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Further Submitter Details

Further Submitters Name	Grey District Council
Further Submitter Number	FS1
Wish to be heard	Yes
FS qualifier	the local authority for the relevant area.
FS qualifier reason	In the first instance we are a submitter on the plan and secondly we are the Territorial Authority for the Grey District.
Joint presentation	Yes
Attention:	Mr. Michael McEnaney
Contact organisation	Grey District Council
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Date lodged	
Raw FS lodged	No

Further submission points

Original submitter name	Related Submission Point	Plan section	Provision	Original submission decision requested	FS Position	FS Decision requested	FS Reasons
Lara Kelly	S421.005	Whole Plan	Whole plan	Amend the mapping programme to be easier to use and identify what provisions apply to an individual property.	Support	Allow	This submission point is supported. The current mapping system is unreliable and not fit for purpose. As the submission states a property should be abler to be selected and all Plan provision that apply identified.

Kim Scrivener	S5.001	Planning Maps and Overlays	Rezoning Requests	Property at 2 Sturge Street, Cobden, currently General Residential zone. Wish to stay in Rural Zone.	Oppose	Disallow	the current zoning (Rural EA) is historic and was appropriate for the previous land use (Sports Field). The land use has changed and is most appropriately now zoned Residential.
Sarah Bushby	S9.001	Subdivision	SUB - S1	I would like the minimum subdivision size for the General Rural Zoneto remain at 1HA rather than increase to 20HA	Oppose	Disallow	1ha for rural activity has been proven to be too small. Although the indicted activity is residential the zoning is rural. It is therefore inappropriate to rezone on this premise.
Nicholas Johnston	S14.007	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Treat all land tenures the same with regards to ecosystems and biodiversity. Iwi, government, Council and DOC land should all be treated the same.	Oppose	Disallow	The Grey District SNA project was undertaken over a considerable period of time. The process has many steps and included multiple ecologists, undertaking desktop assessments and ground truthing (where allowed) and finally DoC sign off. The site in question was identified an SNA and landowner consultation was exhaustive. The site is appropriately designated and should remain that way.

Nicholas Johnston	S14.008	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Remove restrictions on private land for indigenous biodiversity.	Oppose	Disallow	<p>The Grey District SNA project was undertaken over a considerable period of time. The process has many steps and included multiple ecologists, undertaking desktop assessments and ground truthing (where allowed) and finally DoC sign off.</p> <p>The site in question was identified an SNA and landowner consultation was exhaustive.</p> <p>The site is appropriately designated and should remain that way.</p>
Nicholas Johnston	S14.010	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Delete provisions in relation to ecosystems and biodiversity.	Oppose	Disallow	<p>The Grey District SNA project was undertaken over a considerable period of time. The process has many steps and included multiple ecologists, undertaking desktop assessments and ground truthing (where allowed) and finally DoC sign off.</p> <p>The site in question was identified an SNA and landowner consultation was exhaustive.</p> <p>The site is appropriately designated and should remain that way.</p>

Nicholas Johnston	S14.004	Ecosystems and Indigenous Biodiversity	Overview	Clarify why public land is not identified as an SNA.	Oppose	Disallow	<p>The Grey District SNA project was undertaken over a considerable period of time. The process has many steps and included multiple ecologists, undertaking desktop assessments and ground truthing (where allowed) and finally DoC sign off.</p> <p>The site in question was identified an SNA and landowner consultation was exhaustive.</p> <p>The site is appropriately designated and should remain that way.</p>
Nicholas Johnston	S14.003	Mineral Extraction Zone	Mineral Extraction Zone	Reinstate the land and forest you destroyed at Kiwi Quarry.	Oppose	Disallow	<p>The Grey District SNA project was undertaken over a considerable period of time. The process has many steps and included multiple ecologists, undertaking desktop assessments and ground truthing (where allowed) and finally DoC sign off.</p> <p>The site in question was identified an SNA and landowner consultation was exhaustive.</p> <p>The site is appropriately designated and should remain that way.</p>

Nicholas Johnston	S14.001	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	DOC - 004	Delete SNA DOC -004	Oppose	Disallow	<p>The Grey District SNA project was undertaken over a considerable period of time. The process has many steps and included multiple ecologists, undertaking desktop assessments and ground truthing (where allowed) and finally DoC sign off.</p> <p>The site in question was identified an SNA and landowner consultation was exhaustive.</p> <p>The site is appropriately designated and should remain that way.</p>
Nicholas Johnston	S14.002	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	DOC - 004	Review the identification of DOC - 004 as an SNA. I want it reassessed and dissolved off the bottom half of my property and to be compensated for the rest.	Oppose	Disallow	<p>The Grey District SNA project was undertaken over a considerable period of time. The process has many steps and included multiple ecologists, undertaking desktop assessments and ground truthing (where allowed) and finally DoC sign off.</p> <p>The site in question was identified an SNA and landowner consultation was exhaustive.</p> <p>The site is appropriately designated and should remain that way.</p>

Nicholas Johnston	S14.009	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	DOC - 004	Exclude half of my property from the SNA due to existing land use rights, so i can subdivide some of my property so it will be worth something in the future.	Oppose	Disallow	<p>The Grey District SNA project was undertaken over a considerable period of time. The process has many steps and included multiple ecologists, undertaking desktop assessments and ground truthing (where allowed) and finally DoC sign off.</p> <p>The site in question was identified an SNA and landowner consultation was exhaustive.</p> <p>The site is appropriately designated and should remain that way.</p>
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Gordon Bradley	S34.001	Planning Maps and Overlays	Ecosystems and Indigenous Biodiversity	Support the SNA on their property [tbc which SNA]	Support	Allow
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Over the past near twenty years the Grey District Council has been working towards the mapping of SNA. Identification has taken place (some time ago) however due to a sequence of unfortunate and un-controllable events the mapping (by Council initiated plan change) has yet to occur. Regardless the project was undertaken in terms of obligations in S.6(c) of the Resource Management Act 1991. The project had heavily involvement from Federated Farmers, Department of Conservation (DOC) and Forest and Bird. At times it was acrimonious but an SNA process was decided on which was in keeping with all parties philosophical approach to the protection of the Districts indigenous biodiversity.

To summarise that process promulgated by Council; a stepped process which, generically speaking, involved Council, based on Ecologist input (desktop studies), developing a list of all property in the District with likely ecological features that had significance value; submitted this list to Department of Conservation who could add to the list or remove from it, and then agreeing on the list

referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of such SNAs.

An important component of Council's process was the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 values on the land and also in agreeing on ways and means to put measures in place to protect such features.

Council considers its obligations under s6 of the Act meet.

Gordon Bradley	S34.002	Planning Maps and Overlays	Planning Maps and Overlays	We do not agree with restrictions placed on the remainder of our titles of RS2720 and RS2722 or any other sections we may own. [property addresses tbc - Arnold Valley]	Support	Allow
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David Pugh	S40.001	Planning Maps and Overlays	Rezoning Requests	<p>Remove the PREC5 - Highly Productive Land classification from</p> <ul style="list-style-type: none"> 1297 Haupiri Road, Haupiri 7872 (LOT 1 DP 377882) (VALUATION NO: 25460/28601) 	Oppose	Disallow	<p>referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of such SNAs. An important component of Council's process was the focus on landowners existing use rights with regard to existing structures and activities in identified hazard zones should be retained also in agreeing on ways and means to put measures in place to protect such features. The three identified sites have been zoned for their current recreation purposes. the zoning is appropriate and a special zone just for these three is considered unnecessary.</p>
Bruce Dowrick	S51.001	Natural Hazards	Natural Hazards	That hazard zones should not reduce the existing rights of landowners to build and that established resource consent for land use should not be retrospectively rescinded without compensation. (The council should have the right to control or restrict subdivision or grant new rights of use in respect to identified hazards)	Support in part	Allow in part	<p>measures in place to protect such features. The three identified sites have been zoned for their current recreation purposes. the zoning is appropriate and a special zone just for these three is considered unnecessary.</p>
Kim Carol and Robert Terry	S55.001	Planning Maps and Overlays	Open Space Zone	Recognise the importance of Greymouth Rural Recreation Complexes including Wingham Park, Omoto Racecourse and Greymouth Golf Course	Support in part	Disallow	<p>measures in place to protect such features. The three identified sites have been zoned for their current recreation purposes. the zoning is appropriate and a special zone just for these three is considered unnecessary.</p>
Barbara King	S71.001	Planning Maps and Overlays	Rezoning Requests	Request amending to a single zone according to land title boundaries - 42 Hatters Tce, Nelson Creek [part site is Settlement Zone and part is Rural Lifestyle]	Support	Allow	<p>It is agreed that the lot is dual zoned. It is also agreed that one zoning would be appropriate. It is requested that the zoning for both Section 1 SO 11661 & Section 1 SO 11752 are changed to Settlement Zone.</p>

Christine Anderson	S88.001	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Retain approach to SNAs in Grey District.	Support	Allow
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An important component of Council's process was the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 values on the land and also in agreeing on ways and means to put measures in place to protect such features.

Council considers its obligations under s6 of the Act meet.

Anna Bradley	S90.001	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Retain the approach to SNAs in the Grey District.	Support	Allow
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Christine Robertson	S99.001	Noise	NOISE	I would like the council to exclude the Greymouth runway from the proposed noise zone extension.	Oppose	Disallow	referred to as the potential SNA list. As a subsequent step Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of such SNAs. An important component of Council's process was the focus on landowners having direct access to their property so the Council's Ecologist in his determination of the S.6 values on the land and also in agreeing on ways Council has identified the need for medium Density Housing for its elderly and working professional population. The areas earmarked have been so obligations under s6 of the Act meet nearby and the current uses/character of the areas.
Christine Robertson	S99.002	Medium Density Residential Zone	Medium Density Residential Zone	Medium density housing be allowed	Support	Allow	

Tony Barrett	S110.001	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	HOC - 093	Agree with the redesignation of area identified as HOC-093 as SNA under this plan. However, this agreement subject to confirmation no further land designation of this type is attributed to any other land owned by the submitter.	Support	Allow
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Graeme Cavaney	S121.001	Subdivision	SUB - S1	That sub divisions do not happen in rural areas.	Oppose	Disallow	referred to as the potential SNA list. As a subdivision in all zones is considered appropriate based on formal including the Rural Zone Ecologist inspection and reports worked with DOC and its Ecologist to refine Lot size restrictions in the Rural Zones are such SNAs. An important component of Council's process was the focus on landowners activity. If an activity having direct access to Council's Ecologist in his determination of the S.6 values on the land and also in agreeing on ways and means to put measures in place to
Graeme Cavaney	S121.002	General Rural Zone	GRUZ - R3	Limit number of dwellings per property title to 2 maximum	Oppose	Disallow	protect such features. It is considered appropriate to control Council considers its obligations under s6 of the Act meet way of minimum area (land) per residential unit.
Graeme Cavaney	S121.003	Rural Zones	Mineral Extraction	That mining on private property is allowed to continue with regulations on reinstatement of pollution in place.	Support	Allow	Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Jan Fraser	S129.001	General Rural Zone	GRUZ - R12	Remove GRUZ R12 and make Mineral extraction a restricted discretionary activity in Rural Zones.	Oppose	Disallow	Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Jan Fraser	S129.003	General Rural Zone	GRUZ - R25	Amend the rule to take account of potential cumulative effects of multiple mining operations in the same locality as proposed on the Barrytown Flats	Neutral	Allow in part	Cumulative effects are considered an element that could result in adverse effects. Council is open to exploring mechanism to mitigate/identify potential adverse effects in this Rule.
Jan Fraser	S129.004	Appendix One: Transport Performance Standards	TRNS14	Expand and change #3 and #4 in TRNS14 (Appendix One: Transport Performance Standards) to explicitly consider the cumulative effects of heavy mineral concentrate truck movements (or any other extraction-associated large bulk carrier vehicle movements) from mine site to port in relation to cumulative mining truck movements all the way to the port and the potential effects on businesses and communities en route.	Oppose	Disallow	The type of activity is of no consequence. The cumulative effect of vehicle movements is what matters.
Louise Jaeger	S135.001	General Rural Zone	GRUZ - R12	Remove GRUZ - 12.	Oppose	Disallow	Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Sky Reekie	S136.001	General Rural Zone	GRUZ - R12	Remove GRUZ R12 and make Mineral extraction a restricted discretionary activity in Rural Zones.	Oppose	Disallow	Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Kirsty Dittmer	S148.001	Planning Maps and Overlays	Rezoning Requests	Rezone 26 Pandora Ave Greymouth be included in the Settlement Zone.	Support in part	Allow in part	<p>Due to hazard overlays affecting the property it is considered inappropriate to rezone the entirety of the property Settlement Zone.</p> <p>Council deems the following re-zoning appropriate:</p> <ul style="list-style-type: none"> - Land area subject to Hazard & Risk Overlays retained as General Rural Zone, - Land area not subject to Hazard & Risk Overlay re-zoned Settlement Zone
Elley Group Ltd	S164.001	General Rural Zone	GRUZ - R3	Remove minimum lot size requirements for residential density in the General Rural Zone. Instead limit the number of minimum size allotments, in any nominated area, i.e. a maximum concentration of habitable lots to say 15% of an accumulative 10ha area in the general rural zone and 2 per ha in highly productive land areas. This would achieve a far better outcome, while maintaining the rural character we actually have.	Support in part	Allow in part	<p>Rural production areas need to be protected from inappropriate land uses and a minimum site size requirement is an effective way of doing this. Council is however open to amending the minimum site sizes for the General Rural Zone and the Highly Productive Land Overlay. However it is not supportive of removing minimum lot sizes altogether.</p>

John Boyles	S175.001	Planning Maps and Overlays	Rezoning Requests	Amend zoning of 13 ha of land at Waipuna, Grey District to Rural Lifestyle	Support	Allow	<p>The allotments in question appear to meet the tests for rural lifestyle zoning i.e. taken on a more residential character, lot sizes are smaller than expected for general rural zoning and will allow the continued function of the general rural zone.</p> <p>The lots in question have long been established and have been residentially developed. there is scope for further subdivision (2 lots only) however the majority will not meet the minimum site size of 1ha for the Rural Lifestyle Zone.</p>
John Boyles	S175.002	Planning Maps and Overlays	Natural Hazards	Amend the Flood Plain overlay at Waipuna area to reflect the true risk and suggest the natural terraces and contour maps with GPS be used to do so.	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
Newcoast Resources Limited	S191.003	Open Space and Recreation Zones	Open Space and Recreation Zones	Retain mineral extraction provisions in the open space zones.	Support	Allow	<p>Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>
Newcoast Resources Limited	S191.002	Rural Zones	Rural Zones - Objectives and Policies	Retain provisions supporting mineral extraction in the rural zones.	Support	Allow	<p>Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>

Newcoast Resources Limited	S191.001	Mineral Extraction Zone	Mineral Extraction Zone	Retain mineral extraction zones, including at Barrytown	Neutral	Allow	Council supports the Mineral Extraction Zone as drafted. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Newcoast Resources Limited	S191.004	STRATEGIC DIRECTION	Mineral Extraction	I support recognising the importance of mining to the West Coast.	Support	Allow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing.
Ken and Robyn Ferguson	S192.001	Planning Maps and Overlays	Natural Hazards	Amend the Flood Plain overlay over the Waipuna Area to reflect the actual risk and exclude identified areas on terraces.	Support	Allow	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
Ken and Robyn Ferguson	S192.002	Planning Maps and Overlays	Rezoning Requests	Remove the "Highly Productive Land" Precinct over land at Waipuna.	Oppose in part	Disallow in part	This is an area of predominantly rural production. It is considered appropriate to impose larger allotment sizes to protect the area from inappropriate and incompatible land uses. Council is however amenable to reducing the coverage of the Overlay.
Whittaker Ventures Ltd	S197.001	Planning Maps and Overlays	Natural Hazards	Remove the flood plain overlay from properties at Nelson Creek - 332 Nelson Creek Road and 239 Nelson Creek Road.	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
Whittaker Ventures Ltd	S197.002	Planning Maps and Overlays	Natural Hazards	Remove the Flood Plain Overlay.	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.

Barry Mason	S208.003	General Rural Zone	General Rural Zone Rules	to make any form of mining activity in barrytown and over the barrytown flats a discretionary activity requiring public notification and resource consent	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Barry Mason	S208.002	General Rural Zone	GRUZ - R12	i wish to oppose GRUZ-R12 and wish to make mineral extraction a discretionary and restricted activity in rural zones	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Barry Mason	S208.001	Planning Maps and Overlays	Rezoning Requests	To remove proposed MINZ from Barrytown	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Murray Stewart	S217.002	Planning Maps and Overlays	Rezoning Requests	Review boundaries of Highly Productive Land Precinct based on soil type. Remove areas of rocky and landslide areas.	Support in part	Allow in part	The HPL Overlay identifies areas of predominantly rural production. It is considered appropriate to impose larger allotment sizes to protect these area's from inappropriate and incompatible land uses.
Susan and Kevin Hall and Dunn	S218.001	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	Include the wetland listed in the WCRC Land and Water Plan as Aratika BRUP056 (legal title: Lot 2 DP 3977 as an SNA in the TTPP to ensure the ongoing protection of this special area.	Support in part	Allow in part	There are many ways to protect land i.e. QEII covenant, other restrictive covenants. However if a landowner wishes to have an area mapped as SNA Council is supportive of this. Th is however subject to the appropriate legislated process gone through.
Susan and Kevin Hall and Dunn	S218.002	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	Clarify protection of wetlands that meet RPS criteria in TTPP.	Support in part	Allow in part	Wetlands are appropriately located in a regional plan..

Terry O'Regan	S221.001	General Residential Zone	GRZ - R1	Put in place height restrictions that prevent multistory buildings or large trees blocking views..	Support in part	Allow in part	Restrictions on structure heights are by way of Recession Plane in the Residential Zone (Moana). Council considers this appropriate. Tree heights are not controlled. Council would be amenable to exploring a way to regulate .
Paul Miles	S226.001	Planning Maps and Overlays	Natural Hazards	Review the boundaries of the Flood Plain Overlay based on contours and actual flood risk. Look specifically at Lot 2 DP3629, Lot 2 DP331707 and the Arnold River.	Support	Allow	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
Laura Mills	S240.001	SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Retain sites added in the draft: Waiuta Historic Place, Waipuna Station Homestead, Blackwater School, Runanga Miners Hall, Remains of Taylorville Wallsend Swing Bridge, Heatherbell Hotel, Cobden Rail Bridge, Regent Theatre, St Patricks Presbytery, Dixon Park Band Rotunda.	Support in part	Allow in part	Council acknowledges the historic sites and areas within its district. Council is supportive of those sites included and new sites proposed by way of submission. Council however requires that an appropriate assessment process is undertaken to ensure that new sites meet relevant criteria for inclusion in the plan.

Laura Mills	S240.002	SCHED2 - SCHEDULE OF NOTABLE TREES	SCHED2 - SCHEDULE OF NOTABLE TREES	Retain sites added in the draft: Waiuta Historic Place, Waipuna Station Homestead, Blackwater School, Runanga Miners Hall, Remains of Taylorville Wallsend Swing Bridge, Heatherbell Hotel, Cobden Rail Bridge, Regent Theatre, St Patricks Presbytery, Dixon Park Band Rotunda, Magnolia at Atarua, and Lawsons Cypress, Oak and Liquid Amber - Blackball	Support in part	Allow in part	Council acknowledges the historic sites and areas within its district. Council is supportive of those sites included and new sites proposed by way of submission. Council however requires that an appropriate assessment process is undertaken to ensure that new sites meet relevant criteria for inclusion in the plan
Laura Mills	S240.003	SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	That a trained historian does an assessment of sites including the following to see if they should be Scheduled in the Plan. Greymouth Star on Werita St, the old Hannan and Seddon law building on Werita Street, heritage trees at Dixon Park; trees off Kilgour road in the Coronation Domain reserve; the fountain outside the Grey District Council; the goldmining tunnels of the Woods Creek track at Rutherglen; Taramakau rail bridge; payroll robbery memorial at Runanga; Cobden gun emplacemen; WWII pill box at Blaketown tiphead; Londonderry rock at Kumara; the old greenstone mine remains at Mt Griffin ; Dillons Hut up the Taipo (the old Dillon homestead); hotpool remains just near Gloriavale; Nelson Creek tunnels and swing bridge.	Support	Allow	Council acknowledges the historic sites and areas within its district. Council is supportive of those sites included and new sites proposed by way of submission. Council however requires that an appropriate assessment process is undertaken to ensure that new sites meet relevant criteria for inclusion in the plan

Glenn Elley	S249.001	Subdivision	SUB - S1	4 Ha blocks are not a feasible minimum size on the West Coast - We do not have enough useable land to warrant this and it needs to be dropped to 1 Ha or less if connected to wastewater services.	Oppose	Disallow	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
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Glenn Elley	S249.002	Subdivision	SUB - S1	The 10Ha minimum, for high value productive land, needs to come down to 4Ha as it is almost impossible to run an agricultural business on a 10Ha property so far.	Oppose in part	Disallow in part	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
Charles Elley	S251.001	General Rural Zone	GRUZ - R8	Remove the Rule Completely	Oppose in part	Disallow in part	<p>The effects of visitor accommodation are often brought into Council's domain. The proposed reflect a level which has been determined as likely have a no more than minor effect.</p> <p>Council is however open to amendment regarding the number of paying guests.</p>

Charles Elley	S251.003	General Residential Zone	GRZ - R7	Remove requirements restricting the relocation of buildings intended to be Dwellings to only allow those buildings that were originally dwellings. [note this submission is summarised against GRZ - R7 but the submission equally applies to other relevant rules across the Plan.]	Oppose in part	Disallow in part	The relocation of buildings, particularly older buildings can lead to adverse visual amenity effects. A rule framework to ensure adverse visual effects are mitigated is considered warranted.
Deb Langridge	S252.001	Planning Maps and Overlays	Rezoning Requests	No mineral extraction zone at Barrytown (Collins Creek)	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Deb Langridge	S252.003	Noise	NOISE - R11	Amend the plan so that noisy activities have shorter working hours, 8am-5pm is more suitable if there are residents nearby who will be disturbed by this. ..Weekends and public holidays should be quiet otherwise they are not holidays or breaks are they? Reduce the noise limit from 55 dB to 45 dB. The noise limit should be taken at the boundary not a notional boundary,	Oppose	Disallow	Best practice has been applied in writing these rules. A noise limit is favored over the noise type and source.

