;
 - c) Enable residential activities in Coastal Residential Policy Areas and Rural Village Policy Areas;
 - d) Enable a wider range of activities in the Coastal Village Policy Areas;
 - e) Require a design assessment of buildings in:
 - i. Coastal Residential Policy areas;
 - ii. Heritage Policy Areas;
 - iii. Other locations where an assessment of the design of a building is justified.
 - f) Ensure appropriate subdivision design.
- .2 Apply structure plans to particular areas to specify development parameters and requirements such as, servicing, landscape analysis and archaeological assessments.
- .3 Zone settlements and surrounding areas in accordance with the policies set out above.
- .4 Establish rules to: control off-site signs in rural and coastal areas; signs in Heritage Policy Areas and enforce bylaws to deal with all other signs.
- .5 Undertake a Bylaw review for signs.
- .6 Provide a Maori Policy Area where Maori landowners can, through preparation of a management plan, provide for culturally appropriate development and conservation measures.
- .7 Advocate land management practices that retain the versatility of the land in conjunction with Regional Council initiatives.

213.6 - Principal Reasons

- .1 If settlements are not managed in a sustainable manner they will spread along the coast and into sensitive natural areas. Such growth would modify the coastal and rural landscapes significantly, destroying or reducing substantially their natural character.
- .2 Protection of the coast's natural character and landscapes is a matter of national importance. The coast is valued highly for scenic, ecological and cultural reasons. Council has a national mandate to protect these values.
- .3 Communities in the District have invested heavily in public infrastructure such as water supply, sewage disposal, stormwater control, hazard avoidance and roads. Such investment should not be compromised by development that limits the efficiency and effectiveness of these services.
- .4 Inappropriate design of buildings and subdivision can change the character and amenity values of an area. The character and amenity values of an area promote pleasantness, aesthetic coherence and a sense of well-being. Buildings or subdivisions which are not in harmony with the character of the area can detract from these values.

- .5 Urban settlements create their own identity and character. The town centre contributes significantly to this identity. In order to achieve positive identities and high amenity values, town centres need vitality and vibrancy. If this is created elsewhere outside of the settlement, vitality and vibrancy can be lost.
- .6 The District towns are the best locations for most of the District's growth because they are fully serviced with utilities and infrastructure. There are substantial economies of scale and efficiencies to be gained from investing in the maintenance and construction of infrastructure in a number of limited locations. Within each settlement reserves, open space, recreational assets, amenities, commercial and industrial centres contribute to economic activity and amenity values.
- .7 The peak in the District's population can be best accommodated by the towns, avoiding environmental damage.
- .8 The District communities experience a range of natural hazards and comprehensive natural hazard management is the best means for achieving effective protection. The greatest number of people benefit when hazard management is carried out comprehensively for each settlement.

213.7 - Environmental Results Anticipated

- .1 Comprehensively planned and contained settlements in strategic locations throughout the District.
- .2 Adequate infrastructure and services, appropriate to the character of the area.
- .3 A coastline of distinct contained settlements with areas of continuous open space and natural character.
- .4 Rural areas with distinct contained settlements and extensive rural character.
- .5 High standards of residential amenity, building, and subdivision design.
- .6 Urban settlements with vibrant town centres.

213.8 - Policy Linkages Table

OBJECTIVE 213.3.1	OBJECTIVE 213.3.2
<i>To maintain and enhance the amenity values, landscape character and coherence of the District's towns and settlements.</i>	<i>To protect sensitive coastal and natural environments from the adverse effects of new settlement and settlement expansion.</i>
Given Effect To By Policies	
213.4.1	213.4.3
213.4.2	213.4.4
213.4.5	213.4.5
212.4.4	213.4.6
212.4.5	213.4.7
213.4.9	213.4.8
	213.4.9
Environment Results Anticipated	
213.7.1	213.7.1
213.7.2	213.7.2
213.7.4	213.7.3
213.7.5	213.7.4

Policy								
213.4.1	213.4.2	213.4.3	213.4.4	213.4.5	213.4.6	213.4.7	213.4.8	213.4.9
Implemented By Methods:								
213.5.1.5	213.5.1.1	213.5.1.3	213.4.7	213.5.1.3	213.5.1.3	213.5.4	213.5.4	213.5.6
213.5.1.6	213.5.1.2	213.5.1.4		213.5.1.5	213.5.1.5	213.5.5	213.5.5	
213.5.2	213.5.1.5	213.5.1.5		213.5.1.6	213.5.2			
		213.5.2		213.5.2	213.5.3			
		213.5.3		213.5.3				
		213.5.6		213.5.4				

213.9 - Monitoring

Environmental Result	Indicators to be derived from	District & Regional Data Sources
Planned and contained settlements.	<ul style="list-style-type: none"> Extent of urban growth or sprawl Demand for services Environmental change Plan changes 	<ul style="list-style-type: none"> Aerial photographs Re-zoning requests Resource consents Environmental/health tests
Adequate infrastructure appropriate to the character of the area.	<ul style="list-style-type: none"> Demand for services Type of services Scale of development Environmental change Development pressure Expenditure on infrastructure Plan changes 	<ul style="list-style-type: none"> Financial reports - Council Public complaints Asset management Plans and information Resource consents Designations Environmental/health tests Aerial photographs Re-zoning requests
A coastline with distinct contained settlements.	<ul style="list-style-type: none"> Development pressure Environmental change Loss of vegetation Landscape analysis 	<ul style="list-style-type: none"> Re-zoning requests Aerial photographs Public perception Resource consents
Rural areas with distinct contained settlements.	<ul style="list-style-type: none"> Landscape analysis Development pressure Environmental change Loss of vegetation 	<ul style="list-style-type: none"> Re-zoning requests Aerial photographs Resource consents
High standards of residential amenity.	<ul style="list-style-type: none"> Extent of trees/vegetation Building design Investment Property value Subdivision design 	<ul style="list-style-type: none"> Resource consents Registers Aerial photographs Public perception Building consent data Valuation NZ data
Urban settlements with strong identities.	<ul style="list-style-type: none"> Extent of investment in Town Centre Housing density Heritage protection Town themes 	<ul style="list-style-type: none"> Building permits Resource consents Population/census information Council studies reports Community Board initiatives

214 - Heritage Resources

214.1 - Background

- .1 Several layers of culture have developed as a result of the occupation of the District by both Maori and European groups. This has resulted in heritage resources which include archaeological sites, vegetation and townscape features.
- .2 There are a number of individually significant heritage resources within the District. Each particular item needs to be protected to retain the heritage values of the District as a whole. In turn this would not only provide present and future generations with a link to the past, but also a foundation for future development and activities.
- .3 Thames and Coromandel have been identified as areas containing significant heritage resources. Four areas particularly rich in heritage have been highlighted within these towns. These areas contain sites and structures which reflect both the intrinsic and amenity values of heritage and are as follows:
 - Grahamstown, between Mary Street in the south and Coromandel Street in the north and between the eastern hills and the Firth of Thames;
 - The town centres of both Thames and Coromandel;
 - Waahi Tapu in Thames between Tararu in the north and the Kauaeranga River in the south;
 - Coromandel Hospital historic area.
- .4 The heritage items of Thames and Coromandel are different. While the former contains individual buildings which in isolation have significant heritage value, Coromandel's built heritage value stems from the relationship between particular structures and their context with the streetscape. The District and its particular heritage values are unique.

214.2 - Issue

Heritage items and areas benefit the people of the District most when the activities in them are viable. As some of these uses may not be entirely suited to the layout or design of heritage items, modifications are often necessary. Specific activities may also be unsuitable, as they do not respect former use of traditional sites. Consequently, activities and development can adversely affect heritage values by:

- .1 Offending spiritual values;
- .2 Destroying or degrading cultural values embodied in the character of the landscape or buildings or sites of cultural significance;
- .3 Destroying or degrading the character of buildings which represent early New Zealand settlement;
- .4 Degrading the amenity values associated with cultural heritage;
- .5 Modifying the character of an area to such an extent that it no longer conveys its cultural heritage;
- .6 Degrading natural features which contribute to our amenity values;
- .7 Excavating and filling of significant archaeological sites; removing artefacts; destruction of record and alteration of the location of objects of recognised archaeological significance.

214.3 - Objective

To conserve, protect and enhance the buildings, items, streetscapes, trees, landscape features, archaeological sites and Wahi Tapu, which are of recognised significant cultural, historic, architectural, aesthetic, scientific or special heritage value in the District and to ensure that new works do not compromise those values.

214.4 - Policies

- .1 To provide for the effective protection of objects, sites, places and buildings with heritage value.
- .2 To enhance and promote heritage values wherever possible throughout the District.

214.5 - Methods

- .1 Rules which:
 - .1 Allow only those activities and development types which contribute to the character and amenity of the area, with limited scope for other activities where this is necessary for conservation;
 - .2 Control demolition and removal of heritage items and buildings, and control alterations and new building work;
 - .3 Protect the locality and, where relevant, the natural character of significant places;
 - .4 Require a site inspection and assessment of the archaeological values as part of the processing of resource consents and plan changes in locations where there are known registered archaeological sites or where such significant sites are uncovered when earthworks are carried out.
- .2 Require conservation plans to guide any major restoration and alteration of any item on the Heritage Register.
- .3 Serve heritage protection orders, either alone or in conjunction with an iwi authority to protect a place of special interest or character and area surrounding it.
- .4 Involve iwi and local communities in the identification and management of heritage resources.
- .5 Maintain registers of heritage items, including archaeological sites, cultural sites, waahi tapu, trees, and buildings. These registers form part of the District Plan.
- .6 Zone Heritage Areas - Heritage Policy Areas.
- Note** Heritage Policy Area And Heritage Register - Additions, Deletions, Alterations: Additions to or deletions from the Heritage Policy Area and Heritage Register can be made only by District Plan change. Plan changes require consultation.
- .7 Update the registers when sites are listed under the Historic Places Act.
- .8 Investigate and where appropriate introduce additional Heritage Policy Areas and additional sites on Heritage Registers by Plan Change only following full consultation with the prior agreement of affected landowners.
- .9 Establish a Heritage Committee to:
 - .1 Promote and advocate for heritage;
 - .2 Report on or review applications for Plan Changes and resource consent applications;
 - .3 Maintain the Heritage Registers;
 - .4 Commission other activities relating to heritage protection, such as education and information to the public, and archaeological surveys;
- .10 Establish a District heritage assistance fund to provide financial assistance for resource consents required under the District Plan and to encourage other conservation work.
- .11 Provide regular advice clinics by people with heritage conservation expertise, on heritage conservation generally.
- .12 Waive building and resource consent application fees and consider waiving or reducing District Plan development standards relating to such matters as carparking so as to encourage heritage conservation.
- .13 Maintain a strategy for the interpretation of the District's heritage in accordance with the principles of the ICOMOS NZ Charter for the Conservation of Places of Cultural Heritage Value.
- .14 To consider rates relief for registered heritage items in accordance with the relevant rating legislation.

- .15 Subject to available funding, facilitate or enable community partnerships that will promote the Heritage objectives of the District Plan and the ICOMOS NZ Charter.
- .16 Make provision for the alteration, reduction or waiver of development controls for scheduled heritage items.

214.6 - Principal Reasons

- .1 Under the Resource Management Act 1991, Council has an important role in heritage conservation. In managing the use and development of the District's heritage resources Council is required to have particular regard to the recognition and protection of the heritage values of sites, buildings, places or areas. Regard must also be given to the maintenance and enhancement of amenity values.
- .2 Heritage conservation benefits present and future generations by respecting cultural heritage and enabling people to appreciate it. Heritage conservation contributes towards the diverse, attractive and interesting landscapes present in the District.
- .3 Heritage provides the community with a sense of continuity with its past and enables it to identify with the District through evidence of the past. It gives people a sense of time, of the past, the present and the future. Preservation of heritage provides a context for the present and direction for the future. The Maori saying "Me huri whakamuri ka titiro whakamua" (In order to plan for the future, we must look to the past) encapsulates this principle.
- .4 Intangible and tangible heritage values set concepts such as "growth" and "progress" in a social context, resulting in a community where there is a sense of social responsibility. By maintaining the traditional character and visual amenity of the streetscape, better quality urban design will result.
- .5 Many heritage values are unique and if destroyed cannot readily be replaced. However, their protection can occur in a dynamic environment where change is not prevented, but is managed in such a way that heritage values are maintained.

214.7 - Environment Results Anticipated

- .1 Protection of distinct character areas of historical and cultural interest.
- .2 Improved awareness and increased community appreciation of the District's heritage significance.
- .3 Development, modifications and use which occur in harmony with historical and cultural heritage.
- .4 Increased interest by visitors and residents in Thames' and Coromandels' heritage resources.
- .5 In some cases, the retention of significant buildings purely for their historical and architectural value as good examples of their kind.
- .6 No unnecessary modification of archaeological sites.

