



Summary of Submissions

Plan Sections: Residential Zones, General Residential Zone, Large Lot Residential Zone, Medium Density Residential Zone

This is a summary of decisions requested in submissions made on the Proposed Te Tai o Poutini Plan. Note that this document may only contain a subset of decisions requested. Summaries of all decisions requested and details on how to make a further submission are available at www.ttpn.nz

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Richard Herring (S16)	S16.001	Residential Zones	Residential Zones	Amend	The air quality in Kaniere is poor during the winter. I feel it is time that the rules about ultra low emission burners were strengthened on the west coast. People are burning coal and other low quality fuels. You can't open a window at night in Kaniere. You can not walk around outside in comfort. The smoke then proceeds down over Hokitika, and out to sea. This situation of air quality needs to be addressed and quality needs to be monitored.	Address air quality issues at Kaniere with rules around low emission wood burners.
Davis Ogilvie & Partners Ltd (S465)	S465.036	Residential Zones	Residential Zones	Amend	We submit that the rules setting out minimum outdoor living space should include a minimum dimension or shape factor. The notified TTPP currently only specifies a minimum dimension for outdoor living spaces in the COMZ Commercial Zone. A shape factor for the MRZ Medium Density Residential Zone (6m diameter circle) is provided for in the Medium Density Housing Design Guidelines, but is not specified in the rules.	That the rules for outdoor living spaces in the NCZ Neighbourhood Centre Zone, GRZ General Residential Zone and MRZ Medium Density Residential Zone include a minimum dimension or shape factor to ensure that living spaces are practical and contribute to residential amenity.
Frank and Jo Dooley (S478)	S478.003	Residential Zones	Residential Zones	Amend	The rules appear to have been written without considering existing property owners - particularly where rezoning has occurred.	Rules to contain provisions that address management of sites being rezoned - they should only be triggered where there is a full infrastructure plan in place.

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Scenic Hotel Group (S483)	S483.007	Residential Zones	Residential Zones	Support		Retain the approach of treating Air BnB as a Commercial land use.
Jared Avery (S508)	S508.071	Residential Zones	Residential Zones	Support	We support that the properties owned by our family on Orowaiti Road and Brougham Street (through freehold or leasehold titles) are zoned residential (i.e. Lot 3 DP 18892, Pt Section 213 Square 141, Lot 2 DP 692, Lot 10 DP 1086, Lot 11 DP 1086, Lot 12 DP 1086 and Pt Lot 13 DP 1086).	Retain as notified.
Avery Bros (S510)	S510.071	Residential Zones	Residential Zones	Support	We support that the properties owned by our family on Orowaiti Road and Brougham Street (through freehold or leasehold titles) are zoned residential (i.e. Lot 3 DP 18892, Pt Section 213 Square 141, Lot 2 DP 692, Lot 10 DP 1086, Lot 11 DP 1086, Lot 12 DP 1086 and Pt Lot 13 DP 1086).	Retain as notified.
Bradshaw Farms (S511)	S511.071	Residential Zones	Residential Zones	Support	We support that the properties owned by our family on Orowaiti Road and Brougham Street (through freehold or leasehold titles) are zoned residential (i.e. Lot 3 DP 18892, Pt Section 213 Square 141, Lot 2 DP 692, Lot 10 DP 1086, Lot 11 DP 1086, Lot 12 DP 1086 and Pt Lot 13 DP 1086).	Retain as notified.
Paul Avery (S512)	S512.071	Residential Zones	Residential Zones	Support	We support that the properties owned by our family on Orowaiti Road and Brougham Street (through freehold or leasehold titles) are zoned residential (i.e. Lot 3 DP 18892, Pt Section 213 Square 141, Lot 2 DP 692, Lot 10 DP 1086, Lot 11 DP 1086, Lot 12 DP 1086 and Pt Lot 13 DP 1086).	Retain as notified.
Brett Avery (S513)	S513.071	Residential Zones	Residential Zones	Support	We support that the properties owned by our family on Orowaiti Road and Brougham Street (through freehold or leasehold titles) are zoned residential (i.e. Lot 3 DP 18892, Pt Section 213 Square 141, Lot 2 DP 692, Lot 10 DP 1086, Lot 11 DP 1086, Lot 12 DP 1086 and Pt Lot 13 DP 1086).	Retain as notified.