Deb Langridge	S252.004	Noise	NOISE - R6	<p>Reduce noise limits to no more than 50/45 decibels or lower and have shorter hours.8-5pm for noisier times.</p> <p>There must be weekend and holidays as quiet times for well being of people, especially if a sustained activity .</p> <p>There should be a distinction between occasional farm noise and mining incessant noise in the noise limits.</p> <p>Noise should be measured on the boundary not notional</p>	Oppose	Disallow	A noise limit has been favored over signaling out specific types of noise and what makes the noise. this is considered most appropriate given the enormous potential sources of noise.
Deb Langridge	S252.005	SCHED2 - SCHEDULE OF NOTABLE TREES	SCHED2 - SCHEDULE OF NOTABLE TREES	The roadside Rata tree on the Langridge property/ road reserve at Barrytown, and any other rata trees along the highway in Barrytown should have protection.	Support in part	Allow in part	Provided that any tree meets the classification criteria for protection then Council is supportive of inclusion on the register.
Deb Langridge	S252.006	Noise	NOISE - R3	Buildings which produce noise should be insulated to a standard so that their machinery or whatever is not offending the neighbours.ie mine buildings, workshops	Oppose	Disallow	Noise limits have been included throughout the plan. They are all encompassing and apply to buildings, vehicles and all other noise generating sources.

Deb Langridge	S252.007	Subdivision	Subdivision Rules	General rural landowners should be able to subdivide land if they wish to into small house size lots	Oppose	Disallow	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
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Deb Langridge	S252.008	Mineral Extraction Zone	Mineral Extraction Zone	Develop new appropriate sand mining rules - HMC mining should be a Discretionary activity	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
				Negate the possibility of reverse sensitivity arguments being used for existing consented mineral extraction operations where subsequent consents allow an unacceptable increase in heavy truck movements along the same stretch of road to a level which would generate a minor or more than minor effect on the communities or businesses along the road.			
				No night-time truck movements where the trucks pass within 40m of houses on RLZ properties. E.g. no heavy truck movements between 11 pm and 6 am [as currently for milk tankers].			
				Monitoring of cumulative effects of dust, noise, effects on wildlife and loss of amenity values from increasing numbers of articulated mining trucks along routes to the port.			
				Maximum allowable daily heavy truck movements be established for a road (or sections thereof) at the time of granting the first mining consent application using that road. Allowable truck movements for subsequent applications will be limited to the designated maximum allowable truck movements minus the existing consented daily truck movements from other mine sites.			
				Notification.			
				The Council should take a broad view when identifying affected parties and making notification decisions. E.g. considering whether the effects of heavy truck movements from a mine site to a port will affect commercial tourism and hospitality businesses on the trucking route, potentially many kilometres away from the mine site.			
				The Council should be proactive in consulting potentially affected parties along the transport routes from mine to port (where minor or more than minor effects are anticipated) prior to making notification decisions in accordance with S95E of the RMA and associated point 6 under Notification rules in the TTPP General Approach section (6. Are there any persons who are adversely affected in a minor or more than minor way in relation to the activity?)			

Deb Langridge	S252.009	General Residential Zone	GRZ - R12	Mineral extratction should be Restricted discretionary activity in rural zones. remove GRUZ 12	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Hayden Kendrick	S259.001	Planning Maps and Overlays	Natural Hazards	Amend the Flood Plain Overlay to be a true and correct account of how the Grey valley geographically sits using contour maps, GPS and site investigation. Anything less is an insult to our rights as property owners and to future generations.	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
Janice Flinn	S260.001	Planning Maps and Overlays	Rezoning Requests	To rezone Barrytown Flats to General Rural instead of the proposed Mineral Extraction Zone	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Jane Neale	S262.002	Mineral Extraction Zone	Mineral Extraction Zone	Do not prioritise mineral extraction over other uses. Recognise that coal mining is a sunset industry and should not be given preference over other land uses, including protection and conservation of the land.	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Jane Neale	S262.007	Planning Maps and Overlays	Planning Maps and Overlays	Ensure boundaries for zones are accurate and justifiable.	Support	Allow	It is evident that some zones/overlays cross property boundaries where they shouldn't. further review should be undertaken to ensure all are accurate.
Stephen Page	S270.017	General Rural Zone	GRUZ - R12	I propose that the provisions that relate to mineral extraction be rewritten, so that TTPP identifies how mining activity will be managed to ensure that mining activity does not harm neighbours and communities.	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
West Coast Penguin Trust	S275.002	Ecosystems and Indigenous Biodiversity	ECO- O4	Amend to: To maintain protect, maintain and support the enhancement of the range and diversity of ecosystems and indigenous species found on the West Coast/Te Tai o Poutini.	Oppose	Disallow	Inconsistent with the RPS

Laura Garber	S278.001	General Rural Zone	GRUZ - R12	Remove GRUZ R12 and make Mineral extraction a restricted discretionary activity in Rural Zones.	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Rosemary Erickson	S280.001	Planning Maps and Overlays	Mineral Extraction Zone	No mineral abstraction to be allowed in the Barrytown area.	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

John Caygill	S290.009	Whole Plan	Whole plan	Ensure there is a requirement for an ecological assessment in accordance with the RPS significance criteria for all new mineral extraction activities.	Oppose	Disallow
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Over the past near twenty years the Grey District Council has been working towards the mapping of SNA. Identification has taken place (some time ago) however due to a sequence of unfortunate and un-controllable events the mapping (by Council initiated plan change) has yet to occur. Regardless the project was undertaken in terms of obligations in S.6(c) of the Resource Management Act 1991. The project had heavily involvement from Federated Farmers, Department of Conservation (DOC) and Forest and Bird. At times it was acrimonious, but an SNA process was decided on which was in keeping with all parties philosophical approach to the protection of the Districts indigenous biodiversity.

To summarise that process promulgated by Council; a stepped process which, generically speaking, involved Council, based on Ecologist input (desktop studies), developing a list of all property in the District with likely ecological features that had significance value; submitted this list to Department of Conservation who could add to the list or remove from it, and then agreeing on the list

referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of such SNAs.

An important component of Council's process was the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 values on the land and also in agreeing on ways and means to put measures in place to protect such features.

Council considers its obligations under s6 of the Act meet.

John Caygill	S290.008	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Amend the provisions so that the protection requirements for significant indigenous vegetation and significant habitats of indigenous fauna, and mandated by the RMA (section 6), and set-out in the RPS, are included in the plan.	Oppose	Disallow
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An important component of Council's process was the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 values on the land and also in agreeing on ways and means to put measures in place to protect such features.

Council considers its obligations under s6 of the Act meet.

John Caygill	S290.002	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	SNA's should be identified according to the RPS Appendix 1 Significance criteria, and mapped across the entire West Coast region, and listed in the plan.	Oppose in part	Disallow in part
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Over the past near twenty years the Grey District Council has been working towards the mapping of SNA. Identification has taken place (some time ago) however due to a sequence of unfortunate and un-controllable events the mapping (by Council initiated plan change) has yet to occur. Regardless the project was undertaken in terms of obligations in S.6(c) of the Resource Management Act 1991. The project had heavily involvement from Federated Farmers, Department of Conservation (DOC) and Forest and Bird. At times it was acrimonious, but an SNA process was decided on which was in keeping with all parties philosophical approach to the protection of the Districts indigenous biodiversity.

To summarise that process promulgated by Council; a stepped process which, generically speaking, involved Council, based on Ecologist input (desktop studies), developing a list of all property in the District with likely ecological features that had significance value; submitted this list to Department of Conservation who could add to the list or remove from it, and then agreeing on the list

Colin Robertson	S293.002	General Rural Zone	GRUZ - R12	No mining as a permitted activity on the plan on the Barrytown flats	Neutral	Disallow	referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of such SNAs. An important component of Council's process was the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 values on the land and also in agreeing on ways and means to put Rules are subject to a consenting pathway. protect such features.
Colin Robertson	S293.001	Mineral Extraction Zone	Mineral Extraction Zone	No mining as a permitted activity on the plan on the Barrytown flats	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
West Coast Fish and Game Council	S302.004	Public Access	Public Access	Amend descriptive text as follows ... Many also cross bisect private land or traverse sensitive ecological environments ...	Support	Allow	Reasoning for amending makes sense and would be beneficial for the Plan.
West Coast Fish and Game Council	S302.005	Natural Character and Margins of Waterbodies	NC - R2	Amend NC – R2 Buildings or structures within the Riparian margin of a river, Lake or Wetland. Amend Permitted Activity Rule by adding the following wording to the list of permitted buildings and structures; Temporary Mai Mai for game bird hunting	Support in part	Allow in part	Reasonable request. Note though that a timeframe may be useful.
West Coast Fish and Game Council	S302.006	Activities on the surface of water	ASW - R4	Amend Permitted Activity Rule ASW – R4 Installation of structures on the Surface of Natural Waterbodies by adding;	Support in part	Allow in part	Reasonable request. Note though that a timeframe may be useful.

These are temporary Mai Mai installed for the purposes of lawful gamebird hunting; or

Gina Hogarth	S304.001	Rural Lifestyle Zone	RLZ - R1	Reduce the internal boundary setback to 3m for lots Zoned Rural Lifestyle Zone that adjoin another Rural Lifestyle Zone.	Support in part	Allow in part	Points raised are valid. A reduction in setback is supported however it is considered that 5m may be more appropriate.
Gina Hogarth	S304.002	Noise	NOISE - R3	Amend the noise rules with consideration of the lower traffic volumes in Buller and to provide a set of permitted mitigations (such as bunding) to negate the need for a Suitably qualified acoustic engineer to verify that the building meets the permitted criteria.	Support in part	Allow in part	Submission point is strongly agreed with. Traffic volumes throughout the entire region are low by a national comparison particular in the rural areas. The noise insulation requirements are arduous.
Gina Hogarth	S304.004	Planning Maps and Overlays	Natural Hazards	Review the extent of any hazard overlays which do not have expert reports and evidence to validate them.	Support	Allow	Given the amount and nature of overlays, coupled with the potential significant outcomes all overlays should be validated by way of expert assessment. This should also include ground truthing and landowner consultation.
Teresa Wyndham-Smith	S312.008	Planning Maps and Overlays	Mineral Extraction Zone	I absolutely oppose the Barrytown Flats area being classified as a Mineral Extraction Zone.	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Roger Ewer	S316.002	General Rural Zone	GRUZ - R12	Remove GRUZ R12 and make mineral extraction a restricted discretionary activity in Rural zones	Oppose	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing.</p> <p>Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities.</p> <p>Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>
Roger Ewer	S316.001	Planning Maps and Overlays	Rezoning Requests	Remove the Mineral Extraction Zone at Barrytown and make mineral extraction a restricted discretionary activity.	Neutral	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing.</p> <p>Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities.</p> <p>Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>

Lucina Brady	S322.002	Historic Heritage	Other Methods	However, one thing I would like to identify and that is for the Old Courthouse in Greymouth to be purchased and retained so that 'History House can be housed in there	Support in part	Allow in part	Council acknowledges the historic sites and areas within its district. Council is supportive of those sites included and new sites proposed by way of submission. Council however requires that an appropriate assessment process is undertaken to ensure that new sites meet relevant criteria for inclusion in the plan.
Neville Higgs	S329.003	Temporary Activities	TEMP - R5	Delete section 1 of this provision	Support in part	Allow in part	Leave Freedom Camping regulation to bylaws.
Lynette Heine	S354.001	Natural Hazards	Natural Hazards	The delineation of the 'Flood Plain' boundaries looks to have used a straight line technique - it does not follow contours. Request for a revision of the Flood Plain overlay covering the property, Sec 42 672 BLK X Mawheranui SD. While Sec 42 could be considered as flood plain, R.S 672 includes land that rises significantly as series of stepped river terraces.	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
Lindy Mason	S355.002	General Rural Zone	GRUZ - R12	R12 should be removed. Mineral Extraction should be a restricted discretionary activity in General Rural Zones	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Lindy Mason	S355.005	Planning Maps and Overlays	Rezoning Requests	Rezone the MINZ area on the Barrytown Flats as GRUZ.	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Dean Mason	S356.001	Planning Maps and Overlays	Rezoning Requests	I seek to remove Mineral Extraction Zoning from the Barrytown Flats and apply GRUZ zoning by default to all areas not otherwise zoned, eg lifestyle.	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
David Hahn	S368.001	Planning Maps and Overlays	Natural Hazards	Amend the 'Flood Plain' overlay to exclude areas situated well above the river level.	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.

Trevor Hayes	S377.005	General Rural Zone	GRUZ - R12	Decision sought: Remove GRUZ R12 and make Mineral extraction a restricted discretionary activity in Rural Zones	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Trevor Hayes	S377.006	General Rural Zone	GRUZ - R18	Decision sought: Remove GRUZ R18. All proposed mineral extraction activities in General Rural Zones should be considered Restricted Discretionary or Discretionary (GRUZ R25).	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Trevor Hayes	S377.007	Planning Maps and Overlays	Mineral Extraction Zone	Rezone Barrytown Flats Mineral Extraction Zone to General Rural Zone	Neutral	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>
Heather Muir	S385.001	Mineral Extraction Zone	Mineral Extraction Zone	Delete Mineral Extraction Zones from the Plan	Oppose	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>

Sharon Langridge	S388.002	General Rural Zone	GRUZ - R12	Remove GRUZ -R12 - Mineral extraction should be a Restricted Discretionary or Discretionary activity in Rural Zones.	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Sharon Langridge	S388.003	General Rural Zone	GRUZ - R18	Remove GRUZ R18	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Sharon Langridge	S388.001	Planning Maps and Overlays	Rezoning Requests	Delete - Barrytown Flats Mineral Zone on the Property Lot 1 DP412689 Rural Section 2847 Section 5 Block 5. This should be changed to General Rural Zone.	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Ross Wildbore	S389.001	Planning Maps and Overlays	Rezoning Requests	Amend Amend - Barrytown Flats Mineral Zone - ie remove it from plan. This should be changed to General Rural Zone.	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Ross Wildbore	S389.002	Mineral Extraction Zone	Overview	Only zone areas mineral extraction zone where they fit with the approach outlined in the overview.	Support in part	Allow in part	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Karen Vincent	S393.002	General Rural Zone	GRUZ - R12	Remover GRUZ - R12 and require discretionary activity consent for all mining.	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Karen Vincent	S393.001	Planning Maps and Overlays	Rezoning Requests	Oppose mineral extraction zone at Barrytown Flats.	Neutral	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>
Jane Nolan	S397.002	General Rural Zone	GRUZ - R12	Remove this rule. Have no mining on the Barrytown flats in any zone.	Neutral	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>

Jane Nolan	S397.003	General Rural Zone	GRUZ - R18	Remove this rule. Have no mining on the Barrytown flats in any zone.	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Jane Nolan	S397.004	General Rural Zone	GRUZ - R25	Remove this rule. Have no mining on the Barrytown flats in any zone.	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Jane Nolan	S397.001	Planning Maps and Overlays	Rezoning Requests	Rezone the Barrytown Mineral Extraction Zone as General Rural.	Neutral	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>
Veronica Carroll	S399.001	Planning Maps and Overlays	Rezoning Requests	Remove the mineral extraction zone from Barrytown Flats.	Neutral	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>

G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited	S415.007	Subdivision	SUB	Keep the area as subdividable to one hectare. An allowance needs to be made for those wanting to subdivide non-productive land if below the subdividable area.	Oppose in part	Disallow in part	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
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G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited	S415.010	ZONES	ZONES	Keep the area as subdividable to one hectare. An allowance needs to be made for those wanting to subdivide non-productive land if below the subdividable area.	Oppose in part	Disallow in part	Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements. The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character. By requiring larger lot sizes in rural zones the above can be achieved.
Rebecca Inwood	S422.001	Ecosystems and Indigenous Biodiversity	Permitted Activities	Review the rules framework so that when SNAs are identified and scheduled in Buller there remain Permitted Activity provisions.	Support in part	Allow in part	Strongly agree that post assessment (and mapping) if not deemed SNA then there should be the ability to clear vegetation as of right. Also if adopted should apply to the whole region (Grey and Westland's Districts also).

Anne Chapman	S425.001	Planning Maps and Overlays	Natural Hazards	Review / delete the flood overlays	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
Mills Family Trust	S427.001	Planning Maps and Overlays	Natural Hazards	Remove the flood plain overlay over the land on two terraces above Nelson Creek Road	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
Bruce Jones	S429.001	Planning Maps and Overlays	Natural Hazards	My property on Nelson Creek Road is included in the flood plain and there is no way it could ever flood as it is on a high terrace. If it ever floods God help the rest of the West Coast.	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
Christopher and Donna Meates	S430.001	Subdivision	SUB - R3	Reduce the minimum lot size for Controlled Activity subdivision to 5000m2	Oppose	Disallow	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>

Christopher and Donna Meates	S430.003	Subdivision	SUB - S1	Reduce the minimum lot size for subdivision in the General Rural Zone to 5000m2	Oppose	Disallow	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
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Christopher and Donna Meates	S430.002	General Rural Zone	GRUZ - R3	Amend rule to reduce the minimum density for the General Rural Zone down to 5,000m2	Oppose	Disallow	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
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Suzanne Hills	S443.021	Ecosystems and Indigenous Biodiversity	ECO - P1	The Grey District also needs to be subject to ECO P1 i to iv in order for SNAs in Grey continue to be identified and scheduled.	Oppose	Disallow
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Over the past near twenty years the Grey District Council has been working towards the mapping of SNA. Identification has taken place (some time ago) however due to a sequence of unfortunate and un-controllable events the mapping (by Council initiated plan change) has yet to occur. Regardless the project was undertaken in terms of obligations in S.6(c) of the Resource Management Act 1991. The project had heavily involvement from Federated Farmers, Department of Conservation (DOC) and Forest and Bird. At times it was acrimonious, but an SNA process was decided on which was in keeping with all parties philosophical approach to the protection of the Districts indigenous biodiversity.

To summarise that process promulgated by Council; a stepped process which, generically speaking, involved Council, based on Ecologist input (desktop studies), developing a list of all property in the District with likely ecological features that had significance value; submitted this list to Department of Conservation who could add to the list or remove from it, and then agreeing on the list

referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of such SNAs.

An important component of Council's process was the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 values on the land and also in agreeing on ways and means to put measures in place to protect such features.

Council considers its obligations under s6 of the Act meet.

Suzanne Hills	S443.027	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend rule to remove exclusions for Grey District, ensure ONLS in Buller and Westland are included, and reduce the blanket provision for permitted clearance of 0.5ha/3 years (and 5ha/site/3 yrs for manuka, kanuka and bracken	Oppose in part	Disallow in part
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Suzanne Hills	S443.044	General Rural Zone	GRUZ - R12	Remove GRUZ R12 and make mineral extraction a discretionary activity in the Rural Zone.	Oppose	Disallow	referred to as the potential SNA list. As a subsequent step, Council resources is important for the West Coast's economy. It enables Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of economic, social and cultural wellbeing. An important component of Council's process was a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway. protect such features.
Suzanne Hills	S443.045	General Rural Zone	GRUZ - R18	Remove and make mineral extraction a discretionary activity in the Rural Zone	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Suzanne Hills	S443.046	General Rural Zone	GRUZ - R25	Remove and make a discretionary activity with controls in place over cumulative adverse effects from potential of multiple concurrent mining operations.	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Suzanne Hills	S443.049	Rural Lifestyle Zone	RLZ - R15	That mineral extraction is a discretionary activity	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Suzanne Hills	S443.052	Mineral Extraction Zone	MINZ	Remove this zoning designation from the plan.	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Suzanne Hills	S443.051	Planning Maps and Overlays	Rezoning Requests	Rezone the Mineral Extraction Zone on the Barrytown Flats to Rural Zone	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Clare Backes	S444.005	Ecosystems and Indigenous Biodiversity	ECO - P1	The criteria in the West Coast Regional Policy statement should be applied to areas in the Grey District as well Buller and Westland Districts. Provide information on how the SNA evaluation will be progressed.	Oppose in part	Disallow in part
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To summarise that process promulgated by Council; a stepped process which, generically speaking, involved Council, based on Ecologist input (desktop studies), developing a list of all property in the District with likely ecological features that had significance value; submitted this list to Department of Conservation who could add to the list or remove from it, and then agreeing on the list

referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of such SNAs.