214.8 - Policy Linkages Table

OBJECTIVE 214.3	
<i>To conserve, protect and enhance the buildings, items, streetscapes, trees, landscape features, archaeological sites and Wahi Tapu, which are of recognised significant cultural, historic, architectural, aesthetic, scientific or special heritage value in the District and to ensure that new works do not compromise those values.</i>	
Given effect to by Policies	
214.4.1	
214.4.2	
Environmental Results Anticipated	
214.7.1	
214.7.2	
214.7.3	
214.7.4	
214.7.5	
212.7.6	
Policy	
214.4.1	214.4.2
Implemented By Methods	
214.5.1	214.5.2
214.5.2	214.5.3
214.5.3	214.5.4
214.5.4	214.5.5
214.5.5	214.5.6
214.5.6	214.5.8
214.5.7	214.5.9
214.5.8	214.5.9.1
214.5.9	214.5.9.2
214.5.9.1	214.5.9.3
214.5.9.2	214.5.9.4
214.5.9.3	214.5.9.12
214.5.9.4	214.5.10
214.5.10	214.5.11
214.5.12	214.5.13
	214.5.14
	214.5.15

214.9 - Monitoring:

Environmental Result	Indicators to be derived from	District & Regional Data Sources
Protection of District character areas.	<ul style="list-style-type: none"> Visual amenity Heritage Register 	<ul style="list-style-type: none"> Photographs Video footage Canal records Public survey Resource consents
Improved awareness and increased community appreciation.	<ul style="list-style-type: none"> Use of heritage buildings Heritage committee 	<ul style="list-style-type: none"> Occupancy survey and activities undertaken Amount of money allocated for heritage Resource consents
Development which occurs in harmony with heritage	<ul style="list-style-type: none"> Visual amenity 	<ul style="list-style-type: none"> Public survey Photographs
Increased interest	<ul style="list-style-type: none"> Use of heritage buildings Tourism 	<ul style="list-style-type: none"> Activity survey Tourism Coromandel records
Retention of significant buildings	<ul style="list-style-type: none"> NZ Historic Places Trust 	<ul style="list-style-type: none"> Council records

215 - Tangata Whenua Issues

215.1 - Background

- .1 There has been limited involvement of tangata whenua in resource management decisions in the District.
- .2 Greater involvement by tangata whenua is required by the Resource Management Act:
 - As a matter of national importance "The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga" [Section 6 (e) Resource Management Act] must be provided for;
 - Council must have particular regard to kaitiakitanga [Section 7(a) Resource Management Act];
 - Council is required to take into account the principles of the Treaty of Waitangi [Section 8 Resource Management Act].
- .3 The Courts and Waitangi Tribunal have often referred to the Treaty as a living and evolving document. To be a basis for a special relationship between Council and tangata whenua then the principles must be flexible and capable of adapting to changes in the District. The underlying principles include:
 - To act reasonably and in good faith;
 - To make informed decisions;
 - To recognise and provide for Maori use of their resources;
 - To actively protect taonga.
- .4 Approximately 11,000 hectares or 5% of the District is Maori land. This may increase if one or more of the claims before the Waitangi Tribunal results in land being transferred to Maori ownership. This will have an impact on planning for the District. The process of inquiry into these claims and any subsequent negotiation and settlement with the Crown will take place over the next few years.

215.2 - Issues

- .1 The main issues raised by tangata whenua in the District which Council can respond to in this District Plan are:
 - Protection for land including off shore islands and rock outcrops;
 - Protection for water, waahi tapu, sacred areas and taonga;
 - Treaty of Waitangi claims and their settlement;
 - Enhancing channels of communication and consultation;
 - Reaching agreement on who is to be consulted and how that consultation will occur;
 - Greater local control and decision making;
 - Flexibility to manage and develop Maori land and natural resources.
- .2 These issues are affected by the public agencies involved in the District, including Council, the Regional Council, Transit New Zealand, Department of Conservation and others.

215.3 - Objectives

- .1 To provide for the social, economic and cultural well-being of Tangata Whenua, and their health and safety, by protecting and enhancing their existing resources and Taonga and enabling appropriate access to them.
- .2 To have particular regard to the kaitiaki role of Tangata Whenua and to how that concept can be practically expressed.
- .3 To take into account those principles of the Treaty of Waitangi that are applicable in this District and observe these principles in the management of the District's natural and physical resources.

Note reference to the word 'existing' in objective 215.3.1 means existing as at the time the objective is referred to for the purposes of assessing a resource consent application, invoking a plan change or variation, or other such matter requiring reference to that objective.

215.4 - Policies

- .1 To encourage a greater awareness and understanding in the community of the principles of the Treaty of Waitangi, current Treaty claims and the significance of cultural heritage places, sites, areas and events.
- .2 To promote effective consultation and communication between those seeking resource consents, the Council and all tangata whenua through such entities as iwi authorities, tribal runanga, Maori land owners, iwi, hapu, whanau and marae-based organisations who wish to be consulted at a level that is appropriate to the matter at hand.
- .3 To recognise the values of Tangata Whenua involved in all resource management issues, especially earthworks, District Waterbodies, Biodiversity, Cross Boundary Issues and Waste Management.
- .4 To provide for the practical expression of kaitiakitanga by considering the transfer of powers under the RMA in appropriate circumstances to Tangata Whenua, their participation in the development of Council management policies and plans.

215.5 - Methods

- .1 Apply the Maori Policy Area in any zone or the Iwi Kainga Zone to ancestral land where the following criteria are met:

"The Iwi Kainga Zone is similar to the Maori Policy Area in terms of the type of activities intended and the management plan/concept plan process. However the Iwi Kainga Zone has the same status as any other zone compared with a Policy Area which is a "subset" of a zone (refer to 330.2).

- (a) the Maori landowners agree with the request and make formal written request; and
- (b) the land is Maori Land (as defined under the Te Turu Whenua Maori Act 1993); or
- (c) where the land is currently not Maori land but is intended to become Maori land by way of Treaty settlement or other means:
 - i. the current landowners and the future Maori owners make formal written request; and
 - ii. the land is intended to become and capable of becoming Maori land (as defined by the Te Turu Whenua Maori Act 1993).

Note If doubt exists about whether land is Maori land or capable of becoming Maori land Council would require determination of the Maori Land Court.

- .2 The policy area provides for activities additional to those provided for in the zone, including marae buildings, papakainga housing, land-based aquaculture and marine farming infrastructure, meeting place, recreational ground, sports ground, kokiri centres, kohanga reo, cultural festivals, bathing place, church site, burial ground, landing place, spring, well, catchment area, timber reserve, or places of cultural, historical or scenic significance.
- .3 Provide a management plan process within the Maori Policy Area to ensure compliance with those rules setting the appropriate standards of health, safety and building requirements and the purposes of the Act and the purposes of this Plan are met.
- .4 The Iwi Kainga Zone is similar to the Maori Policy Area in terms of the type of activities intended and the management plan/concept plan process. However the Iwi Kainga Zone has the same status as any other zone compared with a Policy Area which is a "subset" of a zone (refer to 330.2).
- .5 Seek an exchange of information on waahi tapu, taronga, taonga raranga mahinga mataitai and other places of significance.
- .6 Adopt in appropriate circumstances, following the relevant RMA procedures, the transfer of Council's functions, powers or duties to a properly constituted tangata whenua entity (as a public authority under the RMA) in relation to the management (including the identification and protection) of places of significance including waahi tapu.

- .7 Set up a referral system to tangata whenua for those seeking resource consents so that information can be exchanged and better management (identification and protection) of waahi tapu can occur.
- .8 Establish a register or maps of publicly known waahi tapu to afford a level of protection and work with tangata whenua to identify more sites for protection in this way as well as using the silent file where appropriate.
- .9 Establish a register of contact names and addresses of tangata whenua entities and maps showing their areas of interest, including overlapping areas of interest where these occur.
- .10 Apply a specific protection zone to those areas already declared Maori reservations for communal purposes under the Te Ture Whenua Maori Act 1993 or upon request of the land trustees.
- .11 As appropriate, publish brochures which inform members of the public who undertake earthworks including procedures in the event that koiwi, cultural materials or artefacts and waahi tapu are found.
- .12 Establish systems (opportunities and forums) of consultation and liaison between the Council and tangata whenua to further the purpose and principles of the RMA and to provide a financial contribution to help fund the process. Also hold workshops for Councillors and TCDC staff on the Treaty.
- .13 Engage professional consultant or contract advice in the development of plans, policies and initiatives from tangata whenua on a similar basis as any other specialist input into resource management and planning.
- .14 Recognise that certain circumstances may require Council to hold resource consent hearings on marae in the District and to conduct proceedings in the Maori.
- .15 Review the Plan as necessary to take into account Hauraki Maori Trust Board or its successor or iwi environmental plans, or Treaty of Waitangi claim settlements.

215.6 - Principal Reasons

The RMA requires Council to take into account the principles of the Treaty of Waitangi in the context of resource management for all the community, while recognising the special status of Maori as Treaty partner.

It is important to keep under review the progress of Treaty claims resolution because a change in the ownership and/or joint management of substantial areas of Crown land and natural resources (minerals, foreshore, forests, geothermal, water) would give rise to new or different land owner and ratepayer requirements.

The Resource Management Act requires consultation to take place with tangata whenua. Iwi Authorities and/or tribal runanga are an appropriate contact for initiating consultation with the tangata whenua. Maori Land Court decisions and Environment Court case law indicates a trend not to exclude any Maori entity that wishes to participate in direct consultations with local government.

The relationship between tangata whenua, their customary values and practices with ancestral lands, water, sites, waahi tapu and other taonga is a matter of national importance and there is a statutory requirement to have particular regard to kaitiakianga. tangata whenua have a right and responsibility to articulate their values and belief systems.

Enabling tangata whenua to provide for their social, economic and cultural well-being is an essential part of promoting sustainable management.

215.7 - Environmental Results Anticipated

Resource management decision making which is sensitive to tangata whenua values and interests.

Acknowledgment, implementation and community awareness of the principles of Treaty of Waitangi.

Recognition and protection of ancestral lands, water, sites, waahi tapu, and taonga.

Enhanced communication, consultation and understanding between the Council, the public and tangata whenua.

Development by tangata whenua of their lands and resources, increased involvement in decision making and recognition of the kaitiaki role.

215.8 - Policy Linkages Table

OBJECTIVE 215.3.3		OBJECTIVE 215.3.1	OBJECTIVE 215.3.2
<i>To take into account those principles of the Treaty of Waitangi that are applicable in this District and observe these principles in the management of the District's natural and physical resources.</i>		<i>To provide for the social, economic and cultural well-being of Tangata Whenua, and their health and safety, by protecting and enhancing their existing resources and Taonga and enabling appropriate access to them.</i>	<i>To have particular regard to the kaitiaki role of Tangata Whenua and to how that concept can be practically expressed.</i>
Given Effect to by Policies			
215.4.1 215.4.2 215.4.3 215.4.4		215.4.2 215.4.3 215.4.4	215.4.4
Environmental Results Anticipated			
215.7		215.7	215.7
Policy			
215.4.1	215.4.2	215.4.3	215.4.4
Implemented By Methods:			
215.5.7 215.5.8 215.5.9 215.5.10 215.5.11 215.5.12	215.5.5 215.5.7 215.5.9 215.5.11 215.5.12 215.5.13 215.5.14	215.5.6 215.5.7 215.5.15	215.5.1 215.5.2 215.5.3 215.5.4 215.5.6 215.5.12 215.5.13

215.9 - Monitoring

Environmental Result	Indicators to be derived from	District & Regional Data Sources
Decision making more sensitive to Tangata Whenua values.	<ul style="list-style-type: none"> review plan following Iwi environmental/resource management plans audit resource consent and application process maintain watching brief on cross boundary issues 	<ul style="list-style-type: none"> Iwi management plans Resource consents
Acknowledgment and greater community awareness of Treaty of Waitangi principles.	<ul style="list-style-type: none"> monitor Treaty claims review Plan following any settlements 	<ul style="list-style-type: none"> Waitangi Tribunal register Deed of settlement
Greater protection of land, water, sites, waahi tapu and taonga.	<ul style="list-style-type: none"> review Plan following Iwi environmental/resource management plans audit resource consent and application process 	<ul style="list-style-type: none"> Iwi management plans Resource consents
Enhanced communication between Council, the public and tangata whenua.	<ul style="list-style-type: none"> opinion survey of stakeholders audit resource consent and application process convene workshops to rate performance 	<ul style="list-style-type: none"> Survey results Resource consents Record of meeting
Development of Maori land and resources, increased involvement in decision making over it, recognition of kaitiaki role.	<ul style="list-style-type: none"> number and type of resource consent applications implementation of management plans implementation of Sections 33 & 34 RMA opinion survey of stakeholders maintain watching brief on jurisdiction issues with Regional Council and Government Departments. 	<ul style="list-style-type: none"> Resource consents Management plan application Recorded use Survey results

216 - Transportation

216.1 - Background

- .1 Transport systems and associated infrastructure are essential physical resources that need to be managed in a sustainable manner for the efficient functioning of the District and the economic, social and cultural well-being of residents, visitors and the businesses operating within it.
- .2 There are a number of key transport needs and transportation modes throughout the District. Roads provide the main transportation links throughout the District. There is a State Highway ring road around the Peninsula and a Council roading network. Transit NZ and the District Council are the principal providers of roads within the District, and undertake the ongoing maintenance and progressive improvement of roads for which they have responsibility. As Roading Authorities they have powers under the Local Government Act 1974 and Transit New Zealand Act 1989 to carry out certain activities on roads. However other public and private bodies may seek to carry out activities within roads. This may only be possible subject to the consent of the relevant road controlling authority.
- .3 There are five regularly used airfields at Thames, Coromandel, Matarangi, Whitianga and Pauanui. Thames and Pauanui airfields are Council-operated while the other three are private. The potential exists for air transport to become more involved in passenger and bulk freight transport.
- .4 Generally, sea transportation around the District consists of aquacultural barging and passenger services. The aquacultural sector is concentrated along the Thames Coast and at Coromandel. There may be options available for the increased use of barging as a viable transport mode. Currently sea passenger transport is very limited with one ferry in Tairua Harbour and one ferry at Whitianga Harbour and sea passenger transport between Coromandel and Auckland.
- .5 Heavy vehicle traffic occurs throughout the District. In many locations the roads have not been built to carry high volumes of heavy vehicles. Heavy vehicle traffic generation is caused by a number of factors, including the aggregate, forestry, tourism and farming sectors.
- .6 Cycling and walking are often seen as alternative, secondary forms of transport modes both play roles in the overall transport system.
- .7 Environment Waikato is required to develop and maintain a Regional Land Transport Strategy under the Land Transport Act 1993. This strategy provides a policy framework, which must be considered in objectives, policies and methods employed in this District Plan, as required by Section 75(2)(c) of the Act.