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Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.369	Residential Zones	Residential Zones	Amend	The zone provisions need to be clear that the natural Environment and District Wide chapters all apply, and that no lesser standard of effects management is applied, in particular on biodiversity and natural values.	Amend overviews, objectives, policies, and rules as necessary to give effect to submission point.
Department of Conservation (S602)	S602.227	Residential Zones	Residential Zones	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Te Tai o Poutini Plan Committee (S171)	S171.008	Residential Zones	Residential Zones - Objectives and Policies	Amend	There is no objective that provides direction to support the rezoning of new areas for residential development, intensification or managed retreat.	Add an additional Objective to the Residential Zones that provides direction to support the rezoning of new areas for residential development, intensification or managed retreat.
Te Tai o Poutini Plan Committee (S171)	S171.009	Residential Zones	Residential Zones - Objectives and Policies	Amend	There are no policies that provide direction to support the rezoning of areas for residential expansion on the West Coast.	Add a policy that provides direction to support the rezoning of residential expansion at Alma Road in Westport, Paroa in Greymouth and Seaview/Kaniere in Hokitika to the Residential Zones policies.
Westland District Council (S181)	S181.035	Residential Zones	Residential Zones - Objectives and Policies	Support	Westland District Council supports these Objectives, Policies but opposes parts of the rules as outlined	Retain the objectives and policies.
Buller District Council (S538)	S538.473	Residential Zones	Residential Zones - Objectives	Support	Council supports the objectives for the Residential Zone	Retain as notified.
Buller Conservation Group (S552)	S552.168	Residential Zones	Residential Zones - Objectives	Amend	Air pollution can be a serious problem in residential areas	Add objective: Air pollution is an issue. It cannot be ignored. Air pollution will prevent wildlife from establishing, or re-establishing in residential areas.
Frida Inta (S553)	S553.168	Residential Zones	Residential Zones - Objectives	Amend	Air pollution can be a serious problem in residential areas.	Add new objective for Air pollution in residential or settlement areas that may be subject to odour and smoke. Air pollution will prevent wildlife from establishing, or

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						re-establishing in residential areas.
Chris & Jan Coll (S558)	S558.396	Residential Zones	Residential Zones - Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.396	Residential Zones	Residential Zones - Objectives	Support		Retain
William McLaughlin (S567)	S567.450	Residential Zones	Residential Zones - Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.396	Residential Zones	Residential Zones - Objectives	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.832	Residential Zones	RESZ - O1	Support	We support this objective.	Retain objective.
Ara Poutama Aotearoa, Department of Corrections (S349)	S349.009	Residential Zones	RESZ - O1	Support	Ara Poutama requests objective RESZ - O1 is retained. Objective RESZ - O1 provide for supported accommodation activities, such as those provided for by Ara Poutama. i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain objective RESZ - O1
Waka Kotahi NZ Transport Agency (S450)	S450.239	Residential Zones	RESZ - O1	Support in part	Waka Kotahi supports the intent of the objective with developments being required to be serviced with required infrastructure. However, it is considered that the objective better identify. However, it is considered that the objective should also provide for improved walkability and/or accessibility for all modes of transport.	Amend the objective as follows: To provide for a variety of housing forms and densities in the main towns of the West Coast/Te Tai o Poutini to enable individual residential lifestyle options while ensuring developments are serviced with all required infrastructure- and promote improved accessibility to walking and cycling.
Fire and Emergency New Zealand (S573)	S573.021	Residential Zones	RESZ - O1	Support	Fire and Emergency support an objective that promotes the provision of infrastructure within the General Residential Zone.	No amendments sought

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.833	Residential Zones	RESZ - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.834	Residential Zones	RESZ - O3	Support	We support this objective.	Retain objective.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.063	Residential Zones	RESZ - O3	Amend	The use of the word "area" in this objective could be interpreted as meaning this objective extends to areas outside the zone which would be inappropriate.	RESZ-O3 - To provide for a range of non-residential activities within RESZ - Residential Zones where the effects are compatible with the residential character, scale and amenities and the cultural and historic heritage values of the zone area .
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.039	Residential Zones	RESZ - O3	Support	The Ministry support Objective RESZ-O3 as it provides for a range of non-residential activities such as educational facilities to meet the needs of local communities with convenient access.	Retain as proposed.
Te Tai o Poutini Plan Committee (S171)	S171.013	Residential Zones	Residential Zone Policies	Amend	There are no policies that support the rezoning of areas to Residential Zones.	Add a policy that identifies enabling managed retreat as being a key driver for rezoning areas to Residential Zones.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.835	Residential Zones	Residential Zone Policies	Amend	We support the policies in this section and suggest an additional policy to create a Clean Air Zone that overlays Residential Zones. Te Mana Ora recommends this additional policy is developed to support better air quality for the West Coast/ Te Tai o Poutini. Air pollution has considerable impact on health outcomes, for example air pollution contributes to respiratory and cardiovascular diseases in communities, additionally air pollution in Aotearoa New Zealand in 2016 led to 3,300 premature deaths. We note that the Regional Air Quality Plan which became operative in 2001, has not been updated. Te Tai o Poutini provides an	Retain policies and include additional policy as follows: RESZ-P18: Clean Air Zones must be applied to Residential Zones to improve air quality and support a healthy environment for residents.