An important component of Council's process was the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 values on the land and also in agreeing on ways and means to put measures in place to protect such features.

Council considers its obligations under s6 of the Act meet.

Clare Backes	S444.008	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend rule so that all vegetation clearance is a discretionary activity.	Oppose	Disallow
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Clare Backes	S444.015	Mineral Extraction Zone	Mineral Extraction Zone	Delete the Mineral Extraction Zone.	Oppose	Disallow	referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of economic, social and cultural wellbeing. An important component of Council's process has been the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway. protect such features.
Alistair Cameron	S452.001	Whole Plan	Whole plan	Amend to give effect to Policy Min-P3 and provide provision for "future use and activities" throughout the plan	Support	Allow	Mineral extraction does have a finite timeframe. It would be appropriate to the Act meet obligations under s6 of the Act make provision for the use of land post mineral extraction.
Alistair Cameron	S452.003	Mineral Extraction Zone	Rules	<p>Add Rule MINZ – Rx: Activities after Mining Works Completed</p> <p>Activity Status Permitted</p> <p>Where:</p> <p>1. All mineral extraction works have been completed on a site, and the land fully rehabilitated in accordance with the mine closure plan and rehabilitation programme in the Mineral Extraction Management Plan required by Rule MINZ – R2;</p> <p>2. The Permitted Activity rules for the GRUZ – General Rural Zone shall apply as if the site were located in that zone, except that:</p> <p>(a) No sensitive activities shall be located within [xx] metres of land in the Mineral Extraction Zone that has not been mined.</p> <p>Proposed Rule MINZ – Rx: Activities after Mining Works Completed not meeting Permitted Activity Standards</p> <p>Activity Status Discretionary</p>	Support	Allow in part	Mineral extraction does have a finite timeframe. It would be appropriate to make provision for the use of land post mineral extraction.

Alistair Cameron	S452.002	Mineral Extraction Zone	Permitted Activities	<p>Add Rule MINZ – Rx: Rural Industries</p> <p>Activity Status Permitted</p> <p>Where:</p> <p>(a) Maximum building height above ground level is 10m;</p> <p>(b) Buildings are setback a minimum of 10m from the road boundary and 10m from internal boundaries;</p> <p>(c) There is a maximum of 30 heavy vehicle movements per day (excluding internal movements within the mineral extraction site);</p> <p>(d) There shall be no offensive or objectionable dust nuisance at or beyond the property boundary as a result of the activity;</p> <p>(e) Noise meets the Permitted Activity Standards in Rule NOISE - R7; and</p> <p>(f) Light and glare meet the Permitted Activity standards in Rule LIGHT - R4.</p>	Support in part	Allow in part	Mineral extraction does have a finite timeframe. It would be appropriate to make provision for the use of land post mineral extraction.
Murray Stuart and Karen Jury Rob Lawrence	S455.002	General Rural Zone	GRUZ - R12	Make mineral extraction require a resource consent in any Rural Zone.	Oppose in part	Disallow in part	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Murray Stuart and Karen Jury Rob Lawrence	S455.003	Mineral Extraction Zone	Mineral Extraction Zone	Mineral extraction to require a resource consent so that impacts on surrounding communities are able to be avoided, remedied or mitigated.	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Greenstone Retreat	S459.003	Mineral Extraction Zone	Mineral Extraction Zone	The provisions that relate to mineral extraction be rewritten, so that the TTPP identifies how mining activity will be managed to ensure the activity does not harm neighbours and communities	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
T Croft Ltd	S460.003	Planning Maps and Overlays	Rezoning Requests	Rezone the caretakers residence at 139 Arnold Valley Road (Lot 2 DP 2261) as Light Industrial Zone.	Support	Allow	Support this re-zoning request. Council concurs with the reasons given in the submission.
T Croft Ltd	S460.005	Subdivision	SUB - R13	Remove the flood plain overlay and associated subdivision rule	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.

T Croft Ltd	S460.004	Planning Maps and Overlays	Natural Hazards	Remove the Flood Plain Overlay completely from Te Tai o Poutini Plan.	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
T Croft Ltd	S460.006	Planning Maps and Overlays	Natural Hazards	Remove the flood plain overlay from Lot 2 DP 2338 at Stillwater..	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
Cashmere Bay Dairy Ltd	S461.008	Rural Zones	RURZ - O6	Amend the objective so that on site servicing should generally be allowed where there are no existing Council services and it can be demonstrated that effects from servicing can be contained on site.	Support	Allow	Without reticulated servicing then onsite is the only option. It is an accepted form of servicing structures so is supported by Council.
Cashmere Bay Dairy Ltd	S461.002	Settlement Zone	SETZ - R1	<p>Amend rule as follows:</p> <p>Rule SETZ – R1</p> <p>Activity Status Permitted</p> <p>Where:</p> <p>1. Residential unit density is no more than:</p> <p>i. 1 unit per 500m2 net site area in areas fully serviced by a network utility operator with wastewater, water supply and stormwater systems; or , except that:</p> <p>a. where smaller sites were lawfully established under the previous Buller, Grey or Westland District Plan then the residential unit density is unit per site; or</p> <p>ii. 1 unit per 1000m2 net site area in areas where there is of wastewater, water supply and stormwater systems;</p> <p>2. Except that</p> <p>i. where smaller sites were lawfully established under the previous operative Buller, Grey or Westland District Plan then the residential unit density is one residential unit per site; or</p> <p>ii. In the SETZ - PREC4 - Rural Residential Precinct residential unit density is 1 unit per 4000m2 net site area.</p>	Support	Allow	Does seem overly onerous to require further consenting. Submission point is supported by Council.

Inger Perkins	S462.024	STRATEGIC DIRECTION	Mineral Extraction	Amend the mineral extraction strategic direction so that it does not support further extraction of coal.	Oppose	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>
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Inger Perkins	S462.011	Ecosystems and Indigenous Biodiversity	ECO- O1	Amend the objective to include the review of SNAs in the Grey District.	Oppose	Disallow
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Inger Perkins	S462.027	General Rural Zone	GRUZ - R12	remove Permitted Activity for mineral extraction and make all mineral extraction require a resource consent.	Oppose	Disallow	referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of economic, social and cultural wellbeing. An important component of Council's process was the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway. protect such features.
Inger Perkins	S462.026	Planning Maps and Overlays	Rezoning Requests	Rezone Mineral Extraction Zone areas where there are no resource consents in place.	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Davis Ogilvie & Partners Ltd	S465.017	Subdivision	SUB - R7/ECO - R4	Amend so that there is no minimum lot size for this purpose.	Support	Allow	The intent should be for the protection of significant indigenous biodiversity as opposed to lot size. Minimum lot sizes are primarily set to ensure amenity values and land uses are retained/protected. In this instance this does not apply.

Davis Ogilvie & Partners Ltd	S465.025	Subdivision	SUB - S1	Retain approach that minimum lot sizes in the Settlement zones is set as "1000m2 in unsewered areas and 500m2 in sewered areas".	Support in part	Allow in part	The larger lot size for unsewered (reticulated) sites is a historic mechanism from the operative District Plans. Given the improvements in on site wastewater systems does there need to be a different lot size. There is potential for further investigation to be undertaken to determine this.
Davis Ogilvie & Partners Ltd	S465.006	Mineral Extraction Zone	Rules	<p>That a new Permitted Activity rule should be included in the TTPP allowing the establishment of rural industries (defined in the TTPP as "an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production") in the Mineral Extraction Zone.</p> <p>Proposed wording for this rule, as follows, is similar to that for ancillary mining activities</p> <p>Proposed Rule MINZ – Rx: Rural Industries</p> <p>Activity Status Permitted Where:</p> <p>(a) Maximum building height above ground level is 10m;</p> <p>(b) Buildings are setback a minimum of 10m from the road boundary and 10m from internal boundaries;</p> <p>(c) There is a maximum of 30 heavy vehicle movements per day (excluding internal movements within the mineral extraction site);</p> <p>(d) There shall be no offensive or objectionable dust nuisance at or beyond the property boundary as a result of the activity;</p> <p>(e) Noise meets the Permitted Activity Standards in Rule NOISE - R7; and</p> <p>(f) Light and glare meet the Permitted Activity standards in Rule LIGHT - R4.</p>	Support in part	Allow in part	Submission point has merit. Particularly prior to and after mineral has occurred.
Davis Ogilvie & Partners Ltd	S465.002	Planning Maps and Overlays	Natural Hazards	Delete the Flood Plain Overlay	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
New Zealand Coal & Carbon Limited	S472.048	Schedule Nine: Lawfully Established Mineral Extraction and Processing Areas	SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS	Add under the "Authorisation Mechanism" for Roa Mine Blackball and Rajah Mine Blackball of these mines resource consent numbers GDC resource consent 1422/06, GDC building consent 989139 and WCRC resource consents RC06166, RC10075 and RC01/92	Support	Allow	Council is in agreeance that these authorizations have been omitted in error.

New Zealand Coal & Carbon Limited	S472.002	Planning Maps and Overlays	Ecosystems and Indigenous Biodiversity	Amend the Significant Natural Areas overlays to exclude Roa Mining Company Ltd, Francis Mining Co. Ltd and New Creek Mining Ltd mining areas from the overlay	Oppose	Disallow
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Katherine Gilbert	S473.007	Mineral Extraction Zone	Mineral Extraction Zone	Remove the Mineral Extraction Zone from the Plan	Oppose	Disallow	<p>referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of economic, social and cultural wellbeing. An important component of Council's process was the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway. protect such features.</p>
Katherine Gilbert	S473.005	Mineral Extraction Zone	Rules	Remove all permitted activities within the zone.	Oppose	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>

Russell and Joanne Smith	S477.004	Ecosystems and Indigenous Biodiversity	ECO - R2	Delete ECO – R2 Alternatively, increase vegetation clearance area in the coastal environment to more accurately reflect the vegetation clearance required in a typical build.	Support in part	Allow in part
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Russell and Joanne Smith	S477.021	Subdivision	SUB - S1	Remove the minimum 4ha and replace with something more practical for todays lifestyle housing requirements eg 5000m2 or 1ha	Oppose in part	Disallow in part	<p>referred to as the potential SNA list. As a Managing residential development in rural areas is important to Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of (primary production), such SNAs.</p> <p>Non-rural activity can lead to conflict with new and existing farming the focus on landowners operations and vice versa, and take land out of production. Also if determination of the S6 values on the land and rural character may also in agreeing on ways and means to put change. It also conflicts with aims to concentrate residential growth in existing towns and Council considers its obligations under s6 of the Act meet.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land of vegetation clearance continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
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Russell and Joanne Smith	S477.022	General Rural Zone	GRUZ - R3	Remove the minimum 4ha and replace with something more practical for todays lifestyle housing requirements eg 5000m2 or 1ha	Oppose in part	Disallow in part	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
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Lynley Hargreaves	S481.019	Subdivision	SUB - S1	Reduce the minimum lot size for the General Rural Zone to 1ha	Oppose	Disallow	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
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Lynley Hargreaves	S481.004	Mineral Extraction Zone	Mineral Extraction Zone	Delete Mineral Extraction Zones from the Plan	Oppose	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>
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Tim Macfarlane	S482.022	General Rural Zone	GRUZ - R3	Remove the minimum 4ha and replace with something more practical for todays lifestyle housing requirements eg 5000m2 or 1ha	Oppose	Disallow	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
Rural Contractors New Zealand Incorporated ("RCNZ")	S489.006	General Rural Zone	Permitted Activities	<p>Include a new Permitted Activity for Rural Contract Depots Where:</p> <ol style="list-style-type: none"> 1. All performance standards for GRUZ R1 are complied with 2. The maximum number of staff is 7 (other than those living on site) 3. The rural contractor depot (including associated vehicle access, parking and manoeuvring areas is set back at least 50m from any existing sensitive activity. <p>Activity status where compliance not achieved: Restricted Discretionary.</p>	Support in part	Allow in part	Submission point is supported.

Rural Contractors New Zealand Incorporated ("RCNZ")	S489.007	General Rural Zone	Restricted Discretionary Activities	Add a new Restricted Discretionary Rule for Rural Contractor Depots. Matters of Discretion: <ol style="list-style-type: none"> 1. Bulk and location of buildings 2. Management of access, traffic and parking 3. Management of noise, lighting and dust 4. Landscape measures 5. Methods of water supply, wastewater treatment and disposal; and 6. Any requirement for financial contributions. Activity status where compliance not achieved: N/A	Support in part	Allow in part	Submission point is supported.
New Zealand Motor Caravan Association	S490.003	Temporary Activities	Temporary Activities Rules	Delete the rules relating to Freedom Camping	Support in part	Allow in part	Leave Freedom Camping regulation to national legislation and local bylaws.
Bathurst Resources Limited and BT Mining Limited	S491.004	Interpretation	LAWFULLY ESTABLISHED	Amend: means activities permitted through a rule in a plan, a resource consent, a national environmental standard or by an existing use right (as provided for in Section 10 of the RMA). In the case of mineral extraction it also includes an ongoing activity that was established under the provisions of a Coal Mining Licence or Ancillary Coal Mining Licence issued under the Coal Mines Act (1979).	Support	Allow	The proposed changes are deemed suitable as they are legal rights like the other mechanisms stated.
Bathurst Resources Limited and BT Mining Limited	S491.010	Transport	TRN - R12	Amend: Mining and Quarrying >30 heavy vehicle movements to or from the site per day	Support	Allow	Proposed clarifies the statement. This is supported by OCouncil.
Runanga Miners Hall Trust	S498.001	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend to include the Historic Mining Area of the Southern Paparoas, the Greymouth Coalfield and historic taonga and monuments, the Brunner Mine site (HH53-57) in the south on the eastern side of the Southern Paparoas, and north to Blackball (HH48-52), and on the western side of the Paparoas, the Rūnanga Miners' Hall (HH47) up to the Strongman Mine memorial. The towns involved would include Dobson, Stillwater, Blackball, Taylorville, Runanga, Dunollie and Rapahoe, and the sites of several old towns such as Rewanui, Wallsend and Brunnerton.	Neutral	Allow in part	Council acknowledges the historic sites and areas within its district. Council is supportive of those sites included and new sites proposed by way of submission. Council however requires that an appropriate assessment process is undertaken to ensure that new sites meet relevant criteria for inclusion in the plan.

Claire & John West	S506.021	Subdivision	SUB - S1	Remove the minimum 4ha and replace with something more practical for todays lifestyle housing requirements eg 5000m2 or 1ha	Oppose	Disallow	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
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Claire & John West	S506.022	General Rural Zone	GRUZ - R3	Remove the minimum 4ha and replace with something more practical for todays lifestyle housing requirements eg 5000m2 or 1ha	Oppose	Disallow	Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements. The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character. By requiring larger lot sizes in rural zones the above can be achieved.
Leonie Avery	S507.001	Interpretation	Definitions	Amend as follows: Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. The use of herd homes and wintering barns where the primary production activity principally otherwise occurs in an outdoor environment is not included in this definition.	Support	Allow	To avoid any doubt the amendment to the definition is sensible.
Jared Avery	S508.001	Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION	Amend as follows: Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. The use of herd homes and wintering barns where the primary production activity	Support	Allow	For the avoidance of doubt in interpreting the definition this amendment is supported.

principally otherwise occurs in an outdoor environment is not included in this definition.

Kyle Avery	S509.001	Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION	Amend as follows: Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. The use of herd homes and wintering barns where the primary production activity principally otherwise occurs in an outdoor environment is not included in this definition.	Support	Allow	To ensure the intent of the definition is not misinturpted the additional text is supported.
Avery Bros	S510.001	Interpretation	Definitions	Amend as follows: Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. The use of herd homes and wintering barns where the primary production activity principally otherwise occurs in an outdoor environment is not included in this definition.	Support	Allow	To ensure the intent of the definition is not misinturpted the amendment is supported.
Bradshaw Farms	S511.001	Interpretation	Definitions	Amend as follows: Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. The use of herd homes and wintering barns where the primary production activity principally otherwise occurs in an outdoor environment is not included in this definition.	Support	Allow	Makes the intent of the definition clearer.
Brett Avery	S513.001	Interpretation	Definitions	Amend as follows: Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. The use of herd homes and wintering barns where the primary production activity principally otherwise occurs in an outdoor environment is not included in this definition.	Support	Allow	Makes the definition clearer.
Paul Avery	S512.001	Interpretation	Definitions	Amend as follows: Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. The use of herd homes and wintering barns where the primary production activity principally otherwise occurs in an outdoor environment is not included in this definition.	Support	Allow	Makes the intent of the definition clear.

Steve Croasdale	S516.063	Subdivision	SUB - S1	Amend General Rural Zone minimum lot size to 1 hectare. Amend Rural Lifestyle Zone minimum lot size to 0.5 hectare/5000m ² .	Oppose in part	Disallow in part	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
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Lauren Nyhan Anthony Phillips	S533.021	Subdivision	SUB - S1	Remove the minimum 4ha and replace with something more practical for todays lifestyle housing requirements eg 5000m2 or 1ha	Oppose	Disallow	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
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Lauren Nyhan Anthony Phillips	S533.022	General Rural Zone	GRUZ - R3	Remove the minimum 4ha and replace with something more practical for todays lifestyle housing requirements eg 5000m2 or 1ha	Oppose	Disallow	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
Peter Jefferies	S544.006	Subdivision	SUB - R6	Delete provisions in relation to highly productive land.	Oppose in part	Disallow in part	<p>The land parcel is an area of predominantly rural production. It is considered appropriate to impose larger allotment sizes to protect the area from inappropriate and incompatible land uses.</p>

Peter Jefferies	S544.007	Subdivision	SUB - R8	Delete provisions in relation to highly productive land	Oppose in part	Disallow in part	The land parcel is an area of predominantly rural production. It is considered appropriate to impose larger allotment sizes to protect the area from inappropriate and incompatible land uses.
Peter Jefferies	S544.002	Subdivision	SUB - S1	Remove the subdivision restrictions over the Highly Productive Land precinct.	Oppose in part	Disallow in part	The land parcel is an area of predominantly rural production. It is considered appropriate to impose larger allotment sizes to protect the area from inappropriate and incompatible land uses.
Peter Jefferies	S544.003	Rural Zones	RURZ - O1	Remove reference to highly productive land	Oppose in part	Disallow in part	The land parcel is an area of predominantly rural production. It is considered appropriate to impose larger allotment sizes to protect the area from inappropriate and incompatible land uses.
Peter Jefferies	S544.001	Planning Maps and Overlays	Planning Maps and Overlays	Remove the highly productive land precinct from the property (Lot 1 DP 3467, Section 2 BLK XV Waiwhero SD, Lot 1 DP 2743) in the Grey Valley, at 843 Atarau Road,	Oppose in part	Disallow in part	The land parcel is an area of predominantly rural production. It is considered appropriate to impose larger allotment sizes to protect the area from inappropriate and incompatible land uses.
Peter Jefferies	S544.008	Planning Maps and Overlays	Natural Hazards	Remove the flood plain overlay from Lot 1 DP 3467, Section 2 BLK XV Waiwhero SD, Lot 1 DP 2743) in the Grey Valley, at 843 Atarau Road,	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
Peter Jefferies	S544.009	Subdivision	SUB - R23	Delete the reference to the flood plain overlay in the rule	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.

Martin & Lisa Kennedy	S545.009	Subdivision	SUB - R23	Delete the reference to the flood plain overlay in the rule	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
Martin & Lisa Kennedy	S545.008	Planning Maps and Overlays	Natural Hazards	Remove the flood plain overlay from Lot 3 DP 2743) in the Grey Valley, at Atarau	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
Martin & Lisa Kennedy	S545.001	Planning Maps and Overlays	Rezoning Requests	Remove the highly productive land overlay from Lot 3 DP 2743) in the Grey Valley, at Atarau	Oppose in part	Disallow in part	The land parcel is an area of predominantly rural production. It is considered appropriate to impose larger allotment sizes to protect the area from inappropriate and incompatible land uses.
Nick Pupich Sandy Jefferies	S546.001	Planning Maps and Overlays	Rezoning Requests	Remove the highly productive land precinct from the property at (Lot 2 DP 2743) in the Grey Valley, at 729 Atarau Road,	Oppose in part	Disallow in part	The land parcel is an area of predominantly rural production. It is considered appropriate to impose larger allotment sizes to protect the area from inappropriate and incompatible land uses.
Nick Pupich Sandy Jefferies	S546.008	Planning Maps and Overlays	Natural Hazards	Remove the flood plain overlay from Lot 3 DP 2743) in the Grey Valley, at Atarau	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.