216.2 - Issue

- .1 How to manage, protect and develop the roading network as a physical resource, which is essential for the economic, social and cultural wellbeing and the health and safety of the community.
- .2 Land transport networks, road construction, re-alignments and alterations can affect amenity, visual ecological and character values by:
 - .1 clearing vegetation, in particular indigenous vegetation
 - .2 disturbing and permanently modifying habitat of indigenous fauna
 - .3 modifying natural character, natural features and landscapes
 - .4 increasing noise levels
 - .5 modifying air quality
 - .6 degrading water quality
- .3 The safe and efficient operation of roads can also be affected by activities that:
 - .1 alter road safety
 - .2 alter pedestrian safety
 - .3 damage pavements
 - .4 increase on-street vehicle parking and servicing
 - .5 seek access which is incompatible with the function and design of the road
- .4 The safe and efficient operation of the District's five main airfields can be adversely affected by subdivision or development that is in close proximity.
- .5 There are opportunities to improve passenger and goods movement by sea. These could be lost if inappropriate development is permitted in the critical areas of interface between land and water.

216.3 - Objectives

- .1 Maintain and develop an efficient and safe road and air transportation network that meets the needs of the District's community.
- .2 Protect critical areas of interface between land and water that enable passenger and goods transport by sea.
- .3 Avoid, remedy or mitigate potential adverse effects that the construction, modification and use of the Transportation network may have on people and the environment.
- .4 Ensure the potential adverse effects that activities may have on the safe and efficient operation of the transportation network are avoided, remedied or mitigated.

216.4 - Policies

- .1 To identify a hierarchy of roads within the District in terms of the relative importance of their movement and access functions as a framework for investment, traffic management and the control of the effects of activities on roads.
- .2 To encourage land uses with the potential to generate significant increases in traffic to locate on or near to classes of roads that are able to receive the increased volume, while maintaining safety and efficiency.
- .3 To control vehicle access and intersection to roads, (particularly arterial roads) including reversing so that the safety and efficiency of the road network is not compromised.
- .4 To require the provision of adequate and efficient off-street parking and loading facilities in proportion to the demand generated by the activity.
- .5 To ensure that signs do not detract from traffic safety by causing confusion or distraction to or obstructing the views of motorists.
- .6 Implement financial contributions or requirements for works to ensure that roads and streets are constructed and upgraded to match the demands that subdivision and development activities will place upon them.
- .7 To ensure the operation of established airfields are not adversely affected by other activities, in particular activities sensitive to the effects of air noise.
- .8 To recognise and provide for facilities for sea transport where appropriate and to ensure that the potential effects of the construction and operation of such facilities are avoided, remedied or mitigated.
- .9 To ensure that any adverse effects of construction, modification and use of roads, or other transport facilities on amenity values and landscape character of an area are avoided, remedied or mitigated.
- .10 To encourage the establishment and use of walkways and cycleways and cycle lanes on roads as appropriate.
- .11 To ensure that the intrusive aspects of parking and loading areas, such as noise, glare, and visual detracting are avoided, remedied or mitigated.
- .12 To encourage the establishment and use of heavy vehicle by-pass routes.
- .13 To protect future roads and alignments that ensure connectivity of roads.
- .14 It is desirable on resource management grounds that part of Colville Road, Kikowhakarere Bay, Coromandel, containing five houses be stopped.

216.5 - Methods

- .1 Classify each road according to its use and service function, in the Rooding Hierarchy and relate District Plan methods to the hierarchy where necessary (refer Section 360).
- .2 The use of zones and the following rules will provide the primary means for ensuring that the adverse effects of land use activities on the safety and efficiency of the road network are avoided, remedied or mitigated:
 - Section 360 (Roads)
 - Section 470 (Rooding, Parking, Loading and Access)
 - Section 480 (Financial Contributions)
 - Section 5 (Activity Groupings)
 - Section 7 (Subdivision)
- .3 Use the designation or resource consent process for significant new rooding proposals or major alterations to existing roads (refer Section 360 and relevant zones).
- .4 Activities within roads that could potentially have adverse effects on road safety and efficiency, amenity values and landscape character such as signs and structures on, under and over roads, are controlled by other statutory provisions and by district plan rules (Refer Section 360).
- .5 Co-ordinate with Regional Council when sea transport activities are associated with coastal permits so that the District's policies and strategies are taken into account.
- .6 Identify areas suitable for land-sea transport activities.
- .7 Liaise with Transit New Zealand, Environment Waikato and sector groups regarding their transportation as part of the development of the Regional Land Transport Strategy.
- .8 Council will promote the provision of pedestrian and cycle paths in urban residential subdivision and linkages to adjacent urban clusters.
- .9 Rules and Policies contained within the Regional Plan and Policy Statement.

216.6 - Principal Reasons

- .1 Roads are significant public resource which require protection and development. The construction of new roads and alterations to existing roads can have potential adverse effects on the environment. These need to be addressed in a similar manner as other activities with similar effects.
- .2 A roading hierarchy provides a means of managing compatibility between activities on the road and adjacent land uses.
- .3 The function and capacity of roads can be adversely affected by inappropriate accesses, intersections, and poorly designed subdivisions. This can disrupt traffic flows and compromise people's safety. Appropriate standards are required to ensure that the safe and efficient function of road are not compromised.
- .4 Provision of adequate off-street parking and loading facilities ensures that the safety, capacity and amenity of surrounding streets are not unduly reduced by parked or manoeuvring vehicles. Off-street parking can be provided either through parking spaces on the activity site or through cash-in-lieu paid to Council, which can then provide parking spaces. Cash-in-lieu is normally taken only from activities in the Town Centre Zone - Pedestrian Frontage Policy Areas. Elsewhere, activities are expected to provide off-street parking in a convenient location to serve the activity.
- .5 Cycling and walking form important parts to the overall transportation network. New development should provide for these modes of transport to ensure wider public needs are met.
- .6 There are a wide variety of activities occurring in the coastal marine area. Most require facilities on the land to either off load or pick up goods or passengers. There are few areas around the District's coastline where facilities and structures are appropriate in terms of the landscape character of the area while located near to necessary services and infrastructure. Suitable areas need identifying on the Planning Maps to ensure they are not developed by activities that can locate elsewhere. Likewise main airfields must be located, and must be identified on the Planning Maps.

216.7 - Environmental Results Anticipated

- .1 Transportation facilities and roads function safely and efficiently.
- .2 A reduction of the adverse effects of the transportation infrastructure on the environment.
- .3 The adverse effects of activities on transport infrastructure avoided remedied or mitigated.
- .4 Adequate off-street parking and service lanes to meet most parking, loading and access requirements of activities.

216.8 - Policy Linkages Table

OBJECTIVE 216.3.1				OBJECTIVE 216.3.2				OBJECTIVE 216.3.3				OBJECTIVE 216.3.4			
Maintain and develop an efficient and safe road and air transportation network that meets the needs of the District's community				Protect critical areas of interface between land and water that enable passenger and goods transport by sea.				Avoid, remedy or mitigate potential adverse effects that the construction, modification and use of the Transportation network may have on people and the environment.				Ensure the potential adverse effects that activities may have on the safe and efficient operation of the transportation network are avoided, remedied or mitigated.			
Given Effect to by Policies															
216.4.1				216.4.8				216.4.1				216.4.1			
216.4.2				216.4.9				216.4.6				216.4.2			
216.4.3				216.4.11				216.4.7				216.4.3			
216.4.4								216.4.8				216.4.4			
216.4.5								216.4.9				216.4.5			
216.4.6								216.4.10				216.4.11			
216.4.7								216.4.11							
216.4.12								216.4.12							
216.4.13								216.4.13							
Environmental Results Anticipated															
216.7.1				216.7.1				216.7.2				216.7.3			
				216.7.3								216.7.4			
Policy															
216.4.1	216.4.2	216.4.3	216.4.4	216.4.5	216.4.6	216.4.7	216.4.8	216.4.9	216.4.10	216.4.11	216.4.12	216.4.13			
Implemented By Methods:															
215.5.1	216.5.1	216.5.2	216.5.2	216.5.4	216.5.2	216.5.6	216.5.5	216.5.1	216.5.2	216.5.2	216.5.3	216.5.3			
216.5.7	216.5.2						216.5.6	216.5.2			216.5.7	216.5.7			
								216.5.3							
								216.5.4							
								216.5.7							

216.9 - Monitoring

Environmental Result	Indicators to be derived from	District & Regional Data Sources
Transportation facilities and roads function safely and efficiently	<ul style="list-style-type: none"> Change in accident rates Extent of unplanned road re-alignments. Extent of facility operations. 	<ul style="list-style-type: none"> Police files Transit NZ programmes Traffic movement volumes Public complaints Service development and annual plans and reports on achievement of programmes
A reduction of adverse effects of the transportation infrastructure on the environment.	<ul style="list-style-type: none"> Location of new facilities. Change in operations, frequency, volumes, etc. Extent of landscape modification and degradation. Noise Water quality Extent of loss of significant indigenous vegetation and habitat of significant indigenous fauna. 	<ul style="list-style-type: none"> Resource consents/requirements and compliance with conditions attached to them. Regional Council communications. Aerial photographs Public complaints
The adverse effects of activities on transport infrastructure avoided, remedied or mitigated. Adequate off street parking and service lanes to meet most parking, loading and access requirements of activities.	<ul style="list-style-type: none"> Change in accident rates. Traffic flow Carparking Use of service lanes 	<ul style="list-style-type: none"> Police files Aerial photographs Resource consents and compliance with conditions attached to them. Enforcement action required to achieve compliance with the performance standards.

217 - Public Works and Network Utilities

217.1 - Background

Public works and network utilities form the basic infrastructure and community facilities needed throughout the District. They include water and sewerage reticulation, electricity transmission and distribution, telecommunication facilities, roads, schools, landfills, refuse transfer stations, recreation facilities and reserves. Public works and network utilities are physical resources which enable social and economic well-being. Many areas throughout the District have limited infrastructure and facilities, e.g. electricity, telephone and roads. However, infrastructure and facilities have improved over the last 10 years. The community, network utility operators and developers pay the costs of new and existing facilities and services.

217.2 - Issue

- .1 Much of the District has infrastructure and services to meet the needs of the people within the community. It is important that public works and utilities are established, maintained, upgraded or expanded to ensure on-going safe and efficient operations and provide community well-being. However these actions may adversely affect the environment by:
 - Degrading amenity values;
 - Degrading the landscape and natural character of an area;
 - Creating excessive noise;
 - Degrading ecological and conservation values;
 - Degrading heritage values.
- .2 The costs of providing new or upgraded community facilities and services may be disproportionate to the benefits received by existing and new users.

217.3 - Objectives

- .1 To ensure public works and network utilities are established in a manner which does not have any major adverse effects on the environment.
- .2 To provide a financial contributions strategy for Council provided works and facilities which ensures a net social and economic benefit to the District.

217.4 - Policies

- .1 To protect works and utilities that do not adversely affect the environment but enable the health, safety and well-being of existing and future communities.
- .2 To ensure that public works and network utilities are placed underground, unless:
 - (a) A natural or physical feature precludes the establishment or operation of the work or utility;
 - (b) The operation and use of the work or utility can only be achieved above ground or is already existing;
 - (c) The surrounding environment is likely to be adversely affected.
- .3 To encourage the co-siting or sharing of facilities where it is technically practical and feasible and minimises adverse environmental effects, particularly the impact of multiple masts and lines on the landscape.
- .4 To ensure, as far as practicable, public works and network utilities are located in accordance with the character and amenity values of the area.
- .5 To ensure works and network utilities are delivered and utilised in a manner which promotes the social and economic well-being of the people, and communities they serve.
- .6 To ensure financial contributions are applied in a manner which ensures all new development pays its proportionate fair share of the benefits derived from the availability of existing Council works, utilities and facilities and the provision of new or upgraded Council works, utilities and facilities.
- .7 To ensure previous and current contributions towards Council provided works, utilities and facilities are taken into account.
- .8 To ensure that where Council has land surplus to requirements and disposal/return to tangata whenua is to take place, the use and purpose to which it can be put is appropriate to the needs of tangata whenua.
- .9 To ensure monitoring plans and programmes identify settlements where water supply, wastewater disposal, stormwater disposal or refuse disposal are satisfactory or unsatisfactory and indicate the options for improving services in those settlements identified as having unsatisfactory services.
- .10 To ensure all subdivision and land use activities are adequately serviced with utilities and infrastructure.