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					opportunity to develop policies and rules to protect air quality and therefore protect the health of the population in this region.	
Buller District Council (S538)	S538.474	Residential Zones	Residential Zone Policies	Support	Council supports the suite of policies for the Residential Zone	Retain as notified.
Buller Conservation Group (S552)	S552.231	Residential Zones	Residential Zone Policies	Amend		Add new policy: a 20 metre buffer zone around the periphery of residential zones should separate residential from non-residential activities.
Frida Inta (S553)	S553.231	Residential Zones	Residential Zone Policies	Amend		Add: A 20 metre buffer zone around the periphery of residential zones should separate residential from non-residential activities.
Chris & Jan Coll (S558)	S558.397	Residential Zones	Residential Zone Policies	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.397	Residential Zones	Residential Zone Policies	Support		Retain
William McLaughlin (S567)	S567.451	Residential Zones	Residential Zone Policies	Support		Retain
Laura Coll McLaughlin (S574)	S574.397	Residential Zones	Residential Zone Policies	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.836	Residential Zones	RESZ - P1	Support	We support this policy.	Retain policy.
Ara Poutama Aotearoa, Department of Corrections (S349)	S349.015	Residential Zones	RESZ - P1	Support	Ara Poutama requests policy RESZ - P1 is retained. Policy RESZ - P1 provides for supported accommodation activities, such as those provided for by Ara Poutama. i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain policy.
Te Mana Ora (Community and	S190.837	Residential Zones	RESZ - P2	Support in part	We strongly support RESZ-P2, particularly section (g), providing safe, efficient and	Recommend further explanation in Appendix 2 related to RESZ-P2 (d) that

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Public Health) of the NPHS/ Te Whatu Ora (S190)					accessible movement for pedestrians, cyclists, and vehicles. We request that further explanation regarding 'reasonable levels of sunlight and daylight' is provided. Recession planes need to better explained in Appendix 2 to illustrate a reasonable level of sunlight. For example, the Christchurch City Council used diagrams in their district plan to explain recession planes and ensure an adequate standard of daylight/sunlight; we recommend that the Te Tai o Poutini Plan does the same.	explains recession planes, with diagrams that can clearly illustrate a reasonable level of sunlight/daylight.
Waka Kotahi NZ Transport Agency (S450)	S450.240	Residential Zones	RESZ - P2	Support	Waka Kotahi supports the policy as it requires that activities in the residential zone provide for safe, efficient, and accessible movement of pedestrians, cyclists, and vehicles. The policy also seeks to minimise nuisance from noise and vibration, which contributes to improved health of residents.	Retain as proposed.
Buller Conservation Group (S552)	S552.228	Residential Zones	RESZ - P2	Amend		P2 b. Minimise nuisance from noise, air pollution, light spill and vibration;
Frida Inta (S553)	S553.228	Residential Zones	RESZ - P2	Amend		Amend 2 b. Minimise nuisance from noise, air pollution , light spill and vibration;
Department of Conservation (S602)	S602.226	Residential Zones	RESZ - P2	Amend	Support Policy RESZ-P2 subject to a minor amendment to make the policy explicit that activities in the residential zones should maintain and enhance the natural environment and historic heritage features.	Amend: Activities in the RESZ - Residential Zones should: Maintain or enhance residential character; Minimise nuisance from noise, light spill and vibration; Maintain and enhance the natural environment and cultural and historic heritage features of the zone;...
Te Mana Ora (Community and Public Health) of the	S190.838	Residential Zones	RESZ - P3	Support	We support this policy.	Retain policy.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.839	Residential Zones	RESZ - P4	Support	We support this policy.	Retain policy.
Waka Kotahi NZ Transport Agency (S450)	S450.241	Residential Zones	RESZ - P4	Support	The policy provides for new non-residential activities if the significant adverse effects related to scale, parking, vehicle movements and noise are managed. This is a supported approach by Waka Kotahi.	Retain as proposed.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.040	Residential Zones	RESZ - P4	Support	The Ministry support Policy RESZ-P4 as it enables non-residential activities such as educational facilities to meet the needs of local communities with convenient access.	Retain as proposed.
Buller Conservation Group (S552)	S552.229	Residential Zones	RESZ - P4	Amend		Enable existing non-residential activities and home occupationsto continue and new non - residential activities to establish provided theyavoid do not have a significant adverse effect on thecharacter.....particularly in relation to scale, car parking, vehiclemovements, noise, air pollution , visualappearance, vibration , glare, dust and odour.
Frida Inta (S553)	S553.229	Residential Zones	RESZ - P4	Amend		Amend: Enable existing non-residential activities and home occupationsto continue and new non - residential activities to establish provided theyavoid do not have a significant adverse effect on thecharacter.....particularly in relation to scale, car parking, vehiclemovements, noise, air pollution , visualappearance, vibration , glare,dust and odour.
Te Mana Ora (Community and	S190.840	Residential Zones	RESZ - P5	Support	We support this policy.	Retain policy.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Buller Conservation Group (S552)	S552.230	Residential Zones	RESZ - P5	Amend		Industrial Activities, and non-residential activities which involve noxious, offensive and dangerous activities and those with a significant negative impact on amenity shall not be located in RESZ - Residential Zones, and will require a buffer zone.
Frida Inta (S553)	S553.230	Residential Zones	RESZ - P5	Amend		Amend: Industrial Activities, and non-residential activities which involve noxious, offensive and dangerous activities and those with a significant negative impact on amenity shall not be located in RESZ - Residential Zones, and will require a buffer zone.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.841	Residential Zones	RESZ - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.842	Residential Zones	RESZ - P7	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.843	Residential Zones	RESZ - P8	Support	We support this policy.	Retain policy.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.234	Residential Zones	RESZ - P8	Support	Enabling Poutini Ngāi Tahu to look after its people	Retain notified version