Stewart & Catherine Nimmo	S559.021	Subdivision	SUB - S1	Remove the minimum 4ha and replace with something more practical for todays lifestyle housing requirements eg 5000m2 or 1ha	Oppose in part	Disallow in part	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
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Stewart & Catherine Nimmo	S559.022	General Rural Zone	GRUZ - R3	Remove the minimum 4ha and replace with something more practical for todays lifestyle housing requirements eg 5000m2 or 1ha	Oppose in part	Disallow in part	Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements. The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character. By requiring larger lot sizes in rural zones the above can be achieved.
Minerals West Coast	S569.037	Whole Plan	Whole plan	Amend to apply the effects management hierarchy throughout TTPP where required.	Support	Allow	Is consistent with the West Coast RPS.
Minerals West Coast	S569.044	Whole Plan	Whole plan	Amend to provide for minerals activities to avoid adverse effects via the effects management hierarchy, to it to be logically consistent, and to achieve its Objectives.	Support	Allow	Is consistent with the West Coast RPS
Minerals West Coast	S569.046	Whole Plan	Whole plan	Amend plan to provide for effect management hierachy in regard to mineral extraction.	Support	Allow	Is consistent with the West Coast RPS

Minerals West Coast	S569.035	Coastal Environment	CE - O3	Amend: ... impacts on natural character, landscape, natural features, access and biodiversity values are minimised avoided, remedied, mitigated, offset and/or compensated.	Support	Allow	Council would like to see the effects management hierarchy used as it is considered best practice and inline with the West Coast RPS.
Minerals West Coast	S569.032	Rural Zones	RURZ - O5	Amend: ...that provided adverse effects are minimised avoided, remedied, mitigated, offset and/or compensated and rehabilitation of land occurs ...	Support	Allow	Council favors this wording as it is consistent with the RMA.
Minerals West Coast	S569.033	Rural Zones	RURZ - P19	Amend: ...that provided adverse effects are minimised avoided, remedied, mitigated, offset and/or compensated and rehabilitation of land occurs ...	Support	Allow	Council favors this wording as it is consistent with the RMA.
Dean Van Mierlo	S570.009	Coastal Environment	CE - R10	Amend permitted activity standard 5 as follows; 5. For agricultural pastoral and horticultural activities, or residential activities , or an accessory building ...	Support	Allow	Many areas within the overlay contain existing residential dwellings and activities. It is considered appropriate to expand this rule to include these established activities.
Dean Van Mierlo	S570.006	General Rural Zone	GRUZ - R1	Amend permitted activity building setbacks applicable to small lot GRUZ sections (less than 1000m2) are; • 4.5m from road boundaries • 1m from other site boundaries • Not required where neighbouring property owners written approval is provided.	Support in part	Allow in part	The setback rules are overly restrictive and largely un-workable for small lot sizes. a reduced setback to make the use of the sites more viable is supported. However to ensure effects (rural activity to residential) are minimized a reduced setback requirement could only be applied where two small lots bound each other.
Brian Anderson	S576.014	Whole Plan	Whole plan	All mention of biodiversity offsetting should be removed from the plan.	Oppose	Disallow	The use of the effects management hierarchy is a function of both the RMA and the West Coast RPS. its use in the plan is justified and supported.

Brian Anderson	S576.019	Mineral Extraction Zone	Mineral Extraction Zone	Delete		Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Brian Anderson	S576.021	Mineral Extraction Zone	Mineral Extraction Zone	delete		Support in part	Allow in part	If mineral extraction is not occurring then the use of the land other activities should be supported i.e. rural activities in the GRZ.

Michael Orchard	S583.004	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	Retain Grey District SNAs	Support	Allow
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Over the past near twenty years the Grey District Council has been working towards the mapping of SNA. Identification has taken place (some time ago) however due to a sequence of unfortunate and un-controllable events the mapping (by Council initiated plan change) has yet to occur. Regardless the project was undertaken in terms of obligations in S.6(c) of the Resource Management Act 1991. The project had heavily involvement from Federated Farmers, Department of Conservation (DOC) and Forest and Bird. At times it was acrimonious, but an SNA process was decided on which was in keeping with all parties philosophical approach to the protection of the Districts indigenous biodiversity.

To summarise that process promulgated by Council; a stepped process which, generically speaking, involved Council, based on Ecologist input (desktop studies), developing a list of all property in the District with likely ecological features that had significance value; submitted this list to Department of Conservation who could add to the list or remove from it, and then agreeing on the list

Karen Vincent	S393.002	General Rural Zone	GRUZ - R12	Remover GRUZ - R12 and require discretionary activity consent for all mining.	Oppose	Disallow	<p>referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of such SNAs. An important component of Council's process was the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway. protect such features.</p>
Karen and Dana Vincent	S591.002	Mineral Extraction Zone	Permitted Activities	Amend permitted activities to discretionary	Oppose	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>

Karen Vincent	S393.001	Planning Maps and Overlays	Rezoning Requests	Oppose mineral extraction zone at Barrytown Flats.	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Karen and Dana Vincent	S591.001	Planning Maps and Overlays	Mineral Extraction Zone	Delete mining extraction zone at 3261 Coast Road, Barrytown	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Phoenix Minerals Limited	S606.031	Ecosystems and Indigenous Biodiversity	ECO - R2	Delete ECO - R2, or alternatively amend to set a higher vegetation clearance activity, such as 2,000m2 and allow any activity (not just residential, network utility, tracks etc) to carry out limited clearance works.	Support in part	Allow in part	Where SNA have been identified and mapped there should be no further restriction on vegetation clearance.
Phoenix Minerals Limited	S606.059	Rural Zones	RURZ - O1	Amend RURZ - O1 as follows: "To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment."	Support	Allow	The use of rural land for primary production activities is supported.

Phoenix Minerals Limited	S606.062	Rural Zones	RURZ - P3	Amend RURZ - P3 as follows: Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary production values.	Support	Allow	The protection of primary production activities in the rural zone is supported.
Whyte Gold Limited	S607.004	Interpretation	Definitions	Insert PRIMARY PRODUCTION: means: a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product.	Support	Allow	Consistent with the NPS

Whyte Gold Limited	S607.037	Subdivision	SUB - S1	Reduce the minimum allotment size to 5,000m2 as is currently provided for in the Westland District Plan as a discretionary activity, or alternatively rezone 148 Kumara Junction Highway to Settlement Zone - Rural Residential Precinct to allow subdivision to 4,000m2.	Oppose in part	Disallow in part	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
Whyte Gold Limited	S607.059	Rural Zones	RURZ - O1	Amend RURZ - O1 as follows: "To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment."	Support	Allow	The use of the rural zone for primary production activities is supported.

Whyte Gold Limited	S607.076	Mineral Extraction Zone	Mineral Extraction Zone	Retain the Minerals Extraction Zones	Support	Allow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Fuel Companies	S613.003	Interpretation	Definitions	Introduce a definition of Major Hazard Facility as follows: Major Hazard Facility: has the same meaning as in regulation 4 of the Health and Safety at Work Act 2015.	Support in part	Allow in part	Adding a definition for this term is sought. The definition offered is not.
New Zealand Heavy Haulage Association Inc	S616.001	Commercial Zone	COMZ - R4	Amend permitted activity status to read: ... 2. Any relocated building intended for use as a dwelling must have previously been designed, and built to be and used as a dwelling. 3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a the specified [12] month period. 4. The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site. 5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within [12] months of the building being delivered to the site. Without limiting (c) (above) This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.	Support	Allow	Council supports the proposed amended framework

New Zealand Heavy Haulage Association Inc	S616.002	Mixed Use Zone	MUZ - R8	<p>Amend permitted activity status to read:</p> <p>...</p> <p>2. Any relocated building intended for use as a dwelling must have previously been designed, and built to be and used as a dwelling.</p> <p>3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a the specified [12] month period.</p> <p>4. The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site.</p> <p>5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within [12] months of the building being delivered to the site. Without limiting (c) (above) This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</p>	Support	Allow	Council supports the proposed amended framework
New Zealand Heavy Haulage Association Inc	S616.003	Neighbourhood Centre Zone	NCZ - R4	<p>Amend permitted activity status to read:</p> <p>...</p> <p>2. Any relocated building intended for use as a dwelling must have previously been designed, and built to be and used as a dwelling.</p> <p>3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a the specified [12] month period.</p> <p>4. The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site.</p> <p>5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within [12] months of the building being delivered to the site. Without limiting (c) (above) This reinstatement work is to</p>	Support	Allow	Council supports the proposed amended framework

include connections to all infrastructure services and closing in and ventilation of the foundations.

New Zealand Heavy Haulage Association Inc	S616.005	Large Lot Residential Zone	LLRZ - R4	<p>Amend permitted activity status to read: ...</p> <p>2. Any relocated building intended for use as a dwelling must have previously been designed, and built to be and used as a dwelling.</p> <p>3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a the specified [12] month period.</p> <p>4. The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site.</p> <p>5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within [12] months of the building being delivered to the site. Without limiting (c) (above) This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</p>	Support	Allow	Council supports the proposed amended framework
New Zealand Heavy Haulage Association Inc	S616.006	Medium Density Residential Zone	MRZ - R4	<p>Amend permitted activity status to read: ...</p> <p>2. Any relocated building intended for use as a dwelling must have previously been designed, and built to be and used as a dwelling.</p> <p>3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a the specified [12] month period.</p> <p>4. The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site.</p> <p>5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within [12] months of the building being delivered to the site. Without limiting (c) (above) This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</p>	Support	Allow	Council supports the proposed amended framework

New Zealand Heavy Haulage Association Inc	S616.007	General Rural Zone	GRUZ - R7	<p>Amend permitted activity status to read: ...</p> <p>2. Any relocated building intended for use as a dwelling must have previously been designed, and built to be and used as a dwelling.</p> <p>3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a the specified [12] month period.</p> <p>4. The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site.</p> <p>5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within [12] months of the building being delivered to the site. Without limiting (c) (above)This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</p>	Support	Allow	Council supports the proposed amended framework
New Zealand Heavy Haulage Association Inc	S616.008	Rural Lifestyle Zone	RLZ - R7	<p>Amend permitted activity status to read: ...</p> <p>2. Any relocated building intended for use as a dwelling must have previously been designed, and built to be and used as a dwelling.</p> <p>3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a the specified [12] month period.</p> <p>4. The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site.</p> <p>5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within [12] months of the building being delivered to the site. Without limiting (c) (above)This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</p>	Support	Allow	Council supports the proposed amended framework

New Zealand Heavy Haulage Association Inc	S616.009	Settlement Zone	SETZ - R8	<p>Amend permitted activity status to read: ...</p> <p>2. Any relocated building intended for use as a dwelling must have previously been designed, and built to be and used as a dwelling.</p> <p>3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a the specified [12] month period.</p> <p>4. The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site.</p> <p>5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within [12] months of the building being delivered to the site. Without limiting (c) (above)This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</p>	Support	Allow	Council supports the proposed amended framework
New Zealand Heavy Haulage Association Inc	S616.010	Future Urban Zone	FUZ - R6	<p>Amend permitted activity status to read: ...</p> <p>2. Any relocated building intended for use as a dwelling must have previously been designed, and built to be and used as a dwelling.</p> <p>3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a the specified [12] month period.</p> <p>4. The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site.</p> <p>5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within [12] months of the building being delivered to the site. Without limiting (c) (above)This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</p>	Support	Allow	Council supports the proposed amended framework

Scoped Planning and Design Limited	S617.006	Subdivision	SUB - S1	<p>Add additional standard:</p> <p>General Rural Zone subdivision must comply with all of the following standards:</p> <p>i. General Rural Zone 4 hectares, except that it is 20 hectares in the Highly Productive Land Precinct; or</p> <p>ii. The Record of Title to be subdivided must be at least 8 hectares in area,</p> <p>ii The Record of Title(s) to be subdivided must have an issued date of no later than 31 December 1999,</p> <p>iv. The proposed subdivision must create no more than one additional Record of Title, excluding an access allotment;</p> <p>v. The additional lot must have a proposed area of between 5,000m2 and 1.6 hectares.</p>	Oppose	Disallow	<p>Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements.</p> <p>The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character.</p> <p>By requiring larger lot sizes in rural zones the above can be achieved.</p>
Birchfield Ross Mining Limited	S604.004	Interpretation	Definitions	<p>Insert PRIMARY PRODUCTION definition: "means: a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product."</p>	Support	Allow	<p>The definition used should be consistent with the National Planning Standards.</p>

Birchfield Ross Mining Limited	S604.048	Subdivision	SUB - S1	Reduce the minimum allotment size to 5,000m2 as is currently provided for in the Westland District Plan as a discretionary activity	Oppose	Disallow	Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements. The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character. By requiring larger lot sizes in rural zones the above can be achieved.
Birchfield Ross Mining Limited	S604.074	Rural Zones	RURZ - O1	Amend RURZ - O1 as follows: "To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment."	Support	Allow	Primary production activities are rightfully located in the Rural Zone and should be encouraged to be so.
Birchfield Ross Mining Limited	S604.077	Rural Zones	RURZ - P3	Amend RURZ - P3 as follows: Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary production values.	Support	Allow	Expansion should not impinge on primary production activities.

Birchfield Ross Mining Limited	S604.088	General Rural Zone	GRUZ - R24	Delete GRUZ - R24	Oppose	Disallow in part	It is important that rural and another permitted activities in the Rural Zone are protected from non-rural activities. It is noted that a definition of non-rural activities may be required to add clarity to the rule.
BRM Developments Limited	S603.004	Interpretation	Definitions	Insert PRIMARY PRODUCTION definition as follows: " means: a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product. "	Support	Allow	It is considered appropriate to use the definition from the National Planning Standards

BRM Developments Limited	S603.038	Subdivision	SUB - S1	Reduce the minimum allotment size to 5,000m2 as is currently provided for in the Westland District Plan as a discretionary activity,	Oppose	Disallow	Managing residential development in rural areas is important to ensure that rural land continues to be available and attractive for farming (primary production). Non-rural activity can lead to conflict with new and existing farming operations and vice versa, and take land out of production. Also if housing and subdivision is allowed to intensify, rural character may change. It also conflicts with aims to concentrate residential growth in existing towns and settlements. The intention is to ensure rural areas are mainly for primary production and that housing density and subdivision are both managed to ensure land continues to be available for a range of primary production activities and supporting activities, and to maintain rural character. By requiring larger lot sizes in rural zones the above can be achieved.
Birchfield Coal Mines Ltd	S601.004	Interpretation	Definitions	Insert PRIMARY PRODUCTION definition: means: a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product.	Support	Allow	It is appropriate to use the definition from the National Planning Standards
Birchfield Coal Mines Ltd	S601.012	Interpretation	TRADE RETAIL AND TRADE SUPPLIERS	Amend the definition of trade retail and trade suppliers as follows: means a commercial activity involving sales to businesses, institutional customers and the general public, with a focus on supplying goods in one or more of the	Support	Allow	The addition of these activities is considered appropriate.

following categories: automotive and marine supplies; building supplies; farming and agricultural supplies; garden and patio supplies; hire services; **firewood and coal supplies**; and industrial clothing and safety equipment.

Birchfield Coal Mines Ltd	S601.127	Coastal Environment	CE - R8	Amend to remove the Outstanding Coastal Natural Character Overlay from the Birchfield Coal Mines site and Kiwirail designated land at Rapahoe.	Support	Allow	The area has been highly modified.
Birchfield Coal Mines Ltd	S601.084	Rural Zones	RURZ - O1	Amend RURZ - O1 as follows: "To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment."	Support	Allow	Primary Production activities in the Rural Zone is considered appropriate.
Birchfield Coal Mines Ltd	S601.087	Rural Zones	RURZ - P3	Amend RURZ - P3 as follows: Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary production values.	Support	Allow	
Birchfield Coal Mines Ltd	S601.098	General Rural Zone	GRUZ - R24	Delete GRUZ - R24	Oppose	Disallow in part	Specific control of non-rural activity in the rural zone is considered appropriate. Note: Adding a definition of 'non-rural activity' may be of use.
Birchfield Coal Mines Ltd	S601.101	Mineral Extraction Zone	Mineral Extraction Zone	Retain the Minerals Extraction Zone, with amendments as proposed in relation to specific provisions throughout this submission.	Support	Allow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Birchfield Coal Mines Ltd	S601.116	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	BLA - P002	Delete BLA - P002 from SCHEDULE 4 and the Planning Maps.	Oppose	Disallow
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Over the past near twenty years the Grey District Council has been working towards the mapping of SNA. Identification has taken place (some time ago) however due to a sequence of unfortunate and un-controllable events the mapping (by Council initiated plan change) has yet to occur. Regardless the project was undertaken in terms of obligations in S.6(c) of the Resource Management Act 1991. The project had heavily involvement from Federated Farmers, Department of Conservation (DOC) and Forest and Bird. At times it was acrimonious, but an SNA process was decided on which was in keeping with all parties philosophical approach to the protection of the Districts indigenous biodiversity.

To summarise that process promulgated by Council; a stepped process which, generically speaking, involved Council, based on Ecologist input (desktop studies), developing a list of all property in the District with likely ecological features that had significance value; submitted this list to Department of Conservation who could add to the list or remove from it, and then agreeing on the list

WMS Group (HQ) Limited and WMS Land Co. Limited	S599.003	Interpretation	CRITICAL INFRASTRUCTURE	the 'Critical Infrastructure' definition should include the Westport, Greymouth and Jackson Bay Ports;	Support	Allow	referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of such SNAs. An important component of Council's process was the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 values on the land and also in agreeing on ways and means to put
WMS Group (HQ) Limited and WMS Land Co. Limited	S599.073	Coastal Environment	Overview	Amend the overview as follows: The narrow strip of land between the mountains and the sea in the West Coast/Te Tai o Poutini means that most of the community lives on or near the coast - with three of the four major towns and many small settlements being located on or near the coast. A significant proportion of activities also occur within the coastal environment, some have a functional or operational need to occur there, and the coastal environment is therefore vital to providing for the economic well-being of the region.	Support	Allow	measures include to protect such features to be undertaken in the Council considers the obligations under the Act meet.
WMS Group (HQ) Limited and WMS Land Co. Limited	S599.105	Rural Zones	RURZ - O1	Amend RURZ - O1 as follows: To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment.""	Support	Allow	the West Coast rural zone the Rural Zone of TTPP should be supportive of this.
WMS Group (HQ) Limited and WMS Land Co. Limited	S599.109	Rural Zones	RURZ - P3	Amend RURZ - P3 as follows: Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary production values.	Support	Allow	Proposed is consistent with the West Coast RPS.
WMS Group (HQ) Limited and WMS Land Co. Limited	S599.144	Port Zone	Overview	Westport, and Greymouth and Jackson Bay Ports are the major ports on the West Coast/Te Tai o Poutini and are considered critical infrastructure. They are significant connections to the rest of New Zealand/Aotearoa me Te Waipounamu as well as providing the bases for the West Coast/Te Tai o Poutini fishing fleet. The West Coast ports are critical infrastructure because they are essential for local industry, but also have the potential to be used for alternatives to land-based transport and may provide an important lifeline for emergency response to natural disasters.	Support	Allow	Consistent with the WC RPS
WMS Group (HQ) Limited and WMS Land Co. Limited	S599.146	Port Zone	Port Zone Policies	Include a new policy as follows: Recognise the functional and operational needs of activities within the Port Zone, while managing their	Support	Allow	

adverse effects on the surrounding environment.

WMS Group (HQ) Limited and WMS Land Co. Limited	S599.165	Port Zone	Port Zone Policies	Add policy: to ensure that the functional and operational need of port activities to locate within this environment is recognised when considering potential adverse effects	Support	Allow	
WMS Group (HQ) Limited and WMS Land Co. Limited	S599.147	Port Zone	PORTZ - P1	Enable the efficient operation, use and development of West Coast/Te Tai o Poutini ports. by ensuring incompatible activities or developments do not compromise port operations or development of port and maritime facilities. Add new Port Zone policy as follows: Ensure incompatible activities or developments do not compromise port operations or development of port and maritime facilities.	Support	Allow	
WMS Group (HQ) Limited and WMS Land Co. Limited	S599.143	Planning Maps and Overlays	Planning Maps and Overlays	Undertake necessary rezoning to ensure that the areas of the Westport and Greymouth Ports leased by West Coast Bulk Logistics Limited (or any other current or future subsidiary of WMS Group) are zoned Port Zone.	Support in part	Allow in part	Council is open to investigating rezoning in the Port area.
David Ellerm	S581.022	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Add: a new prohibited activity No further expansion of the GDC sewage collection tanks at Cashmere Bay. Requirement to relocate the GDC sewage collection tanks to an acceptable location.	Oppose	Disallow	
David Ellerm	S581.033	Financial Contributions	FC - R3	Amend to clarify the maximum road distance from the proposed subdivision, use of development that Council can require road upgrading for increased traffic effects directly associated with a development.	Support in part	Allow in part	
David Ellerm	S581.034	Financial Contributions	FC - R4	Amend 2. Lake View Terrace, Iveagh Bay	Oppose	Disallow	No technical or expert evidence has been provided to support this amendment.
David Ellerm	S581.039	Financial Contributions	FC - R10	Financial contributions are set at a flat rate of 3.5%	Oppose	Disallow	
David Ellerm	S581.015	Planning Maps and Overlays	Natural Hazards	Amend the overlay to remove Te Kinga from the Flood Plain overlay	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
Federated Farmers of New Zealand	S524.003	Interpretation	AGRICULTURAL, PASTORAL AND HORTICULTURAL ACTIVITIES	Amend title of definition to 'rural production activities'. Amend references in plan to agricultural, pastoral, horticultural activities be amended to rural production activities.	Support	Allow	Is clear, concise and simplifies the activities intended to be captured.