217.5 - Methods

- .1 Encourage the use of designations so the work or network utility is shown on the planning maps and referred to in a schedule of designations.
- .2 Rules which set standards or require discretionary or non-complying land use consent applications. In sensitive areas public works and network utilities may be considered discretionary or non-complying activities.
- .3 Liaise with other requiring authorities and private operators to enable co-operation and co-ordination.
- .4 Set development impact fees and apply at the earliest possible stage of the development process.
- .5 Apply development impact fees on a District-wide and area of benefit basis.
- .6 Set rules for additional contributions.
- .7 Develop monitoring indicators and undertake monitoring of settlements to identify whether services are satisfactory in collaboration with the Regional Council and Health Waikato as a matter of priority.
- .8 Liaise with tangata whenua through the Iwi Liaison Committee.

217.6 - Principal Reasons

- .1 Public works and utilities are basic needs for most communities and provide a high standard of living. Works and utilities need to meet this demand constantly. However, these activities wherever possible should be subject to the same controls and meet the same standards as other activities, because they are just as likely to cause adverse environmental effects. The policies have sought to establish a balance in a manner which is sensitive to the environment and the amenity values of the District.
- .2 Council recognises the principles of the Treaty of Waitangi and can be proactive in settling breaches of the Treaty by returning land surplus to its requirements to tangata whenua. However, Council does not consider itself to have the wider obligations of the Crown or its agents in settling Treaty claims.

217.7 - Environmental Results Anticipated

- .1 A safe and efficient network of public works and network utilities.
- .2 Public works and network utilities that are co-ordinated and environmentally sensitive.
- .3 Public works and network utilities consistent with the amenity values and character areas within the District.
- .4 Communities with adequate infrastructure and facilities.
- .5 Fair and equitable provision of services and facilities.
- .6 Increased awareness of the implications of the Treaty of Waitangi, and a positive relationship with tangata whenua.

217.8 - Policy Linkages Table

OBJECTIVE 217.3.1					OBJECTIVE 217.3.2				
To ensure public works and network utilities are established in a manner which does not have any major adverse effects on the environment.					To provide a financial contributions strategy for Council provided works and facilities which ensures a net social and economic benefit to the District.				
Given Effect to by Policies									
217.4.1					217.4.5				
217.4.2					217.4.6				
217.4.3					217.4.7				
217.4.4					217.4.10				
217.4.8									
217.4.9									
Environmental Results Anticipated									
217.7.1					217.7.1				
217.7.2					217.7.4				
217.7.3					217.7.5				
212.7.6									
Policy									
217.4.1	217.4.2	217.4.3	217.4.4	217.4.5	217.4.6	217.4.7	217.4.8	217.4.9	217.4.10
Implemented By Methods:									
217.5.1	217.5.1	217.5.3	217.5.2	217.5.4	217.5.4	217.5.4	217.5.8	217.5.7	217.5.2
217.5.2	217.5.2			217.5.5	217.5.5	217.5.5			217.5.4
				217.5.6	217.5.6	217.5.6			217.5.5
				217.5.7					215.7.6

217.9 - Monitoring

Environmental Result	Indicators to be derived from	District & Regional Data Sources
Safe and efficient network of public works and network facilities	<ul style="list-style-type: none"> Extent and type of infrastructure present 	<ul style="list-style-type: none"> Requiring authority and private operator records Resource consents Field surveys
Public works and network utilities co-ordinated and environmentally sensitive	<ul style="list-style-type: none"> Location and type of infrastructure present 	<ul style="list-style-type: none"> Resource consents Aerial/landscape photos Field surveys
Public works and network utilities consistent with amenity values and character areas within the District	<ul style="list-style-type: none"> Location, extent and type of infrastructure present 	<ul style="list-style-type: none"> Aerial/landscape photos Public complaint records Resource consents
Communities with adequate infrastructure and facilities	<ul style="list-style-type: none"> Location, extent and type of infrastructure present 	<ul style="list-style-type: none"> Public complaint records Inventory records
Fair and equitable provision of services and facilities	<ul style="list-style-type: none"> Costs to community versus costs to developers Benefits received by community 	<ul style="list-style-type: none"> Asset management records Financial plan records Community survey
Increased awareness of the Treaty and its implications and a positive relationship with tangata whenua.	<ul style="list-style-type: none"> Return of surplus lands Iwi Liaison Committee meetings Voluntary return of land Waitangi Tribunal claims 	<ul style="list-style-type: none"> Council property records Council minutes Case law and Tribunal decisions

218 - Community Water Supplies

218.1 - Background

Catchments on the Coromandel Peninsula are typically short and steep, with limited natural storage. The District is a growth area. Projections point to an increasing demand for water by visitors and the growing permanent population, over the planning period.

218.2 - Issue

- .1 Known water sources are a scarce resource in the District. The demand for water is increasing as settlements expand and populations grow. Inappropriate development or activities can degrade the quality and reduce the quantity of water available to service settlements by:
 - Increasing sediment loads into watercourses;
 - Polluting or contaminating watercourses;
 - Altering vegetation cover so that the quantity of water available is decreased in the long term;
 - Increasing the nutrient levels of watercourses;
 - Not maintaining or upgrading water supply services where necessary.
- .2 And can be insensitive to cultural values over how and where water is used.

218.3 - Objective

- .1 To protect and enhance the actual and potential quality and quantity of water supplies to communities in the District from the adverse effects of landuse activities.

218.4 - Policies

- .1 To ensure that the effects of activities do not degrade the quality or adversely affect the quantity of water available to service existing or future communities and settlements in the District.
- .2 To ensure subdivision use or development, located within a community water supply catchment, takes into account the sensitive nature of the catchment and the role it plays in serving the community.
- .3 To ensure the quantity and quality of water supplies are able to meet existing and anticipated population demands.
- .4 To ensure water conservation and techniques for the efficient use of water are an important part of a proposal.
- .5 To ensure the values of tangata whenua are taken into account when servicing landuse activities or development with water.
- .6 To ensure reservoir installation and management is carried out to optimise year round supply of water.
- .7 To balance the rights of downstream users of the water resource against the rights of existing users within the catchment to continue their activities.

218.5 - Methods

- .1 Advocate the importance of the District's water supply catchments to the Regional Council so the effects on water supply can be taken into account when assessing a Regional Council consent and appropriate policy can be developed in regional plans.
- .2 Identify sources of water that serve settlements or have the potential to serve settlements and identify any potential risks to them.
- .3 Monitoring of water supply catchments and aquifers. This may be carried out by the Regional Council, Thames-Coromandel District Council, or jointly.
- .4 Identify water supply catchments on the planning maps.
 - .1 Enable Council to collect appropriate impact fees to mitigate the adverse effects of activities and upgrade infrastructure or buy into the water supply scheme.
- .5 Identify settlements where other forms of water supply would be appropriate; eg roof tanks, aquifer re-charge.
- .6 Use of water meters, publicity and bylaws to promote efficient water management and conservation.
- .7 Develop a services strategy which outlines the circumstances when and how settlements shall be serviced by community water supplies.
- .8 Require consultation with tangata whenua when investigating water supply servicing.
- .9 Advocate for the retention or promotion of indigenous vegetation cover within water supply catchments.
- .10 Use the resource consent assessment process to consider whether activities can take place which may adversely affect a water supply catchment area or water supply.

218.6 - Principal Reasons

- .1 There is a health risk to the resident population on the Coromandel Peninsula if the water supply is inadequate and cannot meet the reasonable existing and future needs of the population.
- .2 Firefighting requires an adequate supply of water to be available at any time.
- .3 The Coromandel Peninsula suffers from low water flows in the summer. Unless the quality and quantity of water available to service settlements identified in the Settlement Strategy is maintained, those settlements could face summer shortages of water.
- .4 The expansion of urban development in coastal and rural areas tends to degrade the quality and quantity of water in catchments, aquifers and natural water courses. This happens as a result of disturbance of the ground cover during the construction phase of development, inhibiting water percolation and with additional roading and land clearance. These activities must be managed carefully so that future water supplies are not jeopardised.
- .5 Peak period shortages of water exist now, which coincide with peak demand. Ongoing action is required to maintain the flows year round.
- .6 The Thames-Coromandel District Council has a policy of servicing its major settlements for water supply. That investment should be protected.

218.7 - Environmental Results Anticipated

- .1 Adequate volumes of the appropriate standard of water will be available to meet the foreseeable needs of:
 - Public health;
 - Firefighting;
 - Peak population;
 - Future generations.and the supply of water to settlements will be:
 - Cost-effective and sustainable;
 - Reliable through the summer;
 - Potable drinking water.
- .2 Urban levels of service provided in seven serviced settlements only. Outside these areas settlements are self-sufficient and sustainable with their own systems.
- .3 Water supply catchments identified on the Planning Maps and managed carefully.
- .4 Uncontaminated water supplies and aquifers.
- .5 Increased use of water conservation techniques.
- .6 Adequate funds available to Council for the upgrading of water supply infrastructure.

218.8 - Policy Linkages Table

OBJECTIVE 218.3						
<i>To protect and enhance the actual and potential quality and quantity of water supplies to communities in the District from the adverse effects of landuse activities.</i>						
Given Effect to by Policies						
218.4.1						
218.4.2						
218.4.3						
218.4.4						
218.4.5						
218.4.6						
218.4.7						
Environmental Results Anticipated						
218.7.1						
218.7.2						
218.7.3						
218.7.4						
218.7.5						
218.7.6						
Policy						
218.4.1	218.4.2	218.4.3	218.4.4	218.4.5	218.4.6	218.4.7
Implemented By Methods:						
218.5.1	218.5.1	218.5.2	218.5.1	218.5.8	218.5.3	218.5.1
218.5.2	218.5.2	218.5.3	218.5.5		218.5.4	218.5.3
218.5.3	218.5.4	218.5.5			218.6.7	
218.5.4	218.5.9	218.5.6				
218.5.9		218.5.7				

218.9 - Monitoring

Environmental Result	Indicators to be derived from	District & Regional Data Sources
Adequate volumes of the appropriate standard to meet the needs of: <ul style="list-style-type: none"> Public health Firefighting Peak population Future generations 	<ul style="list-style-type: none"> Human health: disease, infection, medical problems Establishment of water tanks Number and frequency of Water shortages Availability of future water supply sources 	<ul style="list-style-type: none"> Health inspection tests BOD levels Fire Service standards and call out information Water consumption data Population data Identification of potential water sources
Water supply to settlements will be: <ul style="list-style-type: none"> Cost-effective and sustainable Reliable through summer Potable drinking water 	<ul style="list-style-type: none"> Establishment of community systems Water shortages Human health; disease, infection, medical problems, human health 	<ul style="list-style-type: none"> Headworks charges Development contributions Water consumption data Health inspection tests BOD levels.
Urban levels of service and self-sufficient settlements.	<ul style="list-style-type: none"> Water quality and type of infrastructure 	<ul style="list-style-type: none"> Headworks charges Environmental data Costs
Water supply catchments identified on Planning Maps and managed carefully.	<ul style="list-style-type: none"> Extent of vegetation cover Type of vegetation cover. 	<ul style="list-style-type: none"> Areas covenanted through QEII Trust Resource consents Analysis of aerial photographs/satellite imagery
Uncontaminated water supply aquifers.	<ul style="list-style-type: none"> Human health, medical problems. 	<ul style="list-style-type: none"> Environmental tests (laboratory tests) Waikato Regional Council data
Increased use of water conservation techniques.	<ul style="list-style-type: none"> Number and frequency of water shortages. 	<ul style="list-style-type: none"> Resource consents. Water meters. Number of roof tanks.
Adequate funds available to upgrade infrastructure	<ul style="list-style-type: none"> Extent of upgrading Funds collected 	<ul style="list-style-type: none"> Community Board accounts Annual Plan Asset management records

219 - District Waterbodies

219.1 - Background

- .1 Council has a responsibility to manage the effects of activities on the surface of lakes, rivers and streams and the effects of land use activities on water quality. The District contains no large areas of standing water; therefore surface freshwater storage is limited to that contained in river channels. Most rivers and streams are short and fast flowing. Waterbodies are defined in the Resource Management Act as: freshwater or geothermal water in a river, lake, stream, pond, wetland or aquifer, or any part thereof, that is not located within the coastal marine area.
- .2 There were once extensive freshwater wetlands that have now been drained and converted to pasture. None of the large estuaries have any significant proportion of their associated freshwater wetlands remaining. Dissected remnants survive at Opoutere, Duck Creek (Tairua) and Otama.
- .3 There are four remaining catchments that have a significant percentage of unmodified native forest. These are:
 - Otahu;
 - Kennedy Bay;
 - Manaia;
 - Te Puru.
- .4 These areas provide habitat for several species of freshwater fish which have restricted distribution.
- .5 Many coastal streams are of international importance for the endangered endemic brown teal.
- .6 The District waterbodies have cultural significance for tangata whenua. The following activities will adversely affect cultural values:
 - The direct discharge of wastes into waterways, estuaries, harbours and seas of Hauraki should cease;
 - Sedimentation of natural water;
 - The drainage of wetlands;
 - Destruction of wetland nurseries and waahi tapu by stock.
- .7 Environment Waikato manages water but is constrained in how it may manage all of the effects on waterbodies. The following matters only can be considered by regional councils in relation to water:
 - Controlling the use of land for the purpose of soil conservation, the maintenance and enhancement of water quality and the maintenance of water quantity;
 - Controlling the taking, use, damming, and diversion of water, and the control of the quantity, level and flow of water in any waterbody;
 - Controlling discharges of contaminants into water and discharges of water into water, and;
 - Controlling the introduction or planting of any plant in, on or under the bed of a waterbody for the purpose of soil conservation and water quality and quantity.
- .8 The District Council is not so constrained and may control any actual or potential effects of the use, development, or protection of land, as long as there is no direct duplication of a regional council function. For instance, the District Council cannot write rules in the Plan which control activities solely for their effect on water. However, Council may control land use activities that have a range of adverse effects and carry out assessments on applications which consider any adverse effect. Because the assessments of resource consents are guided by the objectives and policies in the Plan, it may specify objectives and policies which promote water quality, aquatic habitat, water conservation or any other issue that is not inconsistent with the Regional Policy Statement. If such objectives and policies were not promoted, land use activities could adversely affect waterbodies or coastal waters. District councils may control activities on the surface of rivers or lakes, but not activities which take place within water or on the bed of rivers or lakes.
- .9 Both Environment Waikato and the District Council are constrained in the management of the adverse effects of activities in the coastal environment. Regional councils control the effects of activities and the occupation of space in the coastal marine area only, that is, below mean high water springs (MHWS).
- .10 The District Council has no resource management control below mean high water springs. However, the coastal environment extends landward from MHWS, which means the District Council has an integral part to play in the sustainable management of the use and development of the coast. Regional and district councils should assist each other in meeting the objectives and policies outlined in the New Zealand Coastal Policy Statement, which promotes the preservation of the natural character of the coastal environment.