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.844	Residential Zones	RESZ - P9	Support	We support this policy.	Retain policy.
Waka Kotahi NZ Transport Agency (S450)	S450.242	Residential Zones	RESZ - P9	Support	It is supported that new development and redevelopment within the residential zone should connect to existing infrastructure.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.845	Residential Zones	RESZ - P10	Support	We support this policy.	Retain policy.
Fire and Emergency New Zealand (S573)	S573.022	Residential Zones	RESZ - P10	Support	Fire and Emergency support a policy that requires developments to be serviced with all required infrastructure.	No amendments sought
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.846	Residential Zones	RESZ - P11	Support	Strongly support enabling development of papakainga for needs of Ngai Tahu whanau	Retain policy.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.235	Residential Zones	RESZ - P11	Support	Enabling Poutini Ngāi Tahu to look after its people	Retain notified version
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.847	Residential Zones	RESZ - P12	Support	Strongly support new developments and redevelopment supporting and improving accessibility and connectivity within settlements.	Retain policy.
Waka Kotahi NZ Transport Agency (S450)	S450.243	Residential Zones	RESZ - P12	Support	Waka Kotahi supports that new residential development and redevelopment should support and where possible improve accessibility and connectivity.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the	S190.848	Residential Zones	RESZ - P13	Support	We support this policy.	Retain policy.

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NPHS/ Te Whatu Ora (S190)						
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.236	Residential Zones	RESZ - P13	Support	Enabling the protection of sites of significance to Poutini Ngāi Tahu	Retain notified version
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.849	Residential Zones	RESZ - P14	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.850	Residential Zones	RESZ - P15	Support	We support this policy.	Retain policy.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.237	Residential Zones	RESZ - P15	Support	Enabling the protection of values important to Poutini Ngāi Tahu	Retain notified version
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.851	Residential Zones	RESZ - P16	Support	We support this policy.	Retain policy.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.064	Residential Zones	RESZ - P16	Support in part	Silver Fern Farm is of the opinion that this policy should also provide for the avoidance of reverse sensitivity effects from residential development adjacent to Industrial activities, such as the processing plant at 140 Kumara Junction Highway.	a RESZ - P16 Avoid reverse sensitivity effects from residential development adjacent to strategic infrastructure and existing business and industrial activity including: Hokitika, Greymouth and Westport Airports; The rail network; The arterial road and State Highway network; The Ports of Westport and Greymouth; Wastewater treatment plants;

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						Landfills; Potable water supply plants Stormwater treatment facilities; The National Grid The meat processing plant located at 140 Kumara Junction highway.
Waka Kotahi NZ Transport Agency (S450)	S450.244	Residential Zones	RESZ - P16	Support	The policy is supported as it recognises that reverse sensitivity effects from residential development adjacent to the arterial road and state highway network should be avoided.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.852	Residential Zones	RESZ - P17	Support in part	We recommend that this policy be more specific. Over what time frame is it expected that sporadic out-of-zone industrial activities would move from residential to industrial zoned areas? The presence of sporadic out of zone industrial activities in residential zones could have a negative impact on the health and wellbeing of those living nearby depending on what these industrial activities are.	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.
Grey District Council (S608)	S608.103	General Residential Zone	GRZ	Amend	Subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Ara Poutama Aotearoa, Department of Corrections (S349)	S349.011	General Residential Zone	General Residential Zone Rules	Support	Ara Poutama requests that the permitted land use activity rules applying to residential activity, residential unit and supported residential activities in the General Residential Zone, Large Lot Residential Zone and Medium Density Residential Zone are retained	Retain the land use activity rules applying to "residential activity", "residential unit" and "supported residential accommodation" in the General Residential Zone, Large Lot Residential Zone and Medium Density Residential Zone. These include: <ul style="list-style-type: none"> • GRZ - R1 • GRZ - R8 • LLRZ - R1 • LLRZ - R8 • MRZ - R1 • MRZ - R8