Delete exclusion of intensive indoor primary production from
a)

Federated Farmers of New Zealand	S524.006	Interpretation	CRITICAL INFRASTRUCTURE	Amend as follows: means those necessary facilities, services, and installations which are critical or of significance to either the West Coast or New Zealand. This may include but is not limited to rail network, state highways, special purpose roads, airports, wastewater, reticulated water and stormwater plants, defence facilities, telecommunications networks and electricity generation, transmission and distribution assets.	Support in part	Allow in part	Amend to give effect to (as a minimum) the WC RPS
Federated Farmers of New Zealand	S524.016	Interpretation	REVERSE SENSITIVITY	Amend definition of reverse sensitivity: Means the potential for a lawfully established activity to be compromised or constrained by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by the lawfully established activity.	Support	Allow	Makes the definition clearer

Federated Farmers of New Zealand	S524.021	Interpretation	SIGNIFICANT NATURAL AREA	Amend the definition of significant natural area as in the RPS: Means: an area of significant indigenous vegetation, and /or significant habitats of indigenous fauna which has been identified using the criteria listed in Appendix 1 or 2 of the RPS and included on maps in a regional or district plans as a SNA; or An area which although not included as a SNA in a regional or district plan nevertheless meets one or more of those criteria listed in Appendix 1 or 2 of the RPS.	Oppose in part	Disallow in part
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Over the past near twenty years the Grey District Council has been working towards the mapping of SNA. Identification has taken place (some time ago) however due to a sequence of unfortunate and un-controllable events the mapping (by Council initiated plan change) has yet to occur. Regardless the project was undertaken in terms of obligations in S.6(c) of the Resource Management Act 1991. The project had heavily involvement from Federated Farmers, Department of Conservation (DOC) and Forest and Bird. At times it was acrimonious, but an SNA process was decided on which was in keeping with all parties philosophical approach to the protection of the Districts indigenous biodiversity.

To summarise that process promulgated by Council; a stepped process which, generically speaking, involved Council, based on Ecologist input (desktop studies), developing a list of all property in the District with likely ecological features that had significance value; submitted this list to Department of Conservation who could add to the list or remove from it, and then agreeing on the list

Federated Farmers of New Zealand	S524.040	Hazardous Substances	HS - P2	Include a definition for major hazard facilities: Any facility deemed a Major Hazardous Facility under the Health and Safety at Work Major Hazardous Facilities Regulations 2016	Support	Allow	referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of such SNAs.
Federated Farmers of New Zealand	S524.085	Subdivision	SUB - S1	Amend SUB-S1 h): Or 4000m2 in the GRUZ where contains area of significant indigenous biodiversity.	Support	Allow	An important component of Council's process was NPSHPL should be the focus on landowners defined as per the having direct access to the submission point. Council's Ecologist in his determination of the S.6 Precinct contains land values on the land and that is not HPL but is also in agreeing on ways rural production and thus and means to put should be afforded measures in place to protection. This should protect such features. also be defined.
Federated Farmers of New Zealand	S524.027	Rural Zones	GRUZ - PREC 5 - Highly Productive Land Precinct Policy	Include a new definition for highly productive land: Until the regional policy statement contains maps identifying highly productive land in the West Coast, highly productive land is: LUC 1, 2, or 3 land which is zone general rural or rural production and is not identified for future urban development. Amend all uses of 'versatile soil' to 'highly productive land.'	Support in part	Allow in part	
Federated Farmers of New Zealand	S524.118	General Rural Zone	GRUZ - R1	Amend GRUZ-R1: Rural production activities Permitted Where: 1.Woodlots are not established within 10m of the boundary of an adjoining property unless that property is within plantation forestry and 40m from a residential activity. 2. Performance standards for beekeeping in the Westland District apply as follows: i) No bees may be kept on a property less than 600m2 net site area ii) Beehives must be placed with an obstruction in front of them or be elevated to enable bees to be 2.5m above ground level prior to crossing the site boundary. Insert new GRUZ rule: Buildings Permitted activity Where: Include Clauses 1,2,3 and 5 from Notified GRUZ-R1 And Amend references to Rule GRUZ-R1 in other rules to ensure correct reference to new numbering.	Support in part	Allow in part	Council considers its obligations under s6 of the Act meet..
Horticulture New Zealand	S486.001	Interpretation	AGRICULTURAL, PASTORAL AND HORTICULTURAL ACTIVITIES	Amend title of definition to 'rural production activities'. Amend references to 'agricultural, pastoral, horticultural activities' to 'rural production activities'. Delete exclusion of intensive indoor primary production from a)	Support in part	Allow in part	The shortened definition 'rural production activities' is supported.

Horticulture New Zealand	S486.087	Noise	Noise Rules	Amend Rural Noise Standards so they consider the following factors: <ul style="list-style-type: none"> Rural activities in rural areas should not be subject to urban standards for noise as it will curtail rural productivity Daytime noise controls should be effective seven days per week – not limited to Monday to Friday as primary production activities are not limited Monday to Saturday Nose standards in rural zones should be at least 55 LAeq to ensure that any assessment against the permitted baseline represents the normal rural environment An exemption should be provided for some rural production activities that are not able to be controlled by noise standards such as frost fans and audible bird scaring devices. Such a provision is included in most district plans, such as Whakatane and Western Bay of Plenty and an example is provided below. 	Support	Allow	Rural Production activities being undertaken in a Rural Zone should not be hampered by restrictive noise rules.
Horticulture New Zealand	S486.061	Rural Zones	RURZ - O1	Amend RURZ-O1: Enable primary production activities in the rural zones and provide for a range of activities that support primary production activities, including associated rural industry.	Support	Allow	
Horticulture New Zealand	S486.068	Rural Zones	RURZ - P5	Amend RURZ-P5: Recognise that there are only small areas of highly productive land on the West Coast and they will be prioritised for primary production purposes.	Support	Allow	
Horticulture New Zealand	S486.069	Rural Zones	RURZ - P6	Amend RURZ-P6: Only provide for non-rural activities where there is a functional need to locate in the rural area and adverse effects on rural character and primary production activities are avoided remedied or mitigated.	Support	Allow	
Horticulture New Zealand	S486.007	Rural Zones	GRUZ - PREC 5 - Highly Productive Land Precinct Policy	Include a new definition for highly productive land: Until the regional policy statement contains maps identifying highly productive land in the West Coast, highly productive land is: LUC 1, 2, or 3 land which is zone general rural or rural production and is not identified for future urban development. Amend all uses of 'versatile soil' to 'highly productive land.'	Support in part	Allow in part	
New Zealand Agricultural Aviation Association	S166.013	Interpretation	Interpretation	Include a definition for Rural Production: means agricultural, pastoral, horticultural, or forestry activities.	Support	Allow	Clarifies and simplifies the definition.

Radio New Zealand	S476.001	Interpretation	CRITICAL INFRASTRUCTURE	<p>RNZ support a definition of "critical infrastructure" that is important in the case of an emergency.</p> <p>However, RNZ seek that radiocommunication networks are also recognised. As explained above, RNZ's facilities serve a vital civil defence role alongside other activities contemplated in the definition.</p> <p>The definition of "regionally significant infrastructure" in the West Coast Regional Policy Statement (RPS) includes reference in subclause (i) to telecommunications and radio communications facilities. The Proposed Plan definition of critical infrastructure should reflect the definition contained in the RPS.</p> <p>Amend as follows:</p> <p>"means the rail network, state highways, special purpose roads, airports, wastewater, reticulated water and stormwater plants, defence facilities, telecommunications and radiocommunications networks and electricity generation, transmission and distribution assets"</p>	Support	Allow	The WC RPS definition should be given effect to
Katherine Crick	S101.001	General Rural Zone	GRUZ - R12	Remove GRUZ R12 and make Mineral extraction a restricted discretionary activity in Rural Zones.	Oppose	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing.</p> <p>Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities.</p> <p>Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>

Katherine Crick	S101.018	General Rural Zone	GRUZ - R18	Remove GRUZ R-18	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Katherine Crick	S101.025	Mineral Extraction Zone	Rules	Ensure that all resource consents in the future regarding large-scale mining on the Barrytown flats be publicly notified.	Neutral	Disallow	Public notification by default is considered overly onerous and unnecessary
Katherine Crick	S101.002	Planning Maps and Overlays	Rezoning Requests	Remove any proposed MINZ from the Barrytown Flats. This area needs to remain a General Rural Zone to reflect its current status and character as rural agricultural land.	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

David Moore	S65.017	General Rural Zone	GRUZ - R12	Remove this rule. Mining in the rural zone should be in accord with GRUZ R25, or R32.	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
David Moore	S65.018	General Rural Zone	GRUZ - R18	Remove this rule. Mining in the rural zone should be in accord with GRUZ R25, or R32.	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
David Moore	S65.023	Rural Lifestyle Zone	RLZ - R5	Buildings and structures are permitted if the maximum height of any building is 10m, and the site coverage does not exceed 10% of the site area or 1500sqm whichever is the greater. Remove the other restrictions from R5.	Support in part	Allow in part	Provision should be written in that provides for wood sheds, domestic animal housing etc.

David Moore	S65.024	Planning Maps and Overlays	Rezoning Requests	Rezone the Barrytown Mineral Extraction Zone as General Rural.	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
David Moore	S65.025	Planning Maps and Overlays	Rezoning Requests	Rezone the Barrytown Mineral Extraction Zone as General Rural.	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
David Moore	S65.020	Planning Maps and Overlays	Rural Lifestyle Zone	Retain Rural Lifestyle zoning as notified	Support	Allow	The reasons given are supported.

Michael Hill	S70.001	General Rural Zone	GRUZ - R12	Remove GRUZ R12 and make Mineral extraction a restricted discretionary activity in the General Rural Zone.	Oppose	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>
Michael Hill	S70.005	Planning Maps and Overlays	Rezoning Requests	Rezone the Mineral Extraction Zone on the Barrytown Flats to General Rural Zone.	Neutral	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>

Marie Elder	S352.020	General Rural Zone	General Rural Zone - Rules	Oppose the Permitted Activity rule for mineral extraction.	Oppose	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>
Marie Elder	S352.019	Planning Maps and Overlays	Mineral Extraction Zone	Remove the Mineral Extraction Zone from the Barrytown Flats.	Neutral	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>

Riarnne Klempel	S67.008	General Rural Zone	GRUZ - R12	All mining activity should be discretionary and restricted. Not a permitted activity	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Riarnne Klempel	S296.002	General Rural Zone	GRUZ - R12	Remove GRUZ - R12 Permitted Activity for mineral extraction.	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Riarnne Klempel	S67.004	Planning Maps and Overlays	Rezoning Requests	Rezone the MINZ on the Barrytown flats. The land highest above sea level should be rezoned rural lifestyle or general rural zone. The lower lying land should be rezoned open space or natural open space.	Neutral	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Building - Coast Wide	S223.001	Noise	NOISE - R3	Remove acoustic insulation requirements and delete rule.	Support in part	Allow in part	The volume of use (traffic, rail & air) are not of a significant enough volume to warrant these overly restrictive provisions.
Frank O'Toole	S595.010	Subdivision	SUB - S1	Amend to Minimum Lot Sizes for Each Allotment Standard 1 (g) to provide for the minimum allotment size of the Rural Lifestyle zone of 4,000 m²	Oppose	Disallow	Rural Lifestyle lot size has been set at 1ha as it is largely in keeping with existing lot sizes of rural life style properties throughout the region. It is also considered an appropriate size for this type of land use. If smaller lot sizes are desired then request a re-zone to Settlement - Rural-Residential Precinct. This is a rural type zone that already has been drafted as 4000m2 per lot.
Frank O'Toole	S595.011	Rural Lifestyle Zone	RLZ - R3	residential unit density of no more than one unit per 4,000 m² net site area on physically contiguous land	Oppose	Disallow	
Frank O'Toole	S595.008	General Rural Zone	GRUZ - R1	Amend to acknowledge the rural living characteristics including appropriate levels of rural amenity can be achieved on allotments of 4,000 m ²	Oppose	Disallow	

Frank O'Toole	S595.009	Rural Zones	Rural Zones - Objectives and Policies	Amend objectives and policies relating to the Rural Lifestyle Zone to allow for minimum allotment size of 4,000 m ² , including but not limited to recognition within policy RURZ – P4 that 4,000 m ² can provide for large lots anticipated by the policy.	Oppose	Disallow	
Karen Lippiatt	S439.039	Mineral Extraction Zone	MINZ	Delete Mineral Extraction Zone and Provisions from the Plan.	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Karen Lippiatt	S439.003	Mineral Extraction Zone	Mineral Extraction Zone	Delete the zone, or make or Mineral Extraction in the Zone require a resource consent	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Grant Marshall	S311.001	Planning Maps and Overlays	Natural Hazards	Amend the Earthquake Hazard Overlay pertaining to Lake Poerua to accurately reflect the earthquake Faultline and setbacks which was established through extensive research and consultation with GNS science on behalf of GDC and Golders and Canterprise.	Support in part	Allow in part	Assessment of the older fault line information needs to be compared to the TTPP commissioned reports. Someone must be accurate!

Grant Marshall	S311.002	Planning Maps and Overlays	Natural Hazards	To amend the Flood Plan Overlay to accurately reflect low lying areas using actual contour lines instead of a broadsweep which includes elevated areas. For the Flood Plain Overlay to include the seiche line detailing around the Lake Poerua subdivision at 2382 Lake Brunner Road.	Support in part	Allow in part	Further analysis is required to ensure the Flood Plain overlay is true and accurate.
Grant Marshall	S311.003	Planning Maps and Overlays	Open Space Zone	The zoning maps to show Lake Poerua as a water body not open space zone	Support	Allow	
Chris & Jan Coll	S558.351	Interpretation	Definitions	Develop a definition for "offensive industries".	Support	Allow	
Chris & Jan Coll	S558.362	Interpretation	Definitions	Develop a definition for "hazardous facilities".	Support	Allow	
Chris & Jan Coll	S558.307	Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION	Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. The use of herd homes and wintering barns where the primary production activity principally otherwise occurs in an outdoor environment is not included in this definition. Free range poultry and free-range egg farming in not included in this definition.	Support in part	Allow in part	
Chris & Jan Coll	S558.185	Subdivision	SUB - P2	Amend k. Supply of electricity and telecommunications using a method that is appropriate to the type of development, location and character of the area including off-grid renewable electricity supply / wireless /satellite where deemed reasonable by the Council;	Support	Allow	
Ministry of Education Te Tāhuhu o Te Mātauranga	S456.055	DESIGNATIONS	St John Paul II High School - NoR	Amend Plan for St John Paul II High School – NOR as follows: "Lot 2 DP 421099, Lot 6 DP 2780, Lot 3 DP 1510, Lot 4 DO 1510, and Lot 1 DP 1510" to "Lot 2 DP 421099, Lot 6 DP 2780, Lot 3 DP 1510, Lot 4 DP 1510, and Lot 1 DP 1510" "St John Paul II High School" to "John Paul II High School".	Support	Allow	
Ministry of Education Te Tāhuhu o Te Mātauranga	S456.056	DESIGNATIONS	St Patrick's School - NoR	Amend St Patrick's School NOR as follows: "Lot 1 DP 2780, Lot 3 DP 330, Lot 4 DO 330, and Lot 2 DP 421099" to "Lot 1 DP 2780, Lot 3 DP 330, Lot 4 DP 330, and Lot 2 DP 421099"	Support	Allow	
Fire and Emergency New Zealand	S573.091	Neighbourhood Centre Zone	NCZ - R1	Amendment sought: 6. No more than one heavy vehicle is stored on site excluding vehicles associated with emergency service activities	Support	Allow	

Fire and Emergency New Zealand	S573.062	Rural Lifestyle Zone	RLZ - R10	Amendment sought: 2. Hours of operation are limited to: i. 7am-10pm weekdays; and ii. 8am - 8pm weekends and public holidays; except iii. For community halls lawfully established at the time of notification of the Plan: 3. Hours of operation on Friday and Saturday are 7am - 12pm midnight; and 4. No restriction on hours is in place for up to 12 days per calendar year. Advice note: Emergency Service Facilities are excluded from the standards 2 -4 relating to the hours of operation.	Support	Allow	
West Coast Regional Council	S488.006	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend permitted Rule ECO – R2, Condition 1 to include “existing natural hazard mitigation structures” or “critical infrastructure”;	Support	Allow	
West Coast Regional Council	S488.035	Subdivision	Subdivision	Review the pTTPP HPL provisions in terms of whether they meet the NPSHPL provisions, and amend the pTTPP HPL provisions once further consultation with affected landowners is undertaken.	Support	Allow	
West Coast Regional Council	S488.012	Subdivision	Subdivision Rules	Review the pTTPP HPL provisions in terms of whether they meet the NPSHPL provisions, and amend the pTTPP HPL provisions once further consultation with affected landowners is undertaken	Support	Allow	
West Coast Regional Council	S488.037	Rural Zones	Rural Zones	Put the pTTPP HPL provisions on hold and undertake consultation with affected landowners.	Support in part	Allow in part	There is a difference between the TTPP HPL overlay and the NPS HPL definition. This difference needs to be addressed and amendments made to both the title and the overlay.
West Coast Regional Council	S488.034	Planning Maps and Overlays	Rezoning Requests	The pTTPP HPL Precincts should be scientifically reviewed by the four West Coast Councils.	Support in part	Allow in part	the difference between NPS HPL and TTPP HPL needs to be refined.
Te Tai o Poutini Plan Committee	S171.011	Interpretation	Definitions	Provide definitions as follow · For Waste Disposal Facilities –a definition that clarifies that this applies to municipal or community scale facilities and excludes domestic and farm related facilities · For Hazardous Facilities – a definition that excludes service stations and domestic/farm scale storage of hazardous substances such as agrichemicals	Support	Allow	

· For Wastewater Treatment Plants – a definition that clarifies this applies to municipal or community scale facilities for the treatment of human wastewater, and excludes domestic septic tank/on site wastewater treatment and dairy shed effluent treatment facilities

· For Wastewater Disposal Facilities a definition that clarifies this applies to municipal or community scale facilities for the disposal of human wastewater, and excludes domestic septic tank/on site wastewater disposal fields and dairy shed effluent disposal facilities

Te Tai o Poutini Plan Committee	S171.020	Planning Maps and Overlays	Rezoning Requests	Rezone 3316 Coast Road Barrytown and two adjacent properties as shown on the attached map to Rural Lifestyle Zone.	Support	Allow
Te Tai o Poutini Plan Committee	S171.001	Planning Maps and Overlays	Natural Features and Landscapes	Amend the extent of the area of Outstanding Natural Landscape overlays in the Plan to reflect the updated boundaries for the Outstanding Natural Landscape where these cover a lesser land area than the proposed plan maps, as identified in the Brown Ltd September 2022 mapping [refer attached maps]	Support	Allow
Westland District Council	S181.021	Financial Contributions	Financial Contribution Rules	Change the wording from 'Financial contributions may be imposed' to something to the effect of 'Financial Contributions shall be required (unless determined otherwise by Council)'. This would need to be altered to the relevance of each rule.	Support	Allow
Westland District Council	S181.020	Financial Contributions	FC - R1	Change the wording from 'A condition may be imposed' to 'A condition shall be imposed on a subdivision or land use consent to require the applicant, including network utility operators and/or requiring authorities, to make a financial contribution for the following purposes (unless determined otherwise by Council)'.	Support	Allow
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	S620.006	Interpretation	Definitions	Throughout the plan amend references from site coverage to building coverage, for example MPZ-R1:Māori Purpose Activities: Activity Status Permitted Where:...	Support	Allow
				3. Maximum building site coverage is 40%; or		
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	S620.026	Interpretation	Definitions	We seek the inclusion of definitions for: ' Plantation forestry ', ' shelter belts ' and ' woodlots ' which are terms included in Rule SASM-R16 which are not defined.	Support	Allow
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	S620.027	Interpretation	Definitions	We seek the inclusion of definitions for ' landfills ', ' waste disposal facilities ', ' hazardous facilities ', and ' wastewater treatment plant and wastewater disposal facilities '.	Support	Allow

Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	S620.030	Interpretation	FREEDOM CAMPING	Amend as follows: FREEDOM CAMPING has the same meaning as in Section 5 of the Freedom Camping Act (as set out below) means to camp (other than at a camping ground) within 200 m of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 m of a formed road or a Great Walks Track, using 1 or more of the following: a tent or other temporary structure: a caravan; or a car, campervan, housetruck, or other motor vehicle. It does not include the following activities: temporary and short-term parking of a motor vehicle; recreational activities commonly known as day-trip excursions; or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue; or use of Nohoanga entitlements identified in Appendix 6 by Ngāi Tahu whānui.	Oppose in part	Disallow in part	Remove all references to Freedom Camping in the plan.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	S620.033	Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION	Amend the definition as follows: INTENSIVE INDOOR PRIMARY PRODUCTION means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. It excludes herd homes, herd barns, wintering barns and feedlots which are used for only parts of the year.	Support	Allow	
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	S620.115	Sites and Areas of Significance to Māori	Permitted Activities	Amend to create a separate table for each rule and is embed within the relevant rule.	Support in part	Allow in part	
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	S620.400	Sites and Areas of Significance to Māori	SASM -R7	Delete requirement to consult with Poutini Ngai Tahu for mineral extraction and quarrying activities outside of these new boundary	Support	Allow	
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	S620.401	Sites and Areas of Significance to Māori	SASM - R11	Delete requirement to consult with Poutini Ngai Tahu for mineral extraction and quarrying activities outside of these new boundary	Support	Allow	

Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	S620.211	Noise	NOISE - R3	That Council engages an acoustic expert to assess the generated noise, vehicle speeds and times it is generated on the state highway and railway networks and based on that assessment re-assess if the rules are protecting human health at their current setbacks.	Support	Allow	Submission point is strongly agreed with. Traffic volumes throughout the entire region are low by a national comparison particular in the rural areas. The noise insulation requirements are arduous.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	S620.240	General Residential Zone	GRZ - R19	Changes as required by the submission points on the Noise chapter: That Council engages an acoustic expert to assess the generated noise, vehicle speeds and times it is generated on the state highway and railway networks and based on that assessment re-assess if the rules are protecting human health at their current setbacks.	Support	Allow	Submission point is strongly agreed with. Traffic volumes throughout the entire region are low by a national comparison particular in the rural areas. The noise insulation requirements are arduous.
Kate Kennedy	S3.001	SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	List the Historic Mining area of the Southern Paparoas as one of the West Coast Historic Heritage Items and Areas and Archaeological Sites, in Schedule 1, Part 4 of the Te Tai o Poutini District Plan	Neutral	Allow in part	Council acknowledges the historic sites and areas within its district. Council is supportive of those sites included and new sites proposed by way of submission. Council however requires that an appropriate assessment process is undertaken to ensure that new sites meet relevant criteria for inclusion in the plan.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	S620.253	Airport Zone	AIRPZ - R2	It is recommended that new measurements are given from the site boundaries and uses a standard height recession plan formula or diagram for ease of understanding and implementation.	Support	Allow	

Laura Mills	S17.001	SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	To create a Historic Heritage area, in the Historic Mining area of the Southern Paparoas known as the Greymouth Coalfield.	Neutral	Allow in part	Council acknowledges the historic sites and areas within its district. Council is supportive of those sites included and new sites proposed by way of submission. Council however requires that an appropriate assessment process is undertaken to ensure that new sites meet relevant criteria for inclusion in the plan.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	S620.256	Airport Zone	AIRPZ - R8	Discretion is restricted to: a. Bulk, design and location of buildings; b. Management of access, traffic and parking; c. Landscape measures; d. Any impacts on the amenity or production value of surrounding rural land; e. Effects on visual amenity; f. Any impacts on the amenity of adjacent residential land; g. Incorporating Poutini Ngāi Tahu design principles into buildings; and h. Any impacts on the efficiency or function of the main Airport Activity in the Zone.	Oppose in part	Disallow in part	
Glenn Johnston	S74.001	SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Include the Southern Paparoa Coalfield within a Heritage Area.	Neutral	Allow in part	Council acknowledges the historic sites and areas within its district. Council is supportive of those sites included and new sites proposed by way of submission. Council however requires that an appropriate assessment process is undertaken to ensure that new sites meet relevant criteria for inclusion in the plan.

Runanga Miners Hall Trust	S498.001	SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend to include the Historic Mining Area of the Southern Paparoas, the Greymouth Coalfield and historic taonga and monuments, the Brunner Mine site (HH53-57) in the south on the eastern side of the Southern Paparoas, and north to Blackball (HH48-52), and on the western side of the Paparoas, the Rūnanga Miners' Hall (HH47) up to the Strongman Mine memorial. The towns involved would include Dobson, Stillwater, Blackball, Taylorville, Runanga, Dunollie and Rapahoe, ands the sites of several old towns such as Rewanui, Wallsend and Brunnerton.	Neutral	Allow in part	Council acknowledges the historic sites and areas within its district. Council is supportive of those sites included and new sites proposed by way of submission. Council however requires that an appropriate assessment process is undertaken to ensure that new sites meet relevant criteria for inclusion in the plan.
Glenn Johnston	S183.001	SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Include Southern Paparoa Coalfield Heritage Area within the Heritage Schedule.	Neutral	Allow in part	Council acknowledges the historic sites and areas within its district. Council is supportive of those sites included and new sites proposed by way of submission. Council however requires that an appropriate assessment process is undertaken to ensure that new sites meet relevant criteria for inclusion in the plan.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	S620.017	Planning Maps and Overlays	Planning Maps and Overlays	Remove Lot 1 DP 464514 and Lot 1 DP 2850 from the Highly Productive Land Precinct.	Support	Allow	Removal is supported.
Paul Thomas	S134.001	SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Add historic mining area in Southern Paparoas as per GNS Science Report 2010/61 Nov 2010 pg 68 to Historic Heritage schedule as a Historic Area to be known as 'The Historic Mining area of the Southern Paparoa's - the area defined as the Greymouth Coalfields .	Neutral	Allow in part	Council acknowledges the historic sites and areas within its district. Council is supportive of those sites included and new sites proposed by way of submission. Council however requires that an appropriate assessment process is undertaken to ensure that new sites meet relevant criteria for inclusion in the plan.
Toka Tū Ake EQC	S612.086	Subdivision	SUB - O2	Define what constitutes a 'significant' natural hazard	Support	Allow	

Jacobus Wiskerke	S95.004	Noise	NOISE - R3	Delete the proposed rules to limit exposure of residential housing occupants to transport noise.	Support	Allow	Rule is overly onerous for the low traffic numbers of the State Highways in the Region.
Toka Tū Ake EQC	S612.090	Subdivision	SUB - P4	Amend " Manage significant risks from natural hazards by restricting subdivision that... " to " Manage significant risks from natural hazards by avoiding subdivision that... ".	Oppose	Disallow	Overly onerous. If adequate mitigation measures i.e. building techniques can be imposed that would reduce/eliminate the hazard then this should be allowed.
Toka Tū Ake EQC	S612.109	Future Urban Zone	FUZ	Amend rule framework for future urban zones in areas subject to land instability to include provision for requiring/encouraging/ enabling- or even leading/implementing area- wide/global land stability mitigation measures prior to development rather than allowing an ad-hoc development of potentially unstable slopes.	Support in part	Allow in part	
Heritage New Zealand Pouhere Taonga	S140.026	Historic Heritage	HH - R4	HNZPT requests that historic heritage items be provided with greater protection from inappropriate repositioning or relocation, through amending the proposed activity status as follows: Repositioning a heritage item within its existing area or site: Discretionary activity Relocating a heritage item to a new area or site: Non-complying activity.	Oppose in part	Disallow in part	The relocation of an item due to natural hazard or any other non-mitigatable reasons should rightly be allowed.
Heritage New Zealand Pouhere Taonga	S140.029	Historic Heritage	HH - R7	HNZPT requests that relocation be a noncomplying activity and repositioning be a discretionary activity.	Oppose	Disallow	See prior further submission point on this matter.
Greymouth Heritage Trust	S104.008	Historic Heritage	Other Methods	That the Plan requires councils to provide for a Heritage Protection Fund and a Long Term Heritage Assets Maintenance Plan so that identified Heritage assets are not left to Demolition by neglect.	Support in part	Allow in part	Given the potential significant monetary and resourcing implications of this Council although not outright opposed wishes to discuss further before including to the plan.

Heritage New Zealand Pouhere Taonga	S140.044	SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HNZPT requests an assessment of each item included in SCHED1A be provided. This assessment should identify the item's heritage values and justify their protection under SCHED1A.	Support	Allow	Council acknowledges the historic sites and areas within its district. Council is supportive of those sites included and new sites proposed by way of submission. Council however requires that an appropriate assessment process is undertaken to ensure that new sites meet relevant criteria for inclusion in the plan.
Heritage New Zealand Pouhere Taonga	S140.045	SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	<p>HNZPT requests the inclusion of definitions for the Historic Heritage Values, either within the Historic Heritage policies or at the start of SCHED1A. Suggested definitions are as follow:</p> <p>Historical and social significance value: Historical and social significance values that demonstrate or are associated with a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political, or other patterns. Cultural and spiritual value: Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values. Architectural and aesthetic value: Architectural and aesthetic values that demonstrate or are associated with a particular style, period or designer, design values, form, scale, colour, texture, and material of the place. Technological and craftsmanship value: Technological and craftsmanship values that demonstrate or are associated with the nature and use of materials, finishes, and/or technological or constructional methods which were innovative, or of notable quality for the period. Contextual value: Contextual values that demonstrate or are associated with a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style, and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment. Archaeological and scientific significance value: Archaeological or scientific values that demonstrate or are associated with the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological, or other values of past events, activities, structures, or people.</p>	Support in part	Allow in part	Needs defining as stated for ease of application.

Greymouth Heritage Trust	S104.001	SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	We are requesting that a "Historic Mining Area of the Southern Paparoas" be listed as one of the West Coast Historic Heritage Items and Areas and Archaeological Sites We believe the area of note can be listed in the HH List by reference to a geologically defined area: the "Greymouth Coalfield" (see map attached to original submission).	Neutral	Allow in part	Council acknowledges the historic sites and areas within its district. Council is supportive of those sites included and new sites proposed by way of submission. Council however requires that an appropriate assessment process is undertaken to ensure that new sites meet relevant criteria for inclusion in the plan.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	S190.077	Infrastructure	Infrastructure Policies	We recommend including the additional policy as follows: INF-P7: Minimise the risk of adverse effects by subdivision, development, and activities on drinking water sources through a Drinking Water Source Protection Zone (SPZ).	Support in part	Disallow in part	The protection of drinking water sources is supported by way of policy. The creation of an overlay is not supported.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	S190.084	Infrastructure	Infrastructure Rules	Include additional Drinking Water Source Protection Zone (SPZ) overlay rules within this section. We recommend that Drinking Water SPZ are fully excluded from mineral prospecting, exploration and extraction activities, and other activities that may cause adverse effects to drinking water. We want to ensure that incidents similar to those affecting the Ross water supply do not happen again on the West Coast.	Oppose	Disallow	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	S190.540	Noise	NOISE - R5	1) Restructure all zone noise limits to relate to sites receiving noise. 2) Reformat day/time definitions for noise limits to follow the format recommended in NZS 6802:2008. 3) If the current structure is retained, amend NOISE-R5 as follows: 1. Noise generated by any activity shall not exceed the following noise limits at any point within the notional boundary of any sensitive activity within any site receiving noise: another site in the RESZ – Residential Zones, SETZ – Settlement Zone and NOSZ – Natural Open Space Zone:	Oppose	Disallow	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	S190.544	Noise	NOISE - R9	Amend NOISE-R9 to add the following: 2. All activities are conducted in accordance with a Port Noise Management Plan that is updated annually, sets out details of how NZS 6809 is being implemented, and is publicly available on the port operator's website.	Oppose	Disallow	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	S190.545	Noise	NOISE - R10	Amend NOISE-R10 as follows: ... 3. The maximum noise levels from aircraft engine testing associated with maintenance at any point within the notional boundary of any sensitive activity within any site receiving noise boundary of a site within a RESZ – Residential Zone, MPZ – Māori Purpose Zone or RURZ – Rural Zone shall not exceed: a. on any day 7.00am	Oppose	Disallow	

				to 10.00pm exceed 55 dB LAeq (15 hour)(15min) b. on any day 10.00pm to 7.00am not exceed 45 dB LAeq (9 hours)(15 min) and 75 dB LAmax; and 4. The maximum noise generated from aircraft operations at Hokitika and Westport Airports and Greymouth and Karamea Aerodromes over any 90 continuous days, including taxiing and pre and post flight engine running, shall not exceed: ... 8. All activities are conducted in accordance with a Noise Management Plan that is updated annually, sets out details of how NZS 6805 or NZS 6807 is being implemented, and is publicly available on the facility operator's website.			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	S190.546	Noise	NOISE - R11	Restructure all zone noise limits to relate to sites receiving noise.	Oppose	Disallow	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	S190.852	Residential Zones	RESZ - P17	Amend RESZ-P17 as follows: Over the long-term Within the next 10 years , encourage and promote the relocation of sporadic out-of-zone industrial activities in residential zoned areas to industrial zoned areas.	Oppose in part	Disallow in part	Timeframe is too short. Open to a timeframe being set though.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	S190.854	General Residential Zone	GRZ - R1	We recommend an amendment to Appendix 2, to clarify recession planes and ensure adequate daylight and sunlight is maintained. Including diagrams in Appendix 2 as suggested in RESZ-P2. Amend GRZ-R1 as follows: 11. Residential units within Clean Air Zones can install an ultra-low emission burner and existing low-emission burners are allowed for up to 20 years from installation. Installation of low emission burners and use of open fires or older style burners is not allowed within Clean Air Zones.	Support in part	Allow in part	Diagrams for Recession Planes is supported. A clean air policy is not.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	S190.958	Rural Zones	RURZ - P25	Amend RURZ-P25 as follows: Maintain the quality of the environment and amenity of the areas surrounding the mineral extraction activities e as far as practical by: a. Utilising management, mitigation, rehabilitation as a key tool, managing adverse effects using the effects management hierarchy; ... I. Ensuring that the Drinking Water Source Protection Zones (SPZ) are excluded from MINZ - Mineral Extraction Zone.	Oppose	Disallow	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	S190.978	General Rural Zone	GRUZ - R11	Amend GRUZ-R11 as follows: Activity Status Permitted Where: 6. The site is not within a Drinking Water Source Protection Zone (SPZ).	Oppose	Disallow	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	S190.1030	Settlement Zone	SETZ - PREC2 - Settlement Centre Precinc	Amend SETZ-PREC2 as follows: Settlement Centre Precinct is located in settlements where a focal community and commercial area is developing. It is anticipated that the Settlement Centre character will develop over time, with more commercial development in particular... Settlement Centre Precincts are identified in Karamea, Charleston, Blackball, Kumara, Ross, Harihari, Kaniere, Waimangaroa, Ikamatua, Ahaura, Barrytown, Otira, Whataroa and Haast.	Oppose in part	Disallow in part	The added locations in the Grey District are opposed as it is considered that they do not meet the criteria for inclusion.

Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	S190.1136	Hospital Zone	Overview	Amend the overview as follows: There are also medical centres at Fox Glacier/Weheka, Franz Joseph/ Waiiau. Haast, Harihari, Hokitika, Ngakawau, Moana, Whataroa and Karamea and aged care facilities in Westport/ Kawatiri, Greymouth/ Māwhera and Hokitika included within the zone.	Support	Allow	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	S190.1264	Appendix Two: Recession Planes	Appendix Two: Recession Planes	Add recession plane diagrams to the schedule similar to diagrams in CCC District Plan	Support in part	Allow in part	GreyDC is all for making the Plan easier to understand and use.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	S190.1209	Port Zone	Overview	retain Port Zone for Westport and Greymouth ports	Support	Allow	Support for the reasons given in the submission point.
Westpower Limited	S547.013	How The Plan Works	General Coastal Environment Area	Amend the description and add an advice note to Coastal Environment Chapter and relevant zone provisions to advise, Advice Note: The coastal environment overlay does not apply in the Urban Area or Zone as defined in this plan. (note: if the "urban area" is intended to be different to the "urban zone" then clarification is required for the advice note.)	Support	Allow	
Westpower Limited	S547.170	Historic Heritage	HH - O2	Amend: Provide for development opportunities ... while providing for the protection of these values from inappropriate subdivision, use, and development.	Support	Allow	
Westpower Limited	S547.259	Ecosystems and Indigenous Biodiversity	ECO - R1	Split Rule R1 to provide a rule for activities in the Grey District (new ECO-R1) and a rule for activities in the Buller and Westland Districts (new Rule ECOR1A).	Support	Allow	Agree current rule is complex and confusing. Two separate Rules would be ideal.
Westpower Limited	S547.260	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend 1. It is outside of a scheduled ... in Schedule Four; or	Support	Allow	
Westpower Limited	S547.0503	Ecosystems and Indigenous Biodiversity	ECO - R2	(1) Confirm the function of Schedule Four in identifying significant natural areas in the Coastal Environment of the Grey District. (2) Relevant permitted rules for activities inside or outside Schedule Four areas in the Grey District Coastal are provided, including an opportunity to comment on such rules. (3) Relocate the rule to the Coastal Chapter. (4) Add an exception to the Rule Title, "Indigenous Vegetation Clearance ... (Note: Urban Areas are not being part of the Coastal Environment for the purpose of this rule.) or like effect.	Support in part	Allow in part	The Grey DC SNA sites include sites within the coastal environment. Outside of those scheduled sites there should be no restrictions.

(5) Amend item 1.ii., "Operation, ..., **and installation of new energy activities and infrastructure, including critical infrastructure and renewable electricity generation activities.**".

(6) Amend the applicable area limit in item 2., "2. The extent of ... in area **per work** site ...".

(7) Add an exception to items 2. & 3. for maintenance, **"Except that these limits shall not apply to ongoing maintenance of existing disturbed or cleared areas for corridor management purposes."**.

Westpower Limited	S547.388	Subdivision	SUB - S8	<p>(1) Delete the second sentence of item 2.</p> <p>(2) Amend item 3., "3. All necessary easements for the protection of and access to existing and proposed energy network utility services and infrastructure must be granted and reserved."</p> <p>(3) Add a new item 4., "4. At the time of subdivision the applicant shall supply written confirmation from the energy network utility operator that electricity can be provided to the subdivision and that appropriate easements are proposed to ensure the ongoing ability to access, operate, maintain and upgrade existing and proposed electricity infrastructure. At the time of completion of the subdivision certification shall be provided from the energy network utility operator that electricity is available at the boundary of each newly created survey plan.".</p>	Support in part	Allow in part	<p>For the subdivision of rural allotments where electricity is not required a connection should not be required.</p> <p>Also the provision of alternative services should be allowed on a case by case basis.</p>
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Westpower Limited	S547.406	Coastal Environment	Overview	<p>Add a new paragraph 2: Development, Energy Activities and Infrastructure</p> <p>Given the topography of the West Coast a significant level of development, including energy activities and infrastructure, occurs in and through the coastal environment. These activities are important and integral components in ensuring resilience, and enabling the social, cultural and economic wellbeing, of communities throughout the West Coast. As well as the spatial location of communities there is a requirement to recognise the network of communities and the linkages between them in managing activities within the coastal environment as a whole. Both national policies, ie NZCPS and NPSREG, and regional policies, ie RPS, recognise the need for activities, including energy activities and infrastructure, to be undertaken within or through the coastal environment. The plan must appropriately provide for activities taking in to account the topography, conditions, existing and</p>	Support	Allow	
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required activities and development and values present in the coastal environment.

TiGa Minerals and Metals Limited	S493.004	Interpretation	Definitions	Insert PRIMARY PRODUCTION definition as follows: means: a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product.	Support	Allow	
TiGa Minerals and Metals Limited	S493.090	Rural Zones	RURZ - O1	Amend: "To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment."	Support	Allow	Council supports the inclusion of 'Primary Production' as defined in the national Planning Standards.
TiGa Minerals and Metals Limited	S493.093	Rural Zones	RURZ - P3	Amend RURZ - P3 as follows: Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary production values.	Support	Allow	
TiGa Minerals and Metals Limited	S493.127	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	PUN - W034	Remove the part of PUN-W034 where it is within the Coastal Marine Area.	Support in part	Allow in part	Should the mapping be incorrect it should be reviewed and amended if found incorrect.
Waka Kotahi NZ Transport Agency	S450.060	Transport	TRN	Insert rule into plan.	Oppose in part	Disallow in part	A "catch-all" approach is considered unreasonable. There are many change of use activities that do not exacerbate effects likewise there are many new activities that have less than minor effects.
Department of Conservation	S602.016	Interpretation	SIGNIFICANT NATURAL AREA	Amend: means areas that have been assessed as an area of significant indigenous vegetation or significant habitat of indigenous fauna in accordance with the criteria set out in the West Coast Regional Policy Statement, until such time as nationally consistent criteria apply through a National Policy Statement or National Environmental Standards. When nationally consistent criteria apply, these will be used to assess significance; or and	Oppose	Disallow	Retain definition as notified.

areas that have been identified as Significant Natural Areas in any West Coast Regional or District Plan.