219.2 - Issue

- .1 Activities on land and water can adversely affect the wild, scenic, recreational and ecological values of the District's rivers, waterways, estuarine and harbour areas and wetlands by:
 - Degrading water quality;
 - Changing the natural character;
 - Degrading natural habitat;
 - Reducing public access;
 - Altering natural processes;
 - Reducing the number of threatened species as defined by the IUCN terminology.

219.3 - Objective

- .1 To ensure that activities on the land and surface of waterbodies do not adversely affect the values of waterbodies or, estuaries, harbours or wetlands or the adjacent land area in the District.

219.4 - Policies

- .1 To avoid landuse activities or development, or activities on the surface of rivers or lakes that adversely affect the wild, scenic, recreational or ecological values of the following waterbodies, estuaries, harbours and wetlands, especially:
 - Freshwater wetlands identified on the wildlife policy maps, in particular at Opoutere, Duck Creek and Otama;
 - Waters in forest parks, national parks, areas administered by DOC and Conservation Zone;
 - Waters in reserves identified on the Planning Maps;
 - Waters in wildlife habitats identified on policy maps;
 - Waters with high quality where the effects of human activities are absent or minimal;
 - Estuaries and harbours:
 - i. Otahu and Wharekawa estuaries, and;
 - ii Kennedy Bay, Manaia, Te Kouma and Whangapoua Harbours.
 - Waters in the Otahu, Kennedy Bay, Manaia and Te Puru catchments identified on the planning maps;
 - Water areas significant to Hauraki Maori, (e.g. mahinga mataitai);
 - Wetlands on the margins of the Firth of Thames, within the RAMSAR protection area;
 - Waters within Protected Natural Areas, Recommended Areas for Protection and bush covenanted areas.
- .2 To ensure activities on the surface of all the District's waterbodies are managed in such a way that the natural character and amenity values of the area are maintained or enhanced.
- .3 To enable the establishment of activities, in appropriate areas, which rely on or serve activities within the coastal marine area.
- .4 To ensure the adverse effects of activities on waterbodies, wetlands, estuaries and harbours are recognised and taken into account.
- .5 To encourage the establishment of activities which remedy or enhance degraded waterbodies, wetlands, estuaries or harbours.
- .6 To ensure and promote public access to and along the coastline and margins of rivers where these areas will not be adversely affected and appropriate mechanisms have been put in place to identify those areas appropriate in accordance with the New Zealand Coastal Policy Statement.
- .7 To advocate and promote the desirability of providing a coastal walkway between Tairua and Cooks Beach in particular.

219.5 - Methods

- .1 Rules or set resource consent conditions which ensure the amenity, ecological, landscape and intrinsic values of waterbodies, wetlands, estuaries and harbours are not degraded, e.g:
 - Requiring buffer areas along streams and rivers;
 - Provision of riparian strips or esplanade reserves;
 - Controlling the removal or loss of wetlands;
 - Require indigenous species planting within riparian margins;
 - Controlling earthworks in such a way that sediment and stormwater runoff are minimised.
- .2 Identify scenic areas or wildlife habitats which depend on the ecological, scenic, wild or recreational integrity of a waterbody for their continuing well-being. The Conservation Zone technique may be used to protect these areas.
- .3 Zone the surface of waterbodies as Conservation Zone.
- .4 Acquire land for reserves and use the designation technique to identify land to be acquired for such purposes.
- .5 Advocate in association with Waikato Regional Council effective and appropriate pest and weed control within and adjacent to Conservation Zones.
- .6 Support and liaise with other agencies such as the Department of Conservation and Waikato Regional Council in achieving the protection and sustainable management of the District's waterbodies.
- .7 Liaise and co-ordinate with Waikato Regional Council and Department of Conservation over applications in the coastal marine area.
- .8 Undertake a study which identifies the waterbody and coastal water margins where esplanade reserves or riparian strips should be provided and the techniques for establishing them, including compensation matters and circumstances for waiving provisions.

219.6 - Principal Reasons

- .1 Water bodies are valued for their natural recreational values and cultural values. These include flora, fauna, amenity, landscape character and the value of preserving and enhancing them so that future generations may also enjoy their qualities.
- .2 The significant water areas described in Policy 219.4.1 hold considerable potential for recreational and educational opportunities. This should be enhanced while ensuring the waterbody is protected.
- .3 Waterbodies are a finite resource and cannot necessarily be re-created elsewhere. There should be no further loss of such resources. This is a matter of national importance under Section 6(a) of the Resource Management Act.
- .4 Sustainable management requires that action be taken to ensure that water resources are preserved for future generations and their ecological sustainability is not compromised. This is consistent with the purpose of the Resource Management Act, Section 5(a) and the Regional Policy Statement.

219.7 - Environmental Results Anticipated

- .1 The intrinsic wild, scenic, recreational and ecological values of waterbodies preserved for future generations.
- .2 District waterbodies with a conservation purpose are retained.
- .3 Streams and rivers are sufficiently vegetated to provide good shading along their margins.
- .4 Increased public appreciation of the Districts waterbodies, estuaries and harbours.

219.8 - Policy Linkages Table

OBJECTIVE 219.3					
<i>To ensure that activities on the land and surface of waterbodies do not adversely affect the values of waterbodies or, estuaries, harbours or wetlands or the adjacent land area in the District.</i>					
Given Effect to by Policies					
219.4.1					
219.4.2					
219.4.3					
219.4.4					
219.4.5					
219.4.6					
Environmental Results Anticipated					
219.7.1					
219.7.2					
219.7.3					
219.7.4					
Policy					
219.4.1	219.4.2	219.4.3	219.4.4	219.4.5	219.4.6
Implemented By Methods:					
219.5.1	219.5.1	219.5.1	219.5.1	219.5.1	219.5.2
219.5.2	219.5.3		219.5.5		219.5.4
219.5.5	219.5.6				219.6.6
219.5.8					219.5.7
					219.5.8

219.9 - Monitoring

Environmental Result	Indicators to be derived from	District & Regional Data Sources
Water bodies preserved for future generations.	<ul style="list-style-type: none"> Change in landscape character and management Extent of riparian management Water quality Review Plan following preparation of iwi resource management plans 	<ul style="list-style-type: none"> Water quality analyses Resource consents Aerial photographs Esplanade reserves Pest and weed control funding Riparian strips
District waterbodies with a conservation purpose	<ul style="list-style-type: none"> Degree of development and modification Types of activities associated with the waterbody 	<ul style="list-style-type: none"> Resource consents Aerial photographs Esplanade reserves Waterbody survey
Streams and rivers are sufficiently vegetated to provide good shading along their margins	<ul style="list-style-type: none"> Change in landuse activities and modifications 	<ul style="list-style-type: none"> Riparian strips Esplanade reserves Resource consents Aerial photos Waterbody survey
Increased public appreciation of the Districts waterbodies, estuaries and harbours	<ul style="list-style-type: none"> Voluntary protection Involvement in resource consents Public access 	<ul style="list-style-type: none"> Riparian management survey Submissions on resource consents Use of resources

220 - Waste Management

220.1 - Background

- .1 Waste can take the form of effluent, sewage, refuse, greenwaste, cleanfill, wastewater or stormwater. There are Council and several privately operated wastewater systems throughout the District. Most of the disposal systems are land-based. There are solid waste landfills operating at Coromandel, Colville, Whitianga and Whangamata, and refuse transfer stations operating in Thames, Coromandel, Matarangi, Whitianga, Tairua, Pauanui and Whangamata. Council has exhaustively investigated suitable locations for a central landfill facility and found no appropriate sites in the District. Because much of the District is serviced by septic tanks there are also septic disposal systems set up throughout the District. These operations are usually privately initiated and operated.
- .2 Both regional and district councils have responsibilities with respect to wastes. District councils have primary responsibility for ensuring that appropriate waste disposal services and facilities are provided with new development. Regional councils are concerned with the discharge of contaminants to land, air or water and the promotion of responsible waste management practices throughout regions.

220.2 - Issue

- .1 Over recent years there has been a substantial increase in the volume of waste being generated. There has also been an increased awareness of the adverse environmental impacts of unmanaged dumping of waste. Mis-management of wastes can lead to the following adverse environmental effects:
 - Water pollution;
 - Soil contamination;
 - Ill-health;
 - Degradation of indigenous fauna and flora;
 - Offensive odour;
 - Air pollution;
 - Wind blown litter;
 - Visual effects;
 - Off-site effects.

220.3 - Objectives

- .1 To avoid, remedy or mitigate the adverse environmental effects of waste generation and disposal.
- .2 To minimise the quantity of wastes requiring disposal.

220.4 - Policies

- .1 To ensure wastes are managed in accordance with the following hierarchy:
 - (a) Reduce the amount of waste produced;
 - (b) Re-use waste items where possible;
 - (c) Recycle waste materials where possible;
 - (d) Recover resources from waste where possible;
 - (e) Dispose of residual waste safely.
- .2 To ensure waste treatment and disposal techniques avoid adverse effects on the environment.
- .3 To recognise the wide variety of methods available for managing waste and to enable their establishment where they meet environmental standards, are suitable for the size and location of settlements, and are easily managed by private owners.
- .4 To ensure land use activities maximise on-site retention and slow release of stormwater and ensure systems are in place which collect contaminants and sediment before stormwater is released into natural systems.
- .5 To ensure, when managing waste, that the tangata whenua values associated with papatuanuku and taonga are recognised.

220.5 - Methods

- .1 Facilitate establishment of a network of refuse transfer stations, septic disposal sites and wastewater facilities throughout the District. Facilities will be established in suitable locations in the District by:
 - (a) Designation of sites;
 - (b) District Plan rules allowing the private or public establishment of disposal facilities on suitable sites.
- .2 Advocate waste minimisation techniques, e.g. water conservation and composting;
- .3 Implement a system of "user pays" disposal charges for solid waste and liquid waste disposal;
- .4 Provide opportunities for recycling at refuse transfer stations;
- .5 Liaise with Waikato Regional Council in achieving integrated waste management;
- .6 Implement joint stormwater management guidelines or codes of practice with the Regional Council;
- .7 Support the investigation of practical new or alternative methods of waste disposal;
- .8 Implement an asset waste management plan which includes action to deal with the following:
 - (a) Waste minimisation;
 - (b) Waste recycling;
 - (c) Waste re-use;
 - (d) Waste handling;
 - (e) Identification of waste minimisation targets;
 - (f) Community education and involvement.

220.6 - Principal Reasons

- .1 The large variation between permanent and peak populations, particularly within the east coast settlements, creates major logistic and loading problems on the collection and disposal of waste. Facilities need to be built to withstand ever-increasing peak loadings. It is important to promote and carry out waste minimisation techniques, otherwise the District's ability to manage wastes could be severely compromised.
- .2 Wastes can be harmful pollutants. They can contaminate water supplies and destroy sensitive eco-systems. It is important that wastes are treated and disposed of appropriately. There are a wide range of methods available to do this. However, they vary in terms of environmental standards. It is important that cost-effective methods which achieve the highest environmental outcomes are implemented.

220.7 - Environmental Results Anticipated

- .1 Environmentally safe waste management, including:

- Minimum waste produced;
- Maximum possible recycling of waste;
- Avoidance of environmental effects;
- Tangata whenua values taken into account.

.2 Public awareness and implementation of the waste management hierarchy.