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Jan and Heward (S353)	S353.001	General Residential Zone	General Residential Zone Rules	Oppose in part	The hosted and non-hosted B and B section of tourist accommodation is as important to the growth of tourism as the motor camps, backpackers, motels or hotels. To remove any of these groups of accommodation out of the region will also remove most of the people that use them, Also removing their spending power. Many of the current B and B's do not meet the long term rental legal standards and are unlikely ever to be brought up to these standards. Other units are let for short periods when the owners do not use them for their own purposes. These also would not become available for long term rental.	Allow for Air BnB and short term rentals in Westport.
Margaret Montgomery (S446)	S446.108	General Residential Zone	General Residential Zone Rules	Amend	The rules are quite straightforward and appropriate. I would mention that some of the standards could include amendments or scope for council to waive standards if no additional non-compliance's are generated or consideration for how these rules interact with subdivisions.	Amend the standards to better interact with subdivisions and provide scope or council to waive standards if no additional non-compliances.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.854	General Residential Zone	GRZ - R1	Amend	We support this rule, however, we would like to see more information included in Appendix 2 regarding GRZ-R1(9). More clarity is required regarding recession planes to ensure adequacy of daylight/sunlight is maintained. Te Mana Ora also recommends that a Clean Air Zone rule be added to the General Residential Zone rules. To ensure better air quality, we suggest that the West Coast / Te Tai o Poutini Plan includes rules regarding home heating options within the Clean Air Zone, this will enable better air quality and health outcomes for residents. Some home heating options, particularly coal, can contribute to poor air quality and pollution, whereas ultra-low emission burners can reduce pollution. We recommend that Te Tai o Poutini adopts rules similar to	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.

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					those applied in Canterbury around home heating within Clean Air Zones.	
Terry O'Regan (S221)	S221.001	General Residential Zone	GRZ - R1	Amend	This submission is based re the township of MOANA. However the issues outlined here will also apply to other Westcoast districts. Enquires with the local Authority it appears there are no controls nor regulations to control the height of trees nor buildings along the lake foreshores meaning that development can occur blocking private views of the alps and the lake. Multistory houses are permitted under the current regulations and the same rules apply to inappropriate or unattended to tree planting at section sites at lake frontage. once multistory building or block apartment buildings is in place there is no way of correcting the obstructed views of the previously established building.	Put in place height restrictions that prevent multistory buildings or large trees blocking views..
Westport Pistol Club (S336)	S336.014	General Residential Zone	GRZ - R1	Amend	It makes no sense to constrain Noise Insulation requirements only to commercial or accommodation providers as it pertains to noise insulation for habitable rooms and not have this in effect for residential building requirements. We require all Sensitive Activities, such as residential activity; visitor accommodation; retirement home; healthcare facility; community facility; and education facility to hold this level of acoustic insulation.	Add a point: vi. to read 250m of a Rifle Range Protection Area identified in the Rifle Range Protection Area overlay then the acoustic insulation requirements as set out in Rule NOISE - R3 will apply
Margaret Montgomery (S446)	S446.084	General Residential Zone	GRZ - R1	Amend		Follow national direction and say that you can have 3 dwellings per site.. Amend so that have rules around where no additional non- compliance are generated and then this standard can be waived. Amend so that the setback is consistent with the existing rules in the regions, and historic development forms.
Waka Kotahi NZ Transport Agency (S450)	S450.245	General Residential Zone	GRZ - R1	Support in part	The rule is generally supported as it requires that stormwater must not drain into any public roads, and it includes an advice note requiring	Amend the rule to provide for a standard to ensure that stormwater is managed appropriately on site, such as

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					<p>appropriate consideration of acoustic insulation standards.</p> <p>Waka Kotahi does not entirely support that secondary stormwater flow into public roads is permitted. Some degree of secondary flow is acceptable, but there is a risk depending on how much and when this occurs. This could have an impact on Waka Kotahi consents that manage stormwater. It is currently unsure what the design level is for on-site stormwater management (e.g., 10year, 20 year, etc). LLRZ-R1 includes a standard for stormwater discharge to be managed in accordance with NZS4404:2010.</p> <p>In addition, the rule has been identified as the performance standards for subsequent rules, but R1 does not state that it is a performance standard and only relates to the activities listed in the heading. The subsequent rules don't always relate back to the activities in the headings, e.g., minor structures, fences, walls, or retaining walls. It is recommended that GRZ-R1 be amended to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading.</p>	<p>NZS4404:2010.</p> <p>Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.</p>
Rick Hayman (S471)	S471.007	General Residential Zone	GRZ - R1	Amend	A resource consent for infringing these rules will be required in most circumstances due to the heights required by the NH52 rule. This will often require written approval from neighbours with the risk of a hearing.	Provide relief from recession planes and setbacks where a site has to be built up due to NH52.
The Coda Trust (S480)	S480.005	General Residential Zone	GRZ - R1	Amend	The Height in Relation to Boundary and Setback rules mean that combined with the natural hazard requirements in Westport resource consent will be required for every new build/retrofit	Exempt buildings from height in relation to boundary and setback standards where they are required to have elevated floor levels under the natural hazard rules
Warren French (S494)	S494.005	General Residential Zone	GRZ - R1	Amend	The Height in Relation to Boundary and Setback rules mean that combined with the natural hazard requirements in Westport resource	Exempt buildings from height in relation to boundary and setback standards where they are required to have elevated floor