Department of Conservation	S602.067	Ecosystems and Indigenous Biodiversity	ECO - P1	<p>Amend: Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna-habitat as Significant Natural Areas:</p> <p>1. In the Grey District: i. These areas are identified in Schedule Four; and ii. The criteria set out in Appendix 1 of the West Coast Regional Policy Statement will be used to assess significance through the resource consent process (or to confirm whether or not the area proposed to be cleared is not significant before permitted clearance occurs), until such time as nationally consistent criteria apply through a National Policy Statement or National Environmental Standards. When nationally consistent criteria apply, these will be used to assess significance;</p> <p>2. In the Buller and Westland Districts: i. The criteria set out in Appendix 1 of the West Coast Regional Policy Statement will be used to assess significance, until such time as nationally consistent criteria apply through a National Policy Statement or National Environmental Standards. When nationally consistent criteria apply, this will be used to assess significance; ii. Significant indigenous vegetation and significant habitats of indigenous fauna Areas of significant indigenous vegetation and fauna habitat will be also identified through the resource consent process (or to confirm whether or not the area proposed to be cleared is not significant before permitted clearance occurs) until such time as district wide identification and mapping of significant natural areas is undertaken; iii. Buller and Westland district wide assessment, identification and mapping of significant natural areas will be undertaken and completed by June 2027; and iv. Identified areas of significant indigenous vegetation and fauna habitat will be added to Schedule Four through a Plan Change.</p>	Oppose	Disallow	Retain policy as notified.
Department of Conservation	S602.010	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Rules	<p>Add the following advice note:</p> <p>For the avoidance of doubt, any area that meets the criteria set out in Appendix 1 of the West Coast Regional Policy Statement (until such time as nationally consistent criteria apply through a National Policy Statement or National Environmental Standards) is a Significant Natural Area.</p>	Oppose	Disallow	Retain as notified.

Department of Conservation	S602.075	Ecosystems and Indigenous Biodiversity	ECO - R1	<p>Amend: Indigenous vegetation clearance and disturbance outside of the coastal environment</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. It is outside of a scheduled Significant Natural Area as identified in Schedule Four or outside an areas identified in accordance with the Significant Natural Area criteria; and 2. It is clearance permitted by the Natural Character and the Margins of Waterbodies Rule NC - R1; or The extent of indigenous vegetation disturbed and/or cleared per site does not exceed an area of 5000m2 in any three year period; or 3. It is necessary for one of the following purposes: <ol style="list-style-type: none"> i. It is the removal of windthrown timber through: <ol style="list-style-type: none"> a. Use of helicopter recovery methods; or b. Where ground based recovery is only undertaken from areas adjacent to existing vehicle tracks; or ii. ...vi. To upgrade or create new an existing public walking or cycling tracks up to 3m in width undertaken by the Council or its approved contractor; viii. To comply with section 43 of the Fire and Emergency Act 2017; ix. For construction or operation of an above ground or below ground network utility or the national grid where: <ol style="list-style-type: none"> a. The construction corridor does not exceed 3m in width; and b. All machinery used in construction is cleaned and made free of weed material and seeds prior to entering the site; and c. Rehabilitation of disturbed areas is undertaken following the completion of construction; x. It is cultural harvest undertaken by Poutini Ngāi Tahu; or xi. It is on MPZ - Māori Purpose Zoned land and undertaken in accordance with an Iwi/Papatipu Rūnanga Management Plan; or xii. It is within an area subject to a QEII National Trust Covenant or Ngā Whenua Rahui Kawaneta, a Reserves or Conservation Act covenant or a Heritage covenant under the Heritage New Zealand/Pouhere Taonga Act and the vegetation disturbance is authorised by that legal instrument; and 	Oppose	Disallow	Retain as notified.
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- 4. Within the Grey District it is clearance outside of an Outstanding Natural Landscape identified in Schedule Five; or
- 5. Within the Buller and Westland Districts:
 - i. ~~...ii. It is a maximum area of 5000m2 per site, in total, over any continuous three-year period.~~

Advice Notes:

- 1. **For the avoidance of doubt, any area of vegetation that meets the criteria set out in Appendix 1 of the West Coast Regional Policy Statement (until such time as nationally consistent criteria apply through a National Policy Statement or National Environmental Standards) is a Significant Natural Area.**
- 2. ...
- 3. Where indigenous vegetation clearance is proposed within the riparian margins of a waterbody refer to these sections of the Plan for **additional** the Rules around this clearance. ...

Department of Conservation	S602.076	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend: Indigenous Vegetation Clearance in the Coastal Environment	Oppose	Disallow	See Grey DC submission on this Rule
				Activity Status Permitted			
				Where:			
				<ul style="list-style-type: none"> 1. ... 2. The extent of indigenous vegetation disturbed and/or cleared per site does not exceed an area of 500m2 in area per site in any three year period; 3. The indigenous vegetation clearance does not disturb, damage or destroy nesting areas or habitat of protected species; and 4. The indigenous vegetation clearance does not occur in any area identified as a Significant Natural Area in Schedule Four or in accordance with the Significant Natural Area criteria. 			
				Advice Notes:			
				<ul style="list-style-type: none"> 1. For the avoidance of doubt, any area of vegetation that meets the criteria set out in Appendix 1 of the West Coast Regional Policy Statement (until such time as nationally consistent criteria apply through a National Policy Statement or National Environmental Standards) is a Significant Natural Area, and this rule does not apply. 2. Where indigenous vegetation clearance is proposed within the riparian margins of a waterbody refer to these sections of the Plan for the additional Rules around this clearance. ... 			

Department of Conservation	S602.078	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend: Activity Status Restricted Discretionary Where:	Oppose	Disallow	Retain as notified.
				<p>1. This is not within:</p> <ul style="list-style-type: none"> i. A Significant Natural Area identified in Schedule Four or in accordance with the Significant Natural Area criteria; ii. An area of land environment of category one or two of the Threatened Environment Classification; iii. An Outstanding Natural Landscape identified in Schedule Five; iv. An Outstanding Natural Feature identified in Schedule Six; v. An area of High Coastal Natural Character identified in Schedule Seven; or vi. An area of Outstanding Coastal Natural Character identified in Schedule Eight. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> 2. Whether there are other regulations impacting the site that have meant the land is unable to be used for economic rural uses; 3. Constraints imposed by consideration of the functional or operational need of network utilities and critical infrastructure; 4. Effects on habitats of fn any threatened or protected species threatened or At Risk (Declining) species; 5. Effects on the threat status of land environments in category one or two of the Threatened Environments Classification; 6. Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems; 7. Effects on the intrinsic values of ecosystems; 8. Effects on recreational values of public land; and 9. The matters outlined in Policies ECO - P6 and ECO - P7. <p>Advice Note:</p> <ul style="list-style-type: none"> 1. For the avoidance of doubt, any area of vegetation that meets the criteria set out in Appendix 1 of the West Coast Regional Policy Statement (until such time as nationally consistent criteria apply through a National Policy Statement or National Environmental Standards) is a Significant Natural Area, and this rule does not apply. 2. Where indigenous vegetation clearance is proposed within the riparian margin of a waterbody refer to this section of the Plan for the additional Rules around this clearance. 3. Where indigenous vegetation clearance is proposed in or on a site or area of significance to Māori then Rule SASM - R4 will also apply. 4. Where indigenous vegetation clearance is proposed within a wetland this is also be subject to rules within the NES Freshwater and Regional Land and Water Plan which are administered by the West Coast Regional Council. 5. This rule also applies to plantation forestry activities, where this provision is more stringent than the NES - PF and the 			

				indigenous vegetation clearance is within the coastal environment			
Department of Conservation	S602.127	Subdivision	SUB - S2	<p>Amend: Each allotment must provide a stable, flood free building area suitable for building foundations in accordance with the requirements of the New Zealand Building Code - Acceptable Solution B1/AS4 Approved Document B1/4: Structure Foundations.</p> <p>On sites less than 4ha in size, an indicative building platform on each allotment must be identified in subdivision applications and: Must allow the buildings to comply with the standards for a permitted activity in the underlying zone and any applicable overlay area under this District Plan; and Must not include any area of land to be used for access or for the disposal of wastewater or stormwater; and Must be outside any significant natural, cultural or heritage feature identified in the resource consent; and Must be outside of any area identified in a Natural Hazard overlay.</p>	Oppose	Disallow	Retain as notified.
Department of Conservation	S602.165	Coastal Environment	Coastal Environment Rules	<p>Add an additional Rule: XXX Activities, structures, buildings and earthworks not provided for in another Rule</p> <p>Activity status: Non-complying</p>	Oppose in part	Disallow in part	Retain as notified.
Department of Conservation	S602.199	Open Space Zone	OSZ - R12	<p>Amend: Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All performance standards for Rule OSZ - R1 are complied with; and The activity does not include: Intensive indoor primary production; storage of products and initial processing of horticultural and agricultural products produced on that site; the storage, treatment and disposal of solid and liquid animal waste; rural research; farm quarries; or Stock sale yards; and All other rules and standards, including within Overlay Areas, are met. <p>Advice Note: Refer to Rule SASM - R7 in the Sites of Significance to Māori Chapter where a farm quarry is proposed within the Aotea or Pounamu Overlays</p>	Oppose	Disallow	Retain as notified.
Department of Conservation	S602.220	Mineral Extraction Zone	Mineral Extraction Zone	<p>Delete the Mineral Extraction Zone chapter in its entirety, rename the 'Buller Coalfield Zone' to the 'Mineral Extraction Zone', integrate policies MINZ-P6-P8, and rule MINZ-R5 and any other inconsistent provisions into the one zone chapter.</p>	Oppose	Disallow	Retain as notified.

Department of Conservation	S602.237	SCHEDULES	SCHEDULES	<p>Amend the explanation:</p> <p>Only areas within Grey District have been scheduled as Significant Natural Areas in Te Tai o Poutini Plan.</p> <p>Within the Buller and Westland District where Significant Natural Areas have not yet been mapped, the mapping of Significant Natural Areas will be undertaken and completed by June 2027. an assessment of significance will be undertaken at the time any resource consents are applied for in relation to the Ecosystems and Biodiversity Rules.</p> <p>Significant Natural Areas in the form of Regionally Significant Wetlands are scheduled and identified in the West Coast Regional Land and Water Plan.</p> <p>Areas of significant indigenous vegetation and significant habitats of indigenous fauna will be also identified by a resource consent applicant through the resource consent process, or as required to confirm whether or not the area proposed to be cleared is not significant before permitted clearance occurs. The identification of Significant Natural Areas are therefore not limited to those areas mapped in this schedule.</p>	Oppose in part	Disallow in part	Retain as notified.
Buller Conservation Group	S552.005	Whole Plan	Whole plan	activities proposed as controlled and restricted discretionary should be classed as discretionary	Oppose	Disallow	Should be a consenting pathway for activities that have minor effects.
Buller Conservation Group	S552.065	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Policies	<p>Add P1.2 to allow for any further sites of significance that may be identified through assessment under Appendix 1 of the WC-RPS.</p> <p>P1.3 Further sites of significance may be identified in the Greymouth area through the assessment criteria in Appendix 1 of the Regional Policy Statement</p>	Oppose	Disallow	
Buller Conservation Group	S552.075	Ecosystems and Indigenous Biodiversity	ECO - R1	Delete R1 3.i	Oppose	Disallow	
William McLaughlin	S567.037	Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION	Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. The use of herd homes and wintering barns where the primary production activity principally otherwise occurs in an outdoor environment is not included in this definition. Free range poultry and free-range egg farming in not included in this definition.	Support	Allow	
Laura Coll McLaughlin	S574.307	Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION	Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time	Support	Allow	

period) or poultry. **The use of herd homes and wintering barns where the primary production activity principally otherwise occurs in an outdoor environment is not included in this definition. Free range poultry and free-range egg farming is not included in this definition.**

William McLaughlin	S567.080	Transport	TRN - R3	Amend as follows: Where: 1. All performance standards in Rule TRN - R1 are complied with; and 2. The works are undertaken: i.; or iv. With the written consent of the road controlling authority.	Support	Allow
William McLaughlin	S567.081	Transport	TRN - R3	Where: 1. This is undertaken by a requiring authority, or on their behalf or with written consent of the requiring authority , in accordance with a designation listed in this Plan.	Support	Allow
Laura Coll McLaughlin	S574.723	Transport	TRN - R3	Amend as follows: Where: 1. All performance standards in Rule TRN - R1 are complied with; and 2. The works are undertaken: i.; or iv. With the written consent of the road controlling authority.	Support	Allow
Laura Coll McLaughlin	S574.724	Transport	TRN - R3	Where: 1. This is undertaken by a requiring authority, or on their behalf or with written consent of the requiring authority , in accordance with a designation listed in this Plan.	Support	Allow
William McLaughlin	S567.327	Subdivision	SUB - S1	Amend as follows: 1. Each allotment, including the balance allotment must meet the following minimum lot size and contain a 15m x 15m building platform: a. ...g. Rural Lifestyle Zone 1 hectare 5000m² ;	Oppose in part	Disallow in part

h. General Rural Zone ~~4 hectares~~ **1 hectare**, except that it is 10 hectares in the Highly Productive Land Precinct; and

i. Future Urban Zone 4 hectares.

We oppose that the land between Bulls Road and Bradshaws Road **south** of State Highway 67A is zoned General Rural Zone (i.e. Section 1 SO 14694, Part Section 2 Blk II Steeples SD, Section 3 Blk II Steeples SD, Section 4 Blk II Steeples SD, Section 5 Blk II Steeples SD, Section 42 Blk II Steeples SD and Section 71 Blk II Steeples SD). We submit that this should be zoned Rural Residential Precinct. If this decision is not made then we submit that the "Minimum

Laura Coll McLaughlin	S574.260	Subdivision	SUB - S1	<p>Amend as follows:</p> <p>1. Each allotment, including the balance allotment must meet the following minimum lot size and contain a 15m x 15m building platform:</p> <p>a. ...g. Rural Lifestyle Zone 1 hectare 5000m²;</p> <p>h. General Rural Zone 4 hectares 1 hectare, except that it is 10 hectares in the Highly Productive Land Precinct; and</p> <p>i. Future Urban Zone 4 hectares.</p> <p>We oppose that the land between Bulls Road and Bradshaws Road south of State Highway 67A is zoned General Rural Zone (i.e. Section 1 SO 14694, Part Section 2 Blk II Steeples SD, Section 3 Blk II Steeples SD, Section 4 Blk II Steeples SD, Section 5 Blk II Steeples SD, Section 42 Blk II Steeples SD and Section 71 Blk II Steeples SD). We submit that this should be zoned Rural Residential Precinct. If this decision is not made then we submit that the "Minimum</p>	Oppose in part	Disallow in part
William McLaughlin	S567.405	Commercial and Mixed Use Zones	CMUZ - P4	Delete points a. – d.	Oppose	Disallow
Laura Coll McLaughlin	S574.346	Commercial and Mixed Use Zones	CMUZ - P4	Delete points a. – d.	Oppose in part	Disallow in part

Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.050	How The Plan Works	Special Purpose Zone Descriptions	Delete the "Special Purpose Zones SPZ" Consequential amendments to deleting the corresponding zones: Delete the Buller Coalfield zone Delete Mineral Extraction Zone	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.410	Interpretation	AGRICULTURAL, PASTORAL AND HORTICULTURAL ACTIVITIES	Delete farm quarries from this definition, given the lack of SNA identification. Alternatively, retain in definition but amend all relevant provisions in GRUZ and elsewhere to ensure SNAs adequately protected.	Oppose	Disallow	Retain as notified
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.077	Interpretation	SIGNIFICANT NATURAL AREA	Delete and replace: means an area of significant indigenous vegetation, and/or significant habitats of indigenous fauna which has been identified using the criteria listed in Appendix 1 or 2 and included in Schedule 4 or a regional Plan; or an area which although not included on Schedule 4 nevertheless meets one or more of the criteria listed in Appendix 1 or 2.	Oppose in part	Disallow in part	Retain as notified
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.192	Ecosystems and Indigenous Biodiversity	Overview	Amend: ...Alongside this, parts of the West Coast/Te Tai o Poutini include the last habitats or strongholds of some native species threatened with extinction. Without identification and protection there is a risk to diversity and intact systems as well as further degradation of already compromised ecosystems. Well-functioning ecosystems provide resilience to climate change and can provide protection to communities from natural hazards. Under the RMA, the district and regional councils share responsibility for maintaining indigenous biodiversity. Te Tai o Poutini Plan is implements councils' responsibility for protecting and maintaining terrestrial (land-based) ecosystems, including the margins of the coast and waterbodies. and The West Coast Regional Council is responsible for protecting and maintaining the non-terrestrial ecosystems (rivers, lakes, wetlands, and the coast below mean high water springs). Poutini Ngāi Tahu also have cultural	Oppose in part	Disallow in part	Either retain as notified or amend to reflect the SNA sites identified in the Grey District.

responsibilities as mana whenua and kaitiaki. The RMA requires Te Tai o Poutini Plan to **assist Councils in carrying out their functions with respect to** manage indigenous biodiversity in two particular ways. Firstly, the control of any actual or potential effects of the use, development, or protection of land for the purpose of maintaining indigenous biodiversity. Secondly, it is required to recognise and provide for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna: **Specifically, to recognise and provide for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and more broadly, for the control of any actual or potential effects of the use, development, or protection of land for the purpose of maintaining indigenous biodiversity. The WCRPS, which this Plan must give effect to, sets out criteria for determining significance and requires that all areas meeting this criteria, whether mapped in the Plan or not, are to be known as Significant Natural Areas, or SNAs.**

Because of the ~~extremely large~~ **extensive** land areas covered by indigenous vegetation on the West Coast/Te Tai o Poutini, ~~detailed a comprehensive assessment of each piece of vegetation for~~ **identification of significance using the WCRPS Appendix 1 criteria for the purpose of mapping Significant Natural Areas** its significance has not yet been undertaken **completed**.

In the Grey District, an evaluation process ~~has been underway for~~ **was undertaken** a number of years **ago. This identified;** and this has enabled 37 Significant Natural Areas **previously included in the Grey District Plan. These areas remain identified as SNAs** to be identified within the Grey District. The list of these Significant Natural Areas can be found **included** in Schedule Four and they are also shown on the maps.

Where the provisions in this Plan refer to Significant Natural Areas this includes areas which are not yet included as SNA in Schedule Four, that nevertheless meet one or more of the significance criteria. Where there is uncertainty as to whether an area may meet the criteria, or in the absence of an ecological assessment, precaution and protection should be favoured, and a resource consent sought.

In the Buller and Westland Districts, where Significant Natural Areas have not yet been mapped, **and in Grey District for areas outside of mapped SNAs included in Schedule Four,** Te Tai o Poutini Plan has general vegetation clearance rules, with an expectation that an assessment against the regionally consistent significance criteria will be undertaken at the time

of any resource consent.

It is expected that further areas will be identified and mapped as Significant Natural Areas through resource consent processes or Council supported ecological assessments and that these will be added to the Plan through subsequent Plan change processes. ...

Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.200	Ecosystems and Indigenous Biodiversity	ECO - P1	<p>Amend policy to include Grey District SNA mapping to be assessed under the WCRPS criteria.</p> <p>Amend ECO – P1: “Identify and map areas of Significant Natural Areas, by indigenous vegetation and fauna habitat: In the Grey District these areas are identified in Schedule Four; In the Buller and Westland Districts: i. Using the criteria set out in Appendix 1 of the West Coast Regional Policy Statement will be used to assess determine significance; ii. In Grey (beyond SNAs included in Schedule Four) and in Buller and Westland, Significant Natural Areas of significant indigenous vegetation and fauna habitat will be identified through the resource consent process until such time as district wide identification and mapping of significant natural areas is undertaken; iii. in Grey (including SNAs currently included in Schedule Four), Buller and Westland a district wide assessment, identification and mapping of significant natural areas will be undertaken in a regionally consistent manner and completed by June 2025; and iv. the addition of Identified and mapped Significant Natural Areas of significant indigenous vegetation and fauna habitat will be added to Schedule Four through a Plan Change by 2025.”</p>	Oppose	Disallow	Retain as notified.
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Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.215	Ecosystems and Indigenous Biodiversity	Permitted Activities	Make amendments to address submission. We have sought rules below which attempt to fix this.	Oppose in part	Disallow in part
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Over the past near twenty years the Grey District Council has been working towards the mapping of SNA. Identification has taken place (some time ago) however due to a sequence of unfortunate and un-controllable events the mapping (by Council initiated plan change) has yet to occur. Regardless the project was undertaken in terms of obligations in S.6(c) of the Resource Management Act 1991. The project had heavily involvement from Federated Farmers, Department of Conservation (DOC) and Forest and Bird. At times it was acrimonious, but an SNA process was decided on which was in keeping with all parties philosophical approach to the protection of the Districts indigenous biodiversity.

