

Online submission

This is a submission that was made online via the Council's website.

Submitter No.	S415
Submitter Name	G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited
Submitter Company/Group Name	G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited
Submitter is contact	Yes
Email	grgncryl@xtra.co.nz
Wish to be heard	Yes
Joint presentation	No
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
[General]	[General]	Oppose	As per attached xcel spreadsheet	As per attached xcel spreadsheet.

Documents included with submission

Document name	TTPP submission
File	tppsubmission.xlsx
Description	



Submitter name: G.E. & C.J. Coates Shareholders of Nikau Deer Farm Limited
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Instructions: This spreadsheet template has been made available to assist submitters wishing to make submissions on a significant number of provisions in the Proposed Plan.

If you are using this spreadsheet, please also complete a submission form with the details of the submitter. This can be done by either:

1. downloading and completing a submission form from the Council's website and lodging the form and this spreadsheet via email to info@ttpp.nz; or
2. using the online submission tool accessible from the Council's website to upload this document as a supporting document. If you choose this method, please add one submission point to your online submission and select [General] as the Plan Section and [General] as the Provision.

To add your submission points to this spreadsheet, please scroll to the relevant Plan Section and click the "+" symbol to expand the group to show all of the provisions within that section. In the row containing the provision you wish to submit on, select one of the options from the Support/oppose column (click in the relevant cell and an arrow button will appear that presents a dropdown list). Add the reasons and the decision you seek in the next two columns. Please ensure you add both reasons and decision sought as these are an important part of your submission. If you are asking for a new provision to be added to a section, please include that in the row for the first provision in that section (the spreadsheet does not allow new rows to be added). Similarly, if you wish to make a submission that relates to a whole section of the Plan, please include that in row for the first provision in that section.

If you require any assistance with using this spreadsheet, please contact the District Plan team at info@ttpp.nz.

Plan section	Provision	Support Oppose	Reasons	Decision sought
[General]				
Whole Plan				
Introduction Section				
How The Plan Works Section				
Interpretation Section				
Glossary Section				
Abbreviations Section				
National Direction Instruments Section				
Tangata Whenua Section				
PART 2 - DISTRICT WIDE MATTERS Section				
Strategic Direction Section				
Energy Infrastructure and Transport Section				
Energy Section				
Infrastructure Section				
Transport Section				
HAZ - Hazards and Risks Section				
Contaminated Land Section				
Hazardous Substances Section				
HCV - Historical and Cultural Values Section				
Historic Heritage Section				
Notable Trees Section				
Sites and Areas of Significance to Māori Section				
Natural Environment Values Section				
Natural Environment Values	Natural Environment Values	Oppose	Erosion of private property rights. Section 32 analysis has not been adequately done. Research Remove the Natural Environmental Values Section until adequate analysis has been done as layed out in Section 32. These areas have not been correctly identified as illustrated in our example in the reasons section. They need to be redone correctly. The private information gathered is to be kept private (Central Government required to find a solution to this).	
Ecosystems and Indigenous Biodiversity Section				
Natural Features and Landscapes Section				
Public Access Section				
Natural Character and Margins of Waterbodies Section				
Financial Contributions Section				
Subdivision Section				
General District Wide Matters Section				
Activities on the surface of water Section				
Coastal Environment Section				
Earthworks Section				
Light Section				
Noise Section				
Signs Section				
Temporary Activities Section				
PART 3 - AREA-SPECIFIC MATTERS Section				
ZONES Section				
Open Space and Recreation Zones Section				
Natural Open Space Zone Section				
Open Space Zone Section				
Sport and Active Recreation Zone Section				
Commercial and Mixed Use Zones Section				
Commercial Zone Section				
Mixed Use Zone Section				
Neighbourhood Centre Zone Section				
Town Centre Zone Section				
Industrial Zones Section				
General Industrial Zone Section				
Light Industrial Zone Rules Section				
Residential Zones Section				
General Residential Zone Section				
Large Lot Residential Zone Section				
Medium Density Residential Zone Section				
Rural Zones Section				
General Rural Zone Section				
Rural Lifestyle Zone Section				
Settlement Zone Section				
SPZ - Special Purpose Zones Section				
Airport Zone Section				
Buller Coalfield Zone Section				
Future Urban Zone Section				
Hospital Zone Section				
Mineral Extraction Zone Section				
Māori Purpose Zone Section				
Port Zone Section				

SCHED4 - SCHEDULE OF SIGNIFICANT NATURA TOT - P004
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA TOT - 079
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA TOT - 112
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA TOT - 131
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA TOT - 134
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SNA - 2
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SNA - 3
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SNA - 4
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SNA - 5
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SNA - 6
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SNA - 7
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SNA - 8
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SNA - 9
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SNA - 10
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SNA - 11
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA DOC - 009
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA DOC - 010
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA DOC - 011

Oppose Removal of private property rights, section 32 of the RMA not done properly. Remove this SNA off our title.

SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES Section

SCHED6 - SCHEDULE OF OUTSTANDING NATURAL FEATURES Section

SCHED6 - SCHEDULE OF OUTSTANDING NATU SCHED6 - SCHEDULE OF OUTSTANDING NATURAL FEATURES
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF1
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF2
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF3
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF4
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF5
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF6
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF7
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF8
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF9
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF10
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF11
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF12
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF13
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF14
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF15
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF16
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF17
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF18
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF19
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF20
SCHED6 - SCHEDULE OF OUTSTANDING NATU ONF21

SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER Section

SCHED7 - SCHEDULE OF HIGH COASTAL NATU SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA4
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA6
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA11
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA13
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA15
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA18
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA21
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA24
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA29
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA30
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA31
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA32
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA33
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA34
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA35
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA36
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA38
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA41
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA43
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA47
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA48
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA49
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA52
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA53
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA54
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA55
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA57
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA58
SCHED7 - SCHEDULE OF HIGH COASTAL NATU NCA60

Oppose There is a High Coastal Natural Character overlay on the TTPP map that takes Remove the overlay from our land.

SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER Section

SCHED8 - SCHEDULE OF OUTSTANDING COAST SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA1
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA2
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA3
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA5
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA7
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA8
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA9
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA10
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA12
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA14
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA16
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA17
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA19
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA20
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA22
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA23
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA25
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA26
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA27
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA28
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA37
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA39
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA40
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA42
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA44
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA45
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA46
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA50
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA51
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA56
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA59
SCHED8 - SCHEDULE OF OUTSTANDING COAST NCA61

SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS Section

SCHED10 - PREVIOUSLY MINED LOCATIONS IN THE RURAL AND OPEN SPACE AND RECREATION ZONES Section

Appendices Section

Appendix One: Transport Performance Standards Section

Appendix Two: Recession Planes Section

Appendix Three: Design Guidelines Section

Appendix Four: Accidental Discovery Protocols Section

Appendix Five: Statutory Acknowledgements Section

Appendix Six: Nohoanga Entitlements Section

Appendix Seven: Mineral Extraction Management Plan Requirements Section

Appendix Eight: Community Living Precinct Concept Plans Section

Appendix Nine: Airport Approach Path Overlay Section

Appendix Ten: New Zealand Archaeological Association Sites of Māori Origin Section