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					consent will be required for every new build/retrofit	levels under the natural hazard rules
Buller District Council (S538)	S538.475	General Residential Zone	GRZ - R1	Oppose in part	<p>Council has a number of concerns with Rule 1 as follows:</p> <p>The rule is headed 'Residential Activities' and 'Residential Units', the definitions of which are limited to habitable buildings. Council is concerned that standalone garages and other accessory buildings are not covered by the rule and seeks that this is clarified. It is suggested that 'Accessory Building' is added to the title as this is defined in the Plan and would capture garages.</p> <p>Clause 1(a) does not limit the number of residential units per site. While it is acknowledged that this is achieved to some degree through site coverage restrictions, the residential character of Reefton and Westport is generally low density and Council wishes to retain discretion where this would change to a significant degree. Council requests that the number of residential units per site is limited to 2 (plus the one minor residential unit per site allowed for in Clause 2). Clause 1(b) makes additional allowance for adjoining sites where the residential unit density reduces to 1 unit per 300m² net site area. For the reasons discussed above, Council does not consider this is desirable and that it adds another layer of complexity that is not warranted. Council considers the general standard of 1 unit per 350m² net site area is a generous allowance and requests clause 1(b) is removed.</p> <p>Clause 8 requires mandatory connection to Council reticulated water supply and wastewater services. While this is fully supported, there may</p>	<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 (b) 4 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>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. Buildings are setback a minimum of 1m from all other site boundaries, except that; Duplexes do not require a setback from the side boundary of the other duplex unit; and 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. No building associated with sensitive activities shall be located within 150m of a designated Wastewater Treatment Facility site boundary.</p>

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					<p>still be outlying land parcels where this is not possible, therefore Council seeks that 'where available' is inserted. Council also seeks that 'secondary flow purposes' is defined to provide clarity on what this covers or alternatively this reference is deleted.</p> <p>Clause 9 and 10(b) references the exception for infringement of recession planes and internal boundaries where neighbours written approval has been obtained i.e. the Deemed Permitted Boundary Activities process. It is suggested that reference to this process would be better placed as an Advice Note rather than in the body of the rule.</p> <p>Finally, Council seeks that any building used for sensitive activities (which includes residential activities) is setback a minimum of 150m from any wastewater treatment facilities including oxidation ponds. This is relevant to Westport's Wastewater Treatment Plant which, while designated (BDC33), is located in close proximity to residential zoned land to the west and Council wishes to avoid any reverse sensitivity issues.</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>
Chris & Jan Coll (S558)	S558.401	General Residential Zone	GRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Chris J Coll Surveying Limited (S566)	S566.401	General Residential Zone	GRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
William McLaughlin (S567)	S567.455	General Residential Zone	GRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Fire and Emergency New Zealand (S573)	S573.023	General Residential Zone	GRZ - R1	Support in part	Fire and Emergency supports in part the standards with GRZ-1, subject to an amendment to standard 8 that requires residential activities and units to provide fire fighting water supply	Add new standard as follows: 8. All residential units and buildings used for a residential activity must be connected to the community water supply and

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					<p>where not connected to reticulated public water supply.</p> <p>It is noted there are cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB - Subdivision chapter, specifically, SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is requested in the GRZ - General Residential Zone chapter to require the provision of firefighting water supply where development is not subject to subdivision.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>wastewater networks and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes; a. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</p> <p>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</p> <p>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>
Laura Coll McLaughlin (S574)	S574.401	General Residential Zone	GRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.855	General Residential Zone	GRZ - R2	Support	We support this rule.	Retain rule.

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Margaret Montgomery (S446)	S446.085	General Residential Zone	GRZ - R2	Support	Agree in full	Retain as notified.
Buller District Council (S538)	S538.476	General Residential Zone	GRZ - R2	Oppose in part	Minor structures are required to comply with the Rule 1 standards, not all of which are relevant or necessary. Council considers that the only relevant Rule 1 standard is boundary setbacks, given Rule 2 already includes standards for area and height.	Amend Rule 2 as follows: 2. All performance standards for Rule GRZ - R1 are complied with Structures are setback a minimum of 4.5m from the road boundary and 1m from internal boundaries.
Chris & Jan Coll (S558)	S558.402	General Residential Zone	GRZ - R2	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards
Chris J Coll Surveying Limited (S566)	S566.402	General Residential Zone	GRZ - R2	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards
William McLaughlin (S567)	S567.456	General Residential Zone	GRZ - R2	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards
Fire and Emergency New Zealand (S573)	S573.024	General Residential Zone	GRZ - R2	Support in part	Fire and Emergency seeks an exemption for fire hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. The frequency of hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. Fire and Emergency considers that the inclusion of an exemption for hose drying towers better provides for the health and safety of the community by enabling the efficient functioning	Amendment sought to rule. 1. 2. Masts, poles, aerials and pou whenua must not exceed 7m in height; except hose drying towers up to 15m in height.