To summarise that process promulgated by Council; a stepped process which, generically speaking, involved Council, based on Ecologist input (desktop studies), developing a list of all property in the District with likely ecological features that had significance value; submitted this list to Department of Conservation who could add to the list or remove from it, and then agreeing on the list

Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.484	Ecosystems and Indigenous Biodiversity	ECO - R1	<p>Amend: Indigenous vegetation clearance and disturbance outside of the coastal environment Activity Status Permitted Where:</p> <p>1. It is outside of a scheduled Significant Natural Area as identified in Schedule Four;</p> <p>12. Within the Riparian Margin of a River, Lake or Wetland the clearance is permitted by the Natural Character and the Margins of Waterbodies Rule NC - R1; or and</p> <p>23. The clearance is only It is necessary for one of the following purposes:</p> <p>i. It is the removal of windthrown timber through:</p> <p>a. Use of helicopter recovery methods; or</p> <p>b. Where ground based recovery is only undertaken from areas adjacent to existing vehicle tracks; or</p> <p>ii. i. The maintenance, operation and repair of lawfully established:</p> <p>a. tracks, and clearance is limited to within 1m of the track</p> <p>b. fences, and clearance is limited to within 1m of the fence</p> <p>c. structures, and clearance is limited to within 3m of the structure</p> <p>d. buildings, and clearance is limited to within 5m of the building</p> <p>e. critical infrastructure, and clearance is limited to within 3m of the infrastructure</p> <p>f. network utilities, and clearance is limited to within 3m of the network utility or for above ground utilities is a maximum of area of 50m2</p> <p>g. renewable electricity generation activities or natural hazard mitigation activities, and clearance is limited to a maximum area of 50m2;</p> <p>iii. For the installation of temporary network activities following a regional or local state of emergency declaration;</p> <p>iiiv. To prevent a serious threat to people, property, structures or services necessary to remove vegetation that endangers human life or within 5m of existing buildings or structures;</p> <p>v. To ensure the safe and efficient operation (including maintenance and repair) of any formed public road, rail</p>	Oppose	Disallow	<p>referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of such SNAs.</p> <p>An important component of Council's process was the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 values on the land and also in agreeing on ways and means to put measures in place to protect such features.</p> <p>Council considers its obligations under s6 of the Act meet.</p>
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corridor or access;

viii. For the construction of new fences and traplines associated with Conservation Activities or to exclude stock or pest animals **from an area of indigenous vegetation, and the clearance is limited to 2m wide to provide for the new fence;**

~~vii. To upgrade or create new public walking or cycling tracks up to 3m in width undertaken by the Council or its approved contractor;~~

~~iviii. To comply with section 43 of the Fire and Emergency Act 2017;~~

~~ix. For construction or operation of an above-ground or below-ground network utility or the national grid where:~~

~~a. The construction corridor does not exceed 3m in width; and~~

~~b. All machinery used in construction is cleaned and made free of weed material and seeds prior to entering the site; and~~

~~c. Rehabilitation of disturbed areas is undertaken following the completion of construction;~~

~~vx. It is cultural harvest undertaken by Poutini Ngāi Tahu; or~~

~~xvi. [Either delete this condition, or include an area limit to the permitted vegetation clearance:] It is on MPZ - Māori Purpose Zoned land and undertaken in accordance with an Iwi/Papatipu Rūnanga Management Plan; or~~

~~xii. It is within an area subject to a QEII National Trust Covenant or Ngā Whenua Rahui Kawaneta, a Reserves or Conservation Act covenant or a Heritage covenant under the Heritage New Zealand/Pouhere Taonga Act and the vegetation disturbance is authorised by that legal instrument;~~

~~4. Within the Grey District it is clearance outside of an Outstanding Natural Landscape identified in Schedule Five; or~~

~~5. Within the Buller and Westland Districts:~~

~~i. It is the removal or clearance of mānuka, kānuka and bracken only that is not part of any wetland and which is under 15 years old, not exceeding 5ha per site over any continuous three year period, subject to provision of notice to the relevant District Council at least 20 working days prior to the proposed clearance including:~~

~~a. Details of the location of the proposed clearance;~~

~~b. Area of the proposed clearance; and~~

~~c. Verification by documentary, photographic or other means that the vegetation is less than 15 years old and not part of any wetland; or~~

~~ii. It is a maximum area of 5000m per site, in total, over any continuous three year period.~~

Advice Notes:

~~1. Where clearance of mānuka, kānuka or bracken is proposed under Standard 5 (i) of this rule, if proof that the vegetation is less than 15 years old or that the site is not a wetland, is unavailable, then a resource consent will be required.~~

~~2. Where indigenous vegetation clearance is proposed within the riparian margins of a waterbody refer to these sections of the Plan for the Rules around this clearance.~~

~~13. Where indigenous vegetation clearance is proposed in or on a site or area of significance to Māori then Rule SASM - R4 will also apply.~~

Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.0544	Rural Zones	Rural Zones	all mining activities require consent (except NOSZ where they should be prohibited), and an ecological assessment in accordance with Appendix 1 of WCRPS is required for all mining activity consent applications.	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
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Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.378	Rural Zones	RURZ - P24	Delete		Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.380	General Rural Zone	GRUZ	<p>Include at least a discretionary consent requirement for all mining activities, including prospecting, explorations, extraction, processing, and ancillary activities.</p> <p>Include a requirement in that rule/those rules to undertake an ecological assessment in accordance with Appendix 1 of the WCRPS.</p> <p>Also include a note that all vegetation clearance associated with mining activities is dealt with under the ECO chapter.</p>		Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.382	General Rural Zone	GRUZ	<p>As set out in the Key Issue above, retain approach of listing all relevant chapters.</p> <p>Include ECO chapter and make clear that its provisions apply both generally and to identified SNAs in Schedule Four.</p> <p>All vegetation clearance in this zone is dealt with under the ECO chapter.</p>	Oppose	Disallow
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Over the past near twenty years the Grey District Council has been working towards the mapping of SNA. Identification has taken place (some time ago) however due to a sequence of unfortunate and un-controllable events the mapping (by Council initiated plan change) has yet to occur. Regardless the project was undertaken in terms of obligations in S.6(c) of the Resource Management Act 1991. The project had heavily involvement from Federated Farmers, Department of Conservation (DOC) and Forest and Bird. At times it was acrimonious, but an SNA process was decided on which was in keeping with all parties philosophical approach to the protection of the Districts indigenous biodiversity.

To summarise that process promulgated by Council; a stepped process which, generically speaking, involved Council, based on Ecologist input (desktop studies), developing a list of all property in the District with likely ecological features that had significance value; submitted this list to Department of Conservation who could add to the list or remove from it, and then agreeing on the list

Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.017	General Rural Zone	General Rural Zone - Rules	Amend rules in the GRUZ, so that all mining activities, including prospecting, exploration, extraction and processing and ancillary activities should require at least a discretionary consent. Allow for a lesser consenting requirement for small scale farm quarries in the GRUZ, for example restricted discretionary.	Oppose in part	Disallow in part	referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of such SNAs. An important component of Council's process has been the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway. protect such features.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.386	General Rural Zone	GRUZ - R18	Delete, and delete Schedule 10 as it is empty.	Oppose	Disallow	Retain as notified Council considers its obligations under s6 of the Act meet
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.0542	SPZ - Special Purpose Zones	SPZ - Special Purpose Zones	Amend all mining activities require consent (except NOSZ where they should be prohibited), and an ecological assessment in accordance with Appendix 1 of WCRPS is required for all mining activity consent applications.	Oppose	Disallow	The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.

Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.016	Mineral Extraction Zone	Mineral Extraction Zone	Delete the Mineral Extraction Zone (MINZ) and capture areas of lawfully established mineral extraction and ancillary activities as General Rural Zone (GRUZ) where they occur on private land, NOSZ if on private land but with high natural values, or where they occur on public conservation land, other than where zoning consistency with adjacent land is more appropriate.	Oppose	Disallow	<p>The availability of natural resources is important for the West Coast's economy. It enables people and communities to provide for their economic, social and cultural wellbeing. Council considers that a robust set of Rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.</p>
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Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.401	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	<p>Amend:</p> <p>A regionally consistent assessment against the criteria in Appendix 1 WCRPS to identify all areas of significant indigenous biodiversity has not yet been completed.</p> <p>Only previously identified areas within Grey District have been included in Schedule Four scheduled as Significant Natural Areas in Te Tai o Poutini Plan.</p> <p>Within the Buller and Westland District, and in the Grey District outside of Schedule Four areas, an assessment of significance will be undertaken at the time any resource consents are applied for in relation to the Ecosystems and Indigenous Biodiversity Rules. An ecological significance assessment will also be required for any mining activities.</p>	Oppose in part	Disallow in part
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Over the past near twenty years the Grey District Council has been working towards the mapping of SNA. Identification has taken place (some time ago) however due to a sequence of unfortunate and un-controllable events the mapping (by Council initiated plan change) has yet to occur. Regardless the project was undertaken in terms of obligations in S.6(c) of the Resource Management Act 1991. The project had heavily involvement from Federated Farmers, Department of Conservation (DOC) and Forest and Bird. At times it was acrimonious, but an SNA process was decided on which was in keeping with all parties philosophical approach to the protection of the Districts indigenous biodiversity.

To summarise that process promulgated by Council; a stepped process which, generically speaking, involved Council, based on Ecologist input (desktop studies), developing a list of all property in the District with likely ecological features that had significance value; submitted this list to Department of Conservation who could add to the list or remove from it, and then agreeing on the list

Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.033	Planning Maps and Overlays	Planning Maps and Overlays	<p>a. Fix the map tool information so that all property information (i.e., zones and overlays) can be identified even when an address is not available.</p> <p>b. Add functionality to the map tool to enable individual special purpose zones to be selected.</p>	Support	Allow	referred to as the potential SNA list. As a Mapping tool needs to work. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of work. An important component of Council's process was the focus on landowners having direct access to Council's Ecologist in his determination of the \$6 million value of the land and also in agreeing on ways people can contribute to preserve in place or protect such features. Council considers that a robust set of rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.031	Planning Maps and Overlays	Coastal Environment	Map the Coastal Environment again using appropriate experts to identify the extent by applying Policy 1 of the NZCPS.	Support in part	Allow in part	Map the CE needs to be an important component of Council's process. The availability of natural resources is important for the West Coast and also in agreeing on ways people can contribute to preserve in place or protect such features. Council considers that a robust set of rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	S560.398	Mineral Extraction Zone	Mineral Extraction Zone	<p>Delete the Mineral Extraction Zone and rezone the affected land as follows:</p> <ul style="list-style-type: none"> GRUZ for private land in pasture NOSZ for any private land that has high natural values NOSZ for all public conservation land In other cases, zone consistently with adjacent land zone as appropriate 	Oppose	Disallow	Map the CE needs to be an important component of Council's process. The availability of natural resources is important for the West Coast and also in agreeing on ways people can contribute to preserve in place or protect such features. Council considers that a robust set of rules have been developed that will result in less than minor effects as a result of mining activities. Any activities that will breach permitted Activity Rules are subject to a consenting pathway.
Buller District Council	S538.003	Interpretation	Definitions	<p>Add a definition for 'Hazardous Facilities' and 'Offensive Industry'</p> <p>Add a definition for 'Upper Slopes'.</p>	Support	Allow	For ease of use these two terms need defining.
Buller District Council	S538.011	Interpretation	FREEDOM CAMPING	Delete definition for 'Freedom Camping'.	Support	Allow	Leave freedom camping management for individual Council bylaws.
Buller District Council	S538.010	Interpretation	CRITICAL INFRASTRUCTURE	Insert 'Ports' into the definition for Critical Infrastructure.	Support	Allow	Per the WCRPS
Buller District Council	S538.012	Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION	<p>Amend the definition of 'Intensive Indoor Primary Production' but adding the following:</p> <p>For the avoidance of doubt, Herd Homes and Wintering Barns are not considered Intensive Indoor Primary Production.</p>	Support	Allow	

Buller District Council	S538.197	Ecosystems and Indigenous Biodiversity	ECO - P1	Retain as notified. Council seeks assurances from the Regional Council that they will remain responsible for funding and managing the identification, mapping and scheduling process for SNAs.	Support in part	Allow in part
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Over the past near twenty years the Grey District Council has been working towards the mapping of SNA. Identification has taken place (some time ago) however due to a sequence of unfortunate and un-controllable events the mapping (by Council initiated plan change) has yet to occur. Regardless the project was undertaken in terms of obligations in S.6(c) of the Resource Management Act 1991. The project had heavily involvement from Federated Farmers, Department of Conservation (DOC) and Forest and Bird. At times it was acrimonious, but an SNA process was decided on which was in keeping with all parties philosophical approach to the protection of the Districts indigenous biodiversity.

To summarise that process promulgated by Council; a stepped process which, generically speaking, involved Council, based on Ecologist input (desktop studies), developing a list of all property in the District with likely ecological features that had significance value; submitted this list to Department of Conservation who could add to the list or remove from it, and then agreeing on the list

referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of such SNAs.

An important component of Council's process was the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 values on the land and also in agreeing on ways and means to put measures in place to protect such features.

Council considers its obligations under s6 of the Act

Buller District Council	S538.198	Ecosystems and Indigenous Biodiversity	ECO - P2	Amend Policy 2 as follows: Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where: The activity has a functional need to be located in the area; or The activity has no more than minor adverse effects on the significant indigenous vegetation or fauna habitat.	Support in part	Allow in part
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Over the past near twenty years the Grey District Council has been working towards the mapping of SNA. Identification has taken place (some time ago) however due to a sequence of unfortunate and un-controllable events the mapping (by Council initiated plan change) has yet to occur. Regardless the project was undertaken in terms of obligations in S.6(c) of the Resource Management Act 1991. The project had heavily involvement from Federated Farmers, Department of Conservation (DOC) and Forest and Bird. At times it was acrimonious, but an SNA process was decided on which was in keeping with all parties philosophical approach to the protection of the Districts indigenous biodiversity.

To summarise that process promulgated by Council; a stepped process which, generically speaking, involved Council, based on Ecologist input (desktop studies), developing a list of all property in the District with likely ecological features that had significance value; submitted this list to Department of Conservation who could add to the list or remove from it, and then agreeing on the list

Buller District Council	S538.207	Ecosystems and Indigenous Biodiversity	ECO - R1	<p>Amend the heading and body of Rule 1 to:</p> <p>Indigenous vegetation clearance and disturbance outside of the coastal environment within and outside a Significant Natural Area</p> <p>1. It is outside of a scheduled Significant Natural Area as identified in Schedule 4; indigenous vegetation clearance for a residential building and/or access that does not exceed 500m² in area per site.</p> <p>Consequential amendment:</p> <p>Delete Clause 5 and insert a new rule as discussed below. 1 The removal of 'outside of the coastal environment' is a consequential amendment of Rule 2 discussed below.</p>	Support	Allow	<p>referred to as the potential SNA list. As a subsequent step, Council, based on formal Ecologist inspection and reports worked with DOC and its Ecologist to refine the list and the area of such SNAs.</p> <p>An important component of Council's process was the focus on landowners having direct access to Council's Ecologist in his determination of the S.6 values on the land and also in agreeing on ways and means to put measures in place to protect such features.</p> <p>Council considers its obligations under s6 of the Act</p>
Buller District Council	S538.209	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend the heading to Rule 1 to remove the reference to the Coastal Environment.	Support	Allow	
Buller District Council	S538.209	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend the heading to Rule 1 to remove the reference to the Coastal Environment.	Support	Allow	
Buller District Council	S538.211	Ecosystems and Indigenous Biodiversity	ECO - R4/SUB - R7	<p>Amend Rule 4 as follows:</p> <p>2. The area of significant indigenous biodiversity is legally protected in perpetuity by way of a conservation covenant with an authorised agency and is contained within a single allotment.</p>	Support	Allow	For reasons given this submission point is supported.

Buller District Council	S538.213	Ecosystems and Indigenous Biodiversity	ECO - R6/SUB - R9	Amend Rule 6 as follows: 2. The area of significant indigenous biodiversity is legally protected in perpetuity by way of a conservation covenant with an authorised agency and is contained within a single allotment.	Support	Allow	For reasons given this submission point is supported.
Buller District Council	S538.00639	Natural Features and Landscapes	NFL - R1	Council seeks that a consistent approach is taken with the rule framework for activities within ONLs and SNAs.	Support	Allow	For reasons given this submission point is supported.
Buller District Council	S538.219	Natural Features and Landscapes	NFL - R8	Amend Rule 8 as follows: 6. For residential , agricultural, pastoral and horticultural activities or any accessory building where: The maximum height is 3-5m above ground level; The gross floor area of any building does not exceed 100 150 m ² .	Support	Allow	For reasons given this submission point is supported.
Buller District Council	S538.223	Natural Character and Margins of Waterbodies	NC - R1	Amend Rule 1 as follows: 1. Where this is outside of any Significant Natural Area identified in Schedule Four, and for: j. Natural hazard mitigation activities undertaken by a statutory agency or their nominated contractor ...	Support	Allow	For reasons given this submission point is supported.
Buller District Council	S538.227	Natural Character and Margins of Waterbodies	NC - R5	Delete Rule 5.	Support	Allow	For reasons given this submission point is supported.
Buller District Council	S538.247	Subdivision	SUB - R3	Amend Rule 3 as follows: 3. The existing or proposed building must: a. Comply with all permitted activity standards relevant to the zone and any overlays and a building consent has been issued for any proposed buildings; or	Support	Allow	For reasons given this submission point is supported.
Buller District Council	S538.264	Subdivision	SUB - R10	That the Notification section be removed. And that the following remains as an advice note: 1. This rule does not apply to subdivisions to create allotments for network utilities, access or reserves which are subject to Rule SUB – R4.	Support	Allow	For reasons given this submission point is supported.
Buller District Council	S538.291	Coastal Environment	CE - R4	Amend Rule 4 as follows: (2) These: (a) Comply with the rules for buildings and structures within the relevant zone, except that within the GRUZ – General Rural Zone, RLZ – Rural Lifestyle and SETZ – Settlement Zone:.... (iii) The gross ground floor area is: (1) A maximum of 200 300 m ² per building for new buildings	Support	Allow	For reasons given this submission point is supported.

Buller District Council	S538.315	Earthworks	EW - R2	Give consideration to including an earthworks threshold table that sets out limits for the respective zones and overlays.	Support	Allow	Will assist all plan users when applying the rules
Buller District Council	S538.316	Earthworks	EW - R3	Amend Rule 3 as follows: 2. These are ancillary earthworks for: (i) A Permitted Activity, except that in the Rural Lifestyle Zone a maximum of 500 2500 m ² /site of land is disturbed in any 12 month period; or	Support	Allow	Given the vast scope of 'Earthworks' this amendment is supported.
Buller District Council	S538.317	Earthworks	EW - R4	Amend Rule 4 as follows: 4. Where earthworks are undertaken for any other activity: a. A maximum of 250 2500 m ² /site of land is disturbed in any 12 month period;	Support in part	Allow in part	An increase in earthworks limit is supported. But not necessarily the amount proposed.
Buller District Council	S538.333	Noise	NOISE - R3	Council seeks that Rule 3 is deleted and consequential amendments are made to other chapters where this rule is referenced in the Advice Notes.	Support	Allow	For the reasons given and in particular Council considers this rule overly onerous for the West Coasts roading environment.
Buller District Council	S538.343	Noise	NOISE - R13	Delete Rule 13.	Support	Allow	Per Rule 3 further submission
Buller District Council	S538.377	Temporary Activities	TEMP - R5	Delete Rule 5.	Support	Allow	For reasons given this submission point is supported.
Buller District Council	S538.385	Natural Open Space Zone	NOSZ - R1	5 No building shall project beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any RESZ – Residential Zone or SETZ – Settlement Zone boundary except where written approval property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to:.... Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.	Support	Allow	For reasons given this submission point is supported.

Buller District Council	S538.475	General Residential Zone	GRZ - R1	<p>Amend Rule 1 as follows: Residential Activities, and Residential Units and Accessory Buildings</p> <p>1. Residential unit density is no more than: (a) 1 unit per 350m² net site area; or with a maximum of 2 units per site</p> <p>(b) 1 unit per 300m² net site area where two or more adjoining sites are developed.....</p> <p>8. All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks where available, and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes.</p> <p>9. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to: ...</p> <p>10. Buildings are setback a minimum of 1m from all other site boundaries, except that;</p> <p>a. Duplexes do not require a setback from the side boundary of the other duplex unit; and</p> <p>b. Setbacks are not required from adjacent residential boundaries where neighbouring property owner's written approval is provided to the Council 10 working days prior to the works commencing.</p> <p>No building associated with sensitive activities shall be located within 150m of a designated Wastewater Treatment Facility site boundary.</p> <p>Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council</p> <p>Define 'secondary flow purposes' or alternatively remove this reference. Council's preference is that it is removed.</p>	Support in part	Allow in part	Support all amendment points bar the maximum of 2 residential units per site. Amenity matters are adequately addressed by building coverage rules.
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Buller District Council	S538.497	General Rural Zone	GRUZ - R1	Amend Rule 1 and insert two additional standard as follows: The maximum ground floor area of a single building shall not exceed 500m². No building associated with sensitive activities shall be located within 150m of a designated Wastewater Treatment Facility site boundary.	Support in part	Allow in part	Council is open to a maximum limit for ground floor area however 500m ² is considered too small. The primary purpose of the GRUZ is for primary production and to limit buildings to this size is overly restrictive.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	S620.195	Activities on the surface of water	ASW - P3	Retain as notified	Support	Allow	The rule framework does not implement ASW – P3 as no provision has been made for commercial vessels utilising the region’s ports. While the port operates under by-laws, for the avoidance of doubt, Council requests a new permitted activity rule to provide for commercial vessels. Consequential amendment – insert a new permitted activity rule to allow commercial vessel activities on the surface of rivers associated with port operations.