220.8 - Policy Linkages Table

OBJECTIVE 220.3.1			OBJECTIVE 220.3.2		
To avoid, remedy or mitigate the adverse environmental effects of waste generation and disposal.			To minimise the quantity of wastes requiring disposal.		
Given effect to by Policies					
220.4.2			220.4.1		
220.4.3			220.4.3		
220.4.4					
220.4.5					
Environmental Results Anticipated					
220.7.1			220.7.2		
Policy					
220.4.1	220.4.2	220.4.3	220.4.4	220.4.5	
Implemented By Methods:					
220.5.2	220.5.1	220.5.1	220.5.6	220.5.8	
220.5.3	220.5.5	220.5.7			
220.5.4	220.5.6				
220.5.7					
220.5.8					

220.9 - Monitoring

Environmental Result	Indicators to be derived from	District & Regional data Sources
Environmentally safe waste management	<ul style="list-style-type: none"> Quantities of waste to be disposed Quantities of waste to be recycled Environmental degradation/contamination number of on-site wastewater systems that meet the standards 	<ul style="list-style-type: none"> Asset management records, flow rates, tonnes, etc. Resource consents Water supply Monitoring data Field surveys
Public awareness	<ul style="list-style-type: none"> Extent of composting Reduction in consumption Extent of recycling 	<ul style="list-style-type: none"> Public surveys Asset management records

221 - Land Disturbance and Earthworks

221.1 - Background

- .1 The District contains a wide range of natural resources, most of which are valued for their environmental qualities and character. The District contains a range of mineral resources and industrial rocks and building stones. Land disturbance and earthworks (e.g. gravel extraction, top soil removal and mineral extraction) carried out in the District could, because of the topography, steep slopes and extensive indigenous vegetation cover, result in significant modification of the landscape or destruction of waahi tapu and archaeological sites.
 - .2 The District contains land that is highly mineralised as it lies within the "Hauraki epithermal zone". The minerals contained within the District have been mined historically. Recent prospecting and exploration activities continue to provide information on the location, quality, ability and economic viability to extract the mineral resource.
- Although no significant new mineral extraction activities have been established in the District within the last 50 years, recent prospecting and exploration have identified areas with mineral resources and there is potential for mining activities to occur within the currency of this District Plan.
- .3 Environment Waikato controls land disturbance and earthworks activities, but is constrained on what range of adverse effects it may control. It may deal with only those effects that adversely impact on soil conservation and water quality and quantity. However, there are a range of actual or potential adverse effects of earthworks which may be generated, most of which cannot be controlled by Environment Waikato. The District Council has the ability to control the full range of adverse effects arising from earthworks. In this instance, both councils use the method of rules to control the various effects of earthworks. It is important therefore that where dual resource consents are needed a joint consent process is initiated.

221.2 - Issue

- .1 The District is valued highly by its communities and visitors alike for its remote, scenic, cultural, natural and physical environment. If not carefully managed, activities that involve land disturbance or earthworks could adversely affect these values by:
 - Degrading the landscape or landscape features;
 - Degrading ancestral taonga and waahi tapu;
 - Degrading indigenous vegetation and habitats of indigenous fauna;
 - Leading to land instability;
 - Leading to hazardous situations;
 - Degrading existing water quality in adjacent or nearby waterbodies;
 - Degrading the landscape character of an area;
 - Degrading the values of estuaries, harbours and wetlands;
 - Degrading recreational amenity values;
 - Increasing stormwater runoff.
- .2 The extent to which these values can be affected depends on the scale of the earthworks and land disturbance and the activity's compatibility with the immediate surrounding environment.
- .3 The identification and extraction of minerals and integration with the sustainable management of other natural and physical resources is a significant resource management issue for the District. This is particularly relevant where the natural attributes of the land surface resources are most highly valued and where those resources have been accorded the status of 'matters of national importance' in Section 6 of the Resource Management Act 1991.
- .4 The extraction of minerals is an activity which has the potential to produce significant adverse environmental effects. Some environmental effects will be irreversible. Access to mineral resources of regional significance can be compromised through land uses or developments above or in close proximity to mineral deposits.

221.3 - Objective

- .1 To protect the District's natural environment, amenity values, cultural values and landscape character from the adverse effects of land disturbance and earthworks.
- .2 To recognise the value of mineral resources and provide for their investigation and utilisation within an appropriate resource management framework.

221.4 - Policies

- .1A To avoid, remedy or mitigate the adverse effects of land modification caused by land disturbance or earthworks in the following areas:
 - .1 Conservation Zone, Open Space and Recreation Zones
 - .2 Coastal Zone
 - .3 High-risk natural hazard areas, identified hazard areas and areas of geomechanical/geological instability
 - .4 Community water supply catchments identified on the Planning Maps
 - .5 Riparian margins
 - .6 Reserves or proposed reserves
 - .7 Waahi Tapu and other places of significance to tangata whenua
 - .8 Areas of historic and archaeological significance
 - .9 Areas containing high heavy metal and sulphide concentrates
 - .10 Key landscape elements as outlined in the Landscape Issue
- .1B To avoid the adverse effects of land disturbance and earthworks on outstanding natural features and landscapes, significant indigenous vegetation and habitats of significant indigenous fauna.
- .1C To avoid the adverse effects of surface mining in urban areas, specified Open Space and Recreation Zones, parts of the Coastal Zone (as defined on Figures 2A-2H at the end of Section 410) and the Northern Coromandel Restricted Area (as defined on Figures 1A-1B at the end of Section 410) and the adverse effects of underground mining in the Mining Exclusion Area.
- .2 To ensure the adverse effects of land disturbance or earthwork activities are remedied or mitigated to such an extent that the landscape character, amenity values and ecology of an area are not degraded.
- .3 To recognise the different types of earthworks and land disturbance activities in order to manage their adverse effects appropriately.
- .4 To take into account the effects of allowing incompatible activities to occur above or adjacent to known mineral resources of regional significance.

221.5 - Methods

- .1 Establish rules which avoid, remedy or mitigate the adverse environmental effects of earthworks and land disturbance by:
 - .1 Providing for small-scale earthworks and those associated with lawful production forestry established on or before 22 March 1997 as permitted activities.
 - .2 Providing for limited exceptions to permitted activity standards as restricted discretionary activities.
 - .3 Providing for earthworks over a certain specified volume, area and duration as a discretionary activity;
 - .4 Provide a resource management framework to ensure that:

- Exploration and prospecting are provided for as permitted activities where the activity complies with the relevant environmental standards in this plan;
 - Small scale and low impact quarrying and mining (underground and surface) are provided for as permitted activities where the activity complies with the relevant environmental standards in this plan;
 - In urban areas, specified Open Space and Recreation Zones, parts of the Coastal Zone (as defined in figures 2A-2H at the end of section 410) and the Northern Coromandel Restricted Area (as defined in Figures 1A-1B at the end of section 410) surface mining is a prohibited activity. In the Mining Exclusion Area underground mining is a prohibited activity.
 - Other than as identified above, provide for underground and surface mining as discretionary or non complying activities.
 - Mechanisms are available to enable the extraction and processing of minerals to be considered once the resource is established.
- .5 Control the clearance of areas of indigenous vegetation;
- .6 Consultation with tangata whenua where waahi tapu sites are involved;
- .7 Requiring the consideration of heritage and archaeological values of an area.
- .2 Liaise closely with the Waikato Regional Council and the Department of Conservation to ensure land disturbance or earthworks are managed in an integrated way.
- .3 Use bonds and other financial mechanisms to achieve the long-term restoration and rehabilitation of modified sites and the maintenance of their stability in perpetuity.
- .4 Identify in the Plan at Section 860, guidelines for the amenity values, landscape character and places of significance to tangata whenua. The Council holds additional information about places of tangata whenua significance.
- .5 To advocate to the Regional Council, the formulation of a joint plan that deals with earthworks.

221.6 - Principal Reasons

- .1 The values and features that form the "Coromandel" and the reasons for people living on the Peninsula are the ones that can be affected most by land disturbance or earthworks. These values and features include:
 - Remoteness and isolation;
 - Outstanding scenery;
 - Wild and scenic rivers;
 - Alternative lifestyles;
 - Ecological and wildlife areas;
 - Rural living;
 - Natural character;
 - Undeveloped coastline and conservation areas;
 - Cultural and historic sites and places of significance
 - Degrading amenity values.Such values can be retained and enhanced if land disturbance and earthwork activities are managed carefully. Surveys have also shown that certain types of earthworks impact on these values more than others.
- .2 The exploration and extraction of minerals may conflict with the values placed on other resources and the appropriate integrated District Plan framework must enable the assessment of those values so that the potential adverse effects of the exploration and extraction of minerals (eg contamination of land, loss of amenity, landscape character or ecology) are avoided, remedied or mitigated.

Use of the prohibited activity status method to apply to underground mining in the Mining Exclusion Area (see Figure 1A at the end of Section 410) and surface mining in the urban areas, specified Open Space and Recreation Zones, parts of the Coastal Zone (as defined on Figures 2A-2H at the end of Section 410) and the Northern Coromandel Restricted Area (as defined on figures 1A-1B at the end of Section 410) is appropriate as it is an effective and efficient approach to the consideration of the strategic/policy issues that may be raised and enables tailor-made provisions (ie objectives, policies, methods, rules, planning maps) to be introduced into the District Plan.
- .3 The principles of the Resource Management Act include giving weight to amenity and ecological values, especially in coastal areas and areas with significant indigenous vegetation, habitats, landscape features and landscapes. In the Coromandel these principles are met by carefully managing or avoiding the effects of land disturbance and earthworks.
- .4 The Resource Management Act sets out functions and duties for regional and district councils. Environment Waikato controls land disturbance and earthworks activities, but is constrained on what range of adverse effects it may control. It may deal with only those effects that adversely impact on soil conservation and water quality or quantity. However, there are a range of actual or potential adverse effects of earthworks which may be generated most of which cannot be controlled by Environment Waikato. The District Council has the ability to control the full range of adverse effects arising from earthworks, such as, instability, stormwater run-off, landscape effects, loss of amenity and ecological effects. Because, in this instance, both councils use the method of rules to control the various effects, it is important that where dual resource consents are needed a joint consent process is initiated. The need for two consents is not an ideal situation and the production of joint plans would alleviate this problem. Both Councils have standards for earthworks and land disturbance, but these are designed to achieve integrated environmental outcomes. In most cases, only one resource consent will be needed from either the District or the Regional Council. Where a consent is needed from both councils, a coordinated decision-making process will be promoted and in the event a hearing is required, a joint hearing held. This minimises the applicant's costs and delays.

221.7 - Environmental Results Anticipated

- .1 The amenity values of communities, the landscape character of areas are retained and enhanced.
- .2 Activities involving land disturbance or earthworks are carried out in a way or at a rate that is appropriate to the surrounding environment.
- .3 The risks to the community of environmental pollution or contamination are avoided.

221.8 - Policy Linkages Table

OBJECTIVE 221.3.1			OBJECTIVE 221.3.2		
To protect the District's natural environment, amenity values, cultural values and landscape character from the adverse effects of land disturbance and earthworks.			To recognise the value of mineral resources and provide for their investigation and utilisation within an appropriate resource management framework.		
Given effect to by Policies					
221.4.1A			221.4.1A		
221.4.1B			221.4.1B		
221.4.1C			221.4.1C		
221.4.2			221.4.4		
221.4.3					
Environmental Results Anticipated					
221.7.1					
221.7.2					
221.7.3					
Policy					
221.4.1A	221.4.1B	221.4.1C	221.4.2	221.4.3	221.4.4
Implemented by Methods					
221.5.1.2	221.5.1.3	221.5.1.4	221.5.1.1	221.5.1.1	221.5.2
221.5.1.3	221.5.1.4		221.5.1.2	221.5.1.2	
221.5.1.4	221.5.1.5		221.5.1.3	221.5.1.3	
221.5.1.5			221.5.1.4	221.5.1.4	
221.5.1.6			221.5.1.5	221.5.1.5	
221.5.3			221.5.2		
			221.5.3		
			221.5.4		
			221.5.5		

221.9 - Monitoring

Environmental Result	Indicator to be derived from	District & Regional Data Sources
Amenity values, landscape character areas retained and enhanced	<ul style="list-style-type: none"> Complaints Extent of land modifications Restoration/ rehabilitation of sites Research on Public perception 	<ul style="list-style-type: none"> Council records Aerial photographs Resource consents Community surveys Satellite imagery
Activities carried out in a way at a scale or rate appropriate to the surrounding environment	<ul style="list-style-type: none"> Extent of land modifications Environmental damage 	<ul style="list-style-type: none"> Resource consents Environmental tests or surveys Aerial photographs Satellite imagery
Pollution or contamination risks avoided	<ul style="list-style-type: none"> Use of bond money Environmental damage Extent and type of activity Research on Public perception 	<ul style="list-style-type: none"> Regional and District financial records Resource consents Environmental tests or surveys Community surveys

222 - Natural Hazards

222.1 - Background

- .1 The District is exposed to a variety of naturally occurring events such as earthquakes, floods, erosion, landslides, storms, wind, subsidence, geological instability and rockfalls. The frequency and magnitude of these events vary; some events are common and others are rare. Natural events such as these may become a hazard to people or their property, or their impact can result in a disaster.
- .2 Subdivision, use and development in areas prone to natural hazards should be avoided where it may put human life at risk and the adverse effects of natural hazards on property and infrastructure should be minimised.