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					of Fire and Emergency in establishing and operating fire stations.	
Laura Coll McLaughlin (S574)	S574.402	General Residential Zone	GRZ - R2	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.856	General Residential Zone	GRZ - R3	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.086	General Residential Zone	GRZ - R3	Support	Agree in full	Retain as notified.
Buller District Council (S538)	S538.477	General Residential Zone	GRZ - R3	Support	Rule 3 is supported	Retain as notified.
Chris & Jan Coll (S558)	S558.400	General Residential Zone	GRZ - R3	Amend	do not support that the rule requires compliance with NOISE - R3.	Delete advice note regarding NOISE - R3 requirements
Chris & Jan Coll (S558)	S558.403	General Residential Zone	GRZ - R3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.400	General Residential Zone	GRZ - R3	Amend	do not support that the rule requires compliance with NOISE - R3.	Delete advice note regarding NOISE - R3 requirements
Chris J Coll Surveying Limited (S566)	S566.403	General Residential Zone	GRZ - R3	Support		Retain
William McLaughlin (S567)	S567.454	General Residential Zone	GRZ - R3	Amend	do not support that the rule requires compliance with NOISE - R3.	Delete advice note regarding NOISE - R3 requirements
William McLaughlin (S567)	S567.457	General Residential Zone	GRZ - R3	Support		Retain
Laura Coll McLaughlin (S574)	S574.400	General Residential Zone	GRZ - R3	Amend	do not support that the rule requires compliance with NOISE - R3.	Delete advice note regarding NOISE - R3 requirements

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Laura Coll McLaughlin (S574)	S574.403	General Residential Zone	GRZ - R3	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.857	General Residential Zone	GRZ - R4	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.087	General Residential Zone	GRZ - R4	Support	Agree in full	Retain as notified.
Buller District Council (S538)	S538.478	General Residential Zone	GRZ - R4	Oppose	The standards for relocated buildings duplicates the requirements of the Building Act, therefore Council considers the rule should be deleted. Any relocated building that is being used for residential purposes requires building consent for connection of services and any change of use also triggers building consent requirements. Relocated buildings will still need to meet the Residential Activities Rules and this is considered to provide adequate controls.	Delete Rule 4.
Chris & Jan Coll (S558)	S558.109	General Residential Zone	GRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.404	General Residential Zone	GRZ - R4	Oppose		Delete
Chris J Coll Surveying Limited (S566)	S566.109	General Residential Zone	GRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.404	General Residential Zone	GRZ - R4	Oppose		Delete
William McLaughlin (S567)	S567.019	General Residential Zone	GRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.458	General Residential Zone	GRZ - R4	Oppose		Delete

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Fire and Emergency New Zealand (S573)	S573.025	General Residential Zone	GRZ - R4	Amend	Subject to the acceptance of any relief sought regarding GRZ-R1 and assessment criteria for these rules, Fire and Emergency supports GRZ-R4 - R6. It is noted that there will be cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB - Subdivision chapter. Therefore, additional standards that will require the provision of firefighting water supply and access where development is not subject to subdivision provisions are requested.	Add new standard as follows: X. All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes; a. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.
Laura Coll McLaughlin (S574)	S574.109	General Residential Zone	GRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.404	General Residential Zone	GRZ - R4	Oppose		Delete
New Zealand Heavy Haulage Association Inc (S616)	S616.004	General Residential Zone	GRZ - R4	Amend	That Council retain a degree of control over relocated buildings through the use of performance standards	Amend permitted activity status to read: ... 2. Any relocated building intended for use

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						<p>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>
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.858	General Residential Zone	GRZ - R5	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.088	General Residential Zone	GRZ - R5	Support	Agree in full.	Retain as notified.