222.2 - Issue

- .1 There are a variety of naturally occurring events that can create a natural hazard to people, their property and the wider environment. The adverse effects arising from natural hazards include:
 - Damage to property or loss of property;
 - Loss of human or animal life;
 - Loss or disruption of services and infrastructure;
 - Health/medical problems;
 - Contaminated/polluted water supplies;
 - Environmental damage.

222.3 - Objectives

- .1 To avoid the adverse effects of natural hazards as far as practicable.
- .2 To promote the protection of existing physical resources including district and regional infrastructure resources where practicable and sustainable.
- .3 To ensure communities have an awareness and understanding of natural hazards.
- .4 To avoid increasing the risk to people, property and the environment from natural hazards
- .5 To avoid the establishment of hard engineering structures to manage natural hazards as far as practicable, including where that might cause or exacerbate natural hazards especially within the coastal environment.
- .6 To avoid the creation of new subdivision, use and development dependent on protection from new hard engineering structures.
- .7 To enable the management and mitigation of hazard risk where it is impracticable to avoid hazard risk for existing development or urbanised areas.

222.4 - Policies

- .1 To ensure activities or development are located, built or carried out in such a way that the risks associated with natural hazards are avoided, or the creation of new risks is avoided.
- .2 To ensure mitigation of the effects of natural hazards in association with activities or development in hazard prone areas is in keeping with the natural character, outstanding landscape, historic heritage and amenity values of the area.
- .3 To ensure that authorised flood and erosion protection works, and stream channels, are well maintained.
- .4 To ensure a precautionary approach is adopted for assessing development proposals in areas subject to natural hazards and associated risks.
- .5 To ensure the potential effects including the risks associated with natural hazards are taken into account in the planning and building consent processes.
- .6 To ensure contingency planning and community emergency preparedness is carried out to minimise the effects of natural hazards.
- .7 To ensure information about natural hazards and associated risks is made available to the community in an effective way to enable informed decision making.
- .8 To ensure effective land and stormwater management is carried out so that runoff, de-stabilisation and contamination effects are avoided, remedied or mitigated.
- .9 To ensure a precautionary approach is taken when identifying natural hazards and associated risks.
- .10 To ensure commercial, industrial and community health activities store hazardous substances above predicted flood levels on sites located within a flood hazard area.
- .11 To ensure new subdivision, use and development is located and designed so as to avoid the need for further hazard protection or risk reduction works.
- .12 To avoid subdivision, use and development of areas subject to or likely to be subject to flooding if flood modelling determines the site would be subject to a 'high' flood hazard classification.
- .13 To encourage development or redevelopment of sites at risk from natural hazards in a way which reduces that risk.
- .14 To consider the potential effects of climate change when assessing natural hazards and associated risks.
- .15 To ensure river systems are kept free from obstructions to allow them to function naturally.
- .16 To recognise the functional benefits of any flood defence in relation to land use, subdivision and development within Defended Areas, while also recognising and providing for residual risk.

222.5 - Methods

- .1 To consider the potential effects of climate change when assessing natural hazards and associated risks.
- .2 Set rules which protect sand dunes from the removal or loss of vegetation.
- .3 Identify on planning maps areas and zones where land is subject to natural hazards where these hazards have been defined via comprehensive studies.
- .4 Develop and review management plans with the Regional Council that address particular natural hazard problems in certain areas around the District, e.g. flood hazard management plans. They may adopt a range of hazard management techniques, such as:
 - Compulsory acquisition of land;
 - Voluntary acquisition of land;
 - Putting covenants on land titles (e.g. to prevent basements in flooding areas from being enclosed);
 - Modifying flood events;
 - Modifying buildings to reduce hazard damage;
 - Modifying losses through post-disaster relief and insurance;
 - Developing early warning systems to warn communities of imminent hazard danger.
- .5 Maintain systematic records of properties affected by natural hazards. This information would be available through Land Information Memoranda, and on request.
- .6 Enforce the appropriate earthquake, wind, flood or other hazard standards when building consents and other works are being assessed.
- .7 Funding and liaison with Civil Defence for education programmes and emergency planning.
- .8 Show on policy maps the wind hazard for particular parts of the District.
- .9 Show on maps 30 and 60 metre setback lines on the east coast for buildings and structures and 15 metre setback on the west coast, from Tararu to Waikawau on the Thames Coast for buildings and structures. Carry out studies to refine these setbacks as more information is gained.
- .10 Show on planning maps flood hazard categories. Carry out studies to refine these plan provisions as more information becomes available over time.
- .11 Promote and assist in the establishment and maintenance of land care and beach care groups.
- .12 Liaise with appropriate agencies in order to gain information and a better understanding of natural hazards. For example:
 - Compulsory acquisition of land;
 - Voluntary acquisition of land;
 - Putting covenants on land titles (e.g. to prevent basements in flooding areas from being enclosed);
 - Modifying flood events;
 - Modifying buildings to reduce hazard damage;
 - Modifying losses through post-disaster relief and insurance;
 - Developing early warning systems to warn communities of imminent hazard danger.
- .13 Set rules for earthworks and subdivision to ensure effective stormwater and land management and implement stormwater and land management practices through the resource consent process.
- .14 Council will liaise with Environment Waikato and the Department of Conservation and affected property owners to facilitate the process of comprehensive solutions to problems of land flooding and coastal erosion. As set out in the Strategic Plan, funding will be sought from the area of benefit.

222.6 - Principal Reasons

- .1 Natural events such as storms occur reasonably frequently in the District. May of these are severe and cause widespread damage to property, sometimes loss of life and substantial financial loss. The community and insurance companies bear most of the costs. These losses can be reduced or even avoided with careful planning and by considering the consequences of human actions within hazardous areas.
- .2 Central Government has (through legislation) placed responsibility on the local community and local authorities to deal with the consequences of natural hazards. Council has a responsibility to ensure that the effects of natural hazards are minimised as much as possible.
- .3 The regional community (past and present) has invested a lot of financial resources into flood protection works in the District. While new works are not planned, considerable maintenance is needed to keep the works functioning to their design level. The present community is dependent on these works reducing the hazard potential and the risk to their property.
- .4 Effective natural hazard planning relies on integrated processes between the planning, building and civil defence units of Council. Implementation and presentation of information is vitally important in achieving community understanding and acceptance.

222.7 - Environmental Results Anticipated

- .1 A secure and safe community that avoids the effects of natural hazards.
- .2 Natural hazard management that reflects the character and environmental values of the area.
- .3 A well-educated community that understands the risk from hazards and the relationship that exists between people and natural events.

222.8 - Policy Linkages Table

Objective 222.3.1 <i>To avoid the adverse effects of natural hazards as far as practicable.</i>	Objective 222.3.2 <i>To promote the protection of existing physical resources including district and regional infrastructure resources where practicable and sustainable.</i>	Objective 222.3.3 <i>To ensure communities have an awareness and understanding of natural hazards.</i>	Objective 222.3.4 <i>To avoid increasing the risk to people, property and the environment from natural hazards</i>	Objective 222.3.5 <i>To avoid the establishment of hard engineering structures to manage natural hazards as far as practicable, including where they might cause or exacerbate the problem especially within the coastal environment.</i>	Objective 222.3.6 <i>To avoid the creation of new subdivision, use and development dependent on protection from new hard engineering structures.</i>
222.4.1 222.4.5 222.4.6 222.4.7 222.4.8 222.4.10 222.4.12 222.4.13 222.4.14	222.4.1 222.4.3 222.4.5 222.4.6 222.4.8 222.4.9 222.4.10 222.4.13	222.4.5 222.4.6 222.4.7	222.4.1 222.4.4 222.4.5 222.4.9 222.4.10 222.4.12 222.4.13 222.4.14	222.4.1 222.4.2 222.4.5 222.4.6 222.4.11 222.4.13 222.4.14 222.4.15	222.4.2 222.4.4 222.4.5 222.4.9 222.4.11 222.4.12 222.4.15
222.7.1 222.7.2	222.7.1 222.7.2 222.7.3	222.7.1 222.7.3	222.7.1	222.7.2	222.7.1 222.7.2

222.9 - Monitoring

Environmental Result	Indicators to be derived from	District & Regional Data Sources
Secure and safe community	<ul style="list-style-type: none"> Extent of damage Loss of life Social interruption during hazard events 	<ul style="list-style-type: none"> Council records of emergency situations Building inspection data Civil Defence
Natural hazard management that reflects the character of the area.	<ul style="list-style-type: none"> Extent of landform modification by "hard" structures Extent of beach care/land care programmes 	<ul style="list-style-type: none"> Regional and District Council resource consents Field surveys Regional Council records and staff information
A well-educated community.	<ul style="list-style-type: none"> Extent of opposition to Council approaches Involvement in hazard management programmes Involvement in Civil Defence exercises, meetings and programmes 	<ul style="list-style-type: none"> Complaints / submissions Regional Council participant lists Civil Defence records

223 - Hazardous Substances

223.1 - Background

- .1 Under Sections 30 and 31 of the Resource Management Act 1991, regional councils and territorial local authorities share the function of controlling the use of land in order to prevent or mitigate adverse effects of hazardous substances. In addition to the demands of the RMA, activities associated with hazardous facilities are also subject to other legislation, in particular, Toxic Substances Act 1979, Dangerous Goods Act 1957, Animal Remedies Act 1967 and the Health and Safety in Employment Act 1992. However, new legislation has been enacted to replace the above legislation called the Hazardous Substances and New Organisms Act (HSNO).
- .2 A hazardous substance is any substance:
 - With one or more of the following intrinsic properties:
 - Explosiveness;
 - Flammability;
 - A capacity to oxidise;
 - Corrosiveness;
 - Toxicity, including chronic toxicity;
 - Ecotoxicity, with or without bioaccumulation; or
 - Which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in this definition.
- .3 Most people associate hazardous facilities with industrial activities, however this is not the case. The Issue identifies a wide range of activities that use, dispose, transport or store hazardous substances so that people may understand what types of activities are covered by the hazardous substance policies and rules. Service stations, for example, contain large volumes of mobile hazardous substances and can experience leaks and spills. Timber treatment plants are a potential source of highly toxic and bioaccumulative contaminants and dry cleaning establishments use and store moderate volumes of chemicals.
- .4 Types of hazardous facilities operating throughout the District include:
 - Sawmills and timber processing plants
 - Manufacturing and processing plants
 - Depots
 - Spray painters/panel beaters
 - Factories
 - Foundries
 - Service stations/fuel depots
 - Car wreckers
 - Refrigerator servicing
 - pesticide and agricultural chemicals storage
- .5 Other hazardous facilities include:
 - mine processing plants
 - tailings dams
- .6 Examples of contaminated sites in the District are:
 - closed mines
 - closed dumps, tips or landfills
 - old timber milling sites
 - any closed or abandoned hazardous facility or institutions

223.2 - Issue

- .1 The use, storage, conveyance and disposal of hazardous substances is associated with manufacturing and processing activities, primary production activities and domestic activities. There are risks associated with hazardous substances that could adversely affect the environment and human health. Possible adverse effects are:
 - contamination of water, soil or air
 - short-term and long-term damage to ecosystems
 - accumulation of persistent substances in the bodies of humans or animals resulting in chronic or long-term damage to health
 - acute damage to human health through exposure to substances affecting skin, mucous membranes, respiratory and digestive systems
 - damage to the environment
 - road accidents and traffic delays

223.3 - Objective

- .1 To avoid as far as possible the risks associated with the production, storage, use, conveyance or disposal of hazardous substances.
- .2 To adopt a low risk approach to the management of hazardous substances.

223.4 - Policies

- .1 To ensure hazardous substances are used or handled in such a way that adverse environmental and health effects are avoided.
- .2 To ensure the safest means of conveyance is used when hazardous substances have to be moved within or out of the District.
- .3 To ensure hazardous substances are used or handled in such a way that adverse environmental and health effects are avoided.
- .4 To discourage the production of hazardous waste.
- .5 To avoid unsafe disposal or discharge of hazardous waste to the environment within the District.
- .6 To ensure contaminated sites within the District are managed so that there is neither long-term liability to the community nor increasing environmental risks to the surrounding environment.
- .7 To recognise industry/operator codes of practice when assessing applications.

223.5 - Methods

- .1 Promote joint hearing processes in relation to hazardous waste disposal.
- .2 Liaise with owner/operators, Environment Waikato, Ministry of Health, the Ministry for the Environment, the Environmental Risk Management Authority and New Zealand Police to co-ordinate the management of hazardous substances.
- .3 Rules which control where and how activities involving hazardous substances can be undertaken. The District Plan adopts the Hazardous Facilities Screening Procedure (HFSP) as the principal method for assessing the adverse effects of hazardous substances.
- .4 Establish links with other agencies and industries involved in the control of hazardous substances to ensure the safest techniques in the management of such substances are implemented.
- .5 Advocate and require where appropriate clearer production analyses in support of applications.
- .6 Designate by-pass routes for heavy vehicles and transporters of hazardous substances around main towns and liaise with Transit New Zealand on this issue.
- .7 Develop contingency plans with other agencies that deal with spills of hazardous substances.
- .8 Record, assess and rehabilitate contaminated sites, using the resource consent process and work with the Regional Council in identifying all existing and potentially contaminated sites in the District.

223.6 - Principal Reasons

- .1 The management and control of hazardous substances is required and specifically allocated to District Councils under Section 31(b) of the Resource Management Act 1991. This responsibility is complementary to and supportive of the wider statutory responsibilities placed on Waikato Regional Council by the legislation.
- .2 There is a general lack of information on the quality and nature of hazardous substances and the adverse effects on the environment that may result from their misuse. Until this situation changes it is prudent to adopt a precautionary approach to the overall management of hazardous substances in the District. The potential effects on the environment of an accident involving hazardous substances could be damaging to the environment and endanger human life.
- .3 The Hazardous Facility Screening Procedure has been developed primarily by Auckland City Council, Auckland Regional Council, Waikato Regional Council, Woodward Clyde and the Ministry for the Environment. It is a screening tool which can assist district councils in making decisions on whether a resource consent is required and what controls are appropriate to manage a hazardous facility. It can also be used to determine thresholds in particular areas and support the prohibition of activities that exceed these thresholds by significant amounts. The HFSP is designed to work within the framework of HSNO and adopts the precautionary approach.

223.7 - Environmental Results Anticipated

- .1 Hazardous substances managed safely.
- .2 Least risk of contamination of the environment and to human life.
- .3 Unsafe production and disposal facilities avoided.

223.8 - Policy Linkages Table

OBJECTIVE 223.3.1				OBJECTIVE 223.3.2		
To avoid as far as possible the risks associated with the production, storage, use, conveyance or disposal of hazardous substances.				To adopt a precautionary approach to the management of hazardous substances.		
Given Effect to by Policies						
223.4.1				223.4.1		
223.4.2				223.4.2		
223.4.3				223.4.3		
223.4.4				223.4.5		
223.4.5				223.4.6		
223.4.7						
Environmental Results Anticipated						
223.7.1				223.7.1		
223.7.2				223.7.2		
223.7.3				223.7.3		
Policy						
223.4.1	223.4.2	223.4.3	223.4.4	223.4.5	223.4.6	223.4.7
Implemented By Methods						
223.5.2	223.5.2	223.5.2	223.5.1	223.5.1	223.5.8	223.5.3
223.5.3	223.5.4	223.5.3	223.5.2	223.5.2		223.5.4
223.5.4	223.5.6	223.5.4	223.5.4			223.5.5
	223.5.7	223.5.6				
		223.5.7				

223.9 - Monitoring

Environmental Result	Indicators to be derived from	District & Regional Data Sources
Hazardous substances managed safely	<ul style="list-style-type: none"> Extent of hazardous spills, leaks, disasters Extent of facilities that have gone through HFSP 	<ul style="list-style-type: none"> Council, Fire Service, Police records Facility health and safety reports Number of resource consents or screenings recorded in the HFSP
Safe production and disposal facilities avoided	<ul style="list-style-type: none"> Scale and extent of facilities located in the District Extent of facilities over the upper effects thresholds 	<ul style="list-style-type: none"> Council records Industry records Screening records of facilities over the thresholds Plan changes Site visits
Risks of contamination are minimal	<ul style="list-style-type: none"> Extent of hazardous facilities bordering on the upper threshold limits Risk assessment analyses 	<ul style="list-style-type: none"> Screening records Resource consents Information supplied with applications

224 - Cross Boundary Issues

224.1 - Background

- .1 Because local authorities and organisations have different functions and jurisdictions and there is no single agency managing the environment, overlaps and conflicts can occur during the planning process.
- .2 Potential conflicts of interest can occur between resource users, and also their effects on the environment. These jurisdictional and resource use situations can therefore create problems called "cross-boundary issues". Some examples of cross-boundary issues are:
 - Adverse traffic impacts on neighbouring roads resulting from a commercial operation;
 - Adverse landscape effects on the coastal environment (land and sea) resulting from marine activities or development on the land;
 - Adverse effects on a neighbouring Authority's services from the establishment of a commercial operation;
 - Noise and odour effects resulting from an industrial activity;
 - Earthworks adversely affecting vegetation, scenic quality and local amenities;
 - Contaminated water, discharged into waterways outside the District, flowing into the District or coastal marine area;
 - To avoid operational inefficiencies and other anomalies when addressing adverse environmental effects through rules and district plan requirements, districts must ensure that standards are consistent across district boundaries.
- .3 The Hauraki iwi area covers a great many authorities which have various resource management roles. The activities of these authorities are seldom co-ordinated, and this has the potential for adversely affecting the tangata whenua, which itself has an holistic view of the environment.

224.2 - Issue

- .1 The integrated management of resources throughout the District cannot be achieved if cross-boundary issues are not identified or recognised by resource users and organisations alike. Adverse environmental effects can occur if Council does not collaborate and work with other agencies and if resource users ignore effects that cross jurisdictional boundaries.

224.3 - Objective

- .1 To ensure the inter-connected relationship of resources and the integrated management of the environment is taken into account throughout the planning process.
- .2 To promote working relationships between Council and other agencies, especially the Waikato Regional Council and the Department of Conservation.

224.4 - Policies

- .1 To ensure a collaborative or consultative approach is taken by Council when managing resource consents that affect or involve other agencies.
- .2 To ensure the environmental effects that cross boundaries or impact on other resources are included in the assessment of resource consents and other planning processes.
- .3 To work with the Regional Council on defining each authorities responsibility or role in terms of land use activities and how these activities may be managed comprehensively.

224.5 - Methods

- .1 Establish protocols or processes with the Regional Council and any other agency, including Hauraki iwi, for dealing with issues that overlap with or affect the other agency's functions, roles or responsibilities.
- .2 Require applicants to stipulate clearly on consent application forms whether another consent is being sought from any other agency.
- .3 Require applicants to take cross-boundary issues into account (if appropriate) in their assessment of effects.
- .4 Actively liaise and be involved with the Waikato Regional Council, Auckland Regional Council, Auckland City Council, the Department of Conservation and Hauraki iwi over the integrated management of the Hauraki Gulf region and advocate the District's views in this forum.
- .5 Establish practices with the Regional Council and the Department of Conservation for dealing with the environmental effects of activities which cross jurisdictional boundaries.

224.6 - Principal Reasons

- .1 Considerable difficulties and problems arise if a site specific assessment of a consent application with widespread cross-boundary effects is made. An activity that may comply on one side of the boundary may have adverse effects on the other. If this is ignored the implications can be potentially disastrous for the neighbouring community or agency. Once consent is given in this situation, unnecessary pressure is forced on to the agency affected to deal with or adjust to the circumstances. Acknowledging cross-boundary issues through working relationships with other agencies and appropriate resource consent processes, can achieve integrated management of resources.
- .2 The Resource Management Act requires integrated management of resources. This cannot be achieved if cross-boundary issues are not considered and dealt with appropriately.
- .3 The District is part of the Waikato Region, but is within the Hauraki Gulf region as well. Both the Waikato Regional Council and the Auckland Regional Council manage the Hauraki Gulf. Therefore, Council should be involved with these authorities in planning the future of the Hauraki Gulf region.

224.7 - Environmental Results Anticipated

- .1 Effective resource management processes that resolve cross-boundary issues and achieve integrated management of resources.
- .2 A good working relationship with regional and territorial authorities and other agencies.
- .3 Sound environmental outcomes and decisions.

224.8 - Policy Linkages Table

OBJECTIVE 224.3.1		OBJECTIVE 224.3.2	
To ensure the inter-connected relationship of resources and the integrated management of the environment is taken into account throughout the planning process.		To promote working relationships between Council and other agencies, especially the Waikato Regional Council and the Department of Conservation.	
Given Effect to by Policies			
224.4.2		224.4.1 224.4.3	
Environmental Results Anticipated			
224.7.1 224.7.3		224.7.1 224.7.2	
Policy			
224.4.1	224.4.2		224.4.3
Implemented By Methods:			
224.5.1 224.5.2 224.5.4	224.5.3 224.5.5		224.5.1 224.5.4

224.9 - Monitoring

Environmental Result	Indicators to be derived from	District & Regional Data Sources
Effective resource management and integrated management of resources	<ul style="list-style-type: none"> Extent of problems /concerns at the interface between boundaries Extent of communication and liaison with other agencies Resource consents 	<ul style="list-style-type: none"> New developments/ activities Council records Number of joint hearings Involvement in resource consents
Good working relationship with regional and territorial authorities	<ul style="list-style-type: none"> Extent of communication and liaison with other authorities 	<ul style="list-style-type: none"> Number of joint hearings Number of meetings
Sound environmental outcomes and decisions	<ul style="list-style-type: none"> Consent/committee decisions Extent of adverse environmental effects occurring across boundaries Extent of landscape degradation/modification 	<ul style="list-style-type: none"> Council records Resource consents Public surveys Photographic surveys

225 - Visitors and the Environment

225.1 - Background

- .1 Although the District's usual resident population is approximately 24,000 the number of visitors is very high. Approximately 700,000 New Zealanders visit the District annually, staying for approximately 2.5 million nights, which makes the Peninsula the most popular domestic destination.
- .2 Visitor numbers are not spread evenly throughout the year but peak at certain times. These peaks are consistent with national and Christmas/New Year summer holidays. Most east coast settlements experience a sudden increase in population that is 5-10 times greater than the resident population. Visitor numbers may increase up to a total of 1.5 million annually.

225.2 - Issue

- .1 High visitor numbers, especially over the summer months, and the provision of increasingly needed visitor facilities can create adverse environmental effects, such as:
 - Increased pollution and rubbish;
 - Decreased water availability;
 - Noise disturbance;
 - Degradation of indigenous ecosystems;
 - Increased traffic volumes;
 - Degradation of landscape character.

225.3 - Objective

- .1 To protect the environment, including communities, from the adverse effects of visitor numbers, activities and facilities.

225.4 - Policies

- .1 To ensure visitor activities or facilities occur in a manner and at a scale that reflect or enhance the landscape character of the area and do not conflict with the Sustainable Resource Management Principles.
- .2 To ensure visitor activities or facilities are supported by or provide the following:
 - (a) Rubbish facilities;
 - (b) Public toilets;
 - (c) Walkways or public access to the coastal marine area or appropriate conservation areas;
 - (d) Car parking.in accordance with the landscape character of the area.

225.5 - Methods

- .1 Rules which ensure visitor facilities and activities are allowed as of right in urban areas and require applications over a certain scale elsewhere.
- .2 Liaise with Waikato Regional Council, Department of Conservation, Tourism Coromandel, Auckland City Council and other appropriate agencies to ensure the co-ordinated management of visitor facilities.
- .3 Encourage the implementation of the findings of the Tourism Coromandel study "Towards 2020".
- .4 Advocate Council's Sustainable Resource Management Principles.
- .5 Actively support the Vision Hauraki Project and implement its findings.
- .6 Conditions on resource consents that ensure adequate and appropriate facilities are provided, the landscape character of the area is protected and public access to the coast is encouraged.
- .7 Reserve management plans which set out the provision of facilities.
- .8 Rules which provide for Marae and associated buildings in Maori Policy Areas.

225.6 - Principal Reasons

- .1 Due to ever-increasing visitor numbers and peaks there is an extraordinary pressure for visitor facilities and activities throughout the District. This pressure needs to be managed carefully so that the environment and the values associated with the Peninsula are not degraded.
- .2 It is important to the Region and District that visitor activities and facilities are compatible with the District's diverse and sensitive environments. Extensive research has shown that visitors travel to the Coromandel to experience a number of different things, most of which are based on the natural environment. Enabling activities that are based on the character of areas provides for the visitor sector while protecting the environment.
- .3 Council is unable to provide fully for the peak numbers of visitors to the District. It must ensure that new activities which attract visitors have adequate support facilities so that the environment is not degraded.

225.7 - Environmental Results Anticipated

- .1 Visitor numbers are catered for without degrading the environment.
- .2 Visitor activities and facilities are located and designed in a manner that reflects the landscape character of the area.
- .3 A wide range of diverse experiences based on the environment are enjoyed by residents and visitors alike.

225.8 - Policy Linkages Table

OBJECTIVE 225.3.	
<i>To protect the environment, including communities, from the adverse effects of visitor numbers, activities and facilities.</i>	
Given Effect to by Policies	
225.4.1	
225.4.2	
Environmental Results Anticipated	
225.7.1	
225.7.2	
225.7.3	
Policy	
225.4.1	225.4.2
Implemented By Methods:	
225.5.1	225.5.2
225.5.2	225.5.3
225.5.3	225.5.6
225.5.4	225.5.7
225.5.5	
225.5.6	
225.5.8	

225.9 - Monitoring

Environment Result	Indicators to be derived from	Regional & District Data Sources
Visitor numbers are catered for without degrading the environment.	<ul style="list-style-type: none"> Extent and type of facilities Environmental degradation Peak population 	<ul style="list-style-type: none"> Resource consents Community Board records Council property records Aerial photographs Field surveys
Visitor facilities located in a manner that reflects the character of the area.	<ul style="list-style-type: none"> Location and type of facilities outside the urban areas Environmental impacts 	<ul style="list-style-type: none"> Resource consents Aerial photographs Public comment Field surveys
A wide range of diverse experiences based on the environment.	<ul style="list-style-type: none"> Variety of visitor activities Peak population 	<ul style="list-style-type: none"> Field surveys Public comment Tourism Coromandel records Resource consents