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Waka Kotahi NZ Transport Agency (S450)	S450.246	General Residential Zone	GRZ - R5	Support in part	Waka Kotahi generally supports the rule as it includes performance standards for the Noise, Light and Signs chapters, which are important considerations for managing effects on the state highway for activities in residential zones. However, there is concern with the permitted number of vehicle movements allowed for within this rule. A maximum of 4 heavy vehicles and the greater of either 20 light vehicle movements per day or 140 light vehicle movements per week. Each heavy vehicle movement (truck and trailer) could result in the equivalent of 10 light vehicle movements when converted to Equivalent Car Movements (ECM). Therefore, up to 40 ECM/day could be permitted under this rule in a residential zone which could have adverse effects on the safety and function of the roading network. Vehicle crossing upgrades may be appropriate to mitigate the effects associated to this level of activity but would not be triggered under this rule. It is recommended that the rule either reduce the permitted level of vehicle movements or require consideration for use of existing vehicle crossing to ensure that they are appropriately designed for safe use when accessing the state highway.	Amend the rule to reduce the permitted level of vehicle movements to no more than 30 equivalent car movements per day. Over this level, use of the vehicle crossing is considered a high trip generating activity.
Buller District Council (S538)	S538.479	General Residential Zone	GRZ - R5	Oppose in part	Council supports Rule 5 given the rising popularity for home businesses and the economic contribution these make to the District, but considers that criteria around what is an appropriate scale of home businesses is needed and would be helpful for plan users. Council suggests that this can be achieved by limiting the number of off-site employees engaged in the business to one full-time equivalent person.	Amend Rule 5 as follows: 1. This is ancillary to a residential activity; and there are no more than one full-time equivalent person engaged in the home business who reside off-site.
Buller Conservation Group (S552)	S552.169	General Residential Zone	GRZ - R5	Oppose	A business that needs such vehicle movement should be subject to neighbours and or community approval.	4. Amend to require Neighbours and/or Community approval 6. No external generation of dust, odour, or smoke or other air pollution occurs as

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						part of the activity.
Frida Inta (S553)	S553.169	General Residential Zone	GRZ - R5	Oppose	A lot of vehicle disturbance in a residential area, including domestic animals and wildlife.	4. Amend to require Neighbours and/or Community approval
Frida Inta (S553)	S553.233	General Residential Zone	GRZ - R5	Amend	Vehicle movement should be subject to neighbours and or community approval.	6. No external generation of dust, odour, or smoke or other air pollution occurs as part of the activity.
Daniel Beetham (S43)	S43.001	General Residential Zone	GRZ - R6	Oppose	Buller District Council should not seek different rules from the other councils. This rule being sought is contrary to the Resource Management Act, and advice given by council's own planner, and if adopted will invite legal challenges. To adopt rules that are likely to invite legal challenges and the associated costs is an irresponsible waste of any council's budget. Existing use rights under the RMA are contrary to the above (7.) Under the RMA section 10 (1)(a)(i) and section 10 (1)(a)(ii) allow for such activity.	Amend Rule to delete the following clause 7. <i>In the Buller District the accommodation is homestay accommodation with a permanent resident living on site.</i>
Westland District Council (S181)	S181.036	General Residential Zone	GRZ - R6	Amend	Westland District Council agrees with Buller District Council's approach that residential visitor accommodation should only be permitted where the accommodation is a homestay with a permanent resident living on site. Given the noise, traffic and amenity affects caused by night to night accommodation in the residential zone, it is considered that a Restricted Discretionary approach should be taken when considering the appropriateness of such activity.	Council seeks to:- Change wording in GRZ - R6 7. to read 'In the Westland and Buller Districts the accommodation is homestay accommodation with a permanent resident living onsite'. - Advice note wording changed to 'In the Westland and Buller Districts, where residential visitor accommodation has been lawfully established under the Westland or Buller District Plan provisions, then existing use rights apply.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.859	General Residential Zone	GRZ - R6	Support	We support this rule.	Retain rule.

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Lawrence EADE (S346)	S346.001	General Residential Zone	GRZ - R6	Oppose	<p>The current rules for Buller appear to deliberately stifle the use of whole dwellings for Visitor Accommodation; the Buller District desperately needs boutique high-end accommodation for events such as the Whitebait festival, the Buller Marathon, as well as for cycle trail clients.</p> <p>To be clear, the Definition of Visitor Accommodation in Te Tai o Poutini says 'land and/or buildings used for accommodating visitors, subject to a tariff being paid and includes any ancillary activities.</p> <p>Under Rule GRZ - R6, the accommodation of up to 6 paying guests where the activity is ancillary to a residential activity is Residential Visitor Accommodation. My understanding is that this means either Homestay or Air BnB where people are able to open up their complete home for use.</p> <p>However, in Buller, under Residential Rule GRZ - R6 (7) there is a restriction that only permits Homestay (i.e. where a permanent resident is living on site), thereby making the use of an entire dwelling non-complying, making Air BnB a Restricted Discretionary under GRZ - R14.</p> <p>It appears the definition for Visitor Accommodation in Buller is the same in the Medium Density Residential Zone, General Rural, Rural Lifestyle, and Settlement Zone</p> <p>MRZ - R6 GRUZ - R8 RLZ - R9</p>	I request that the definition and rules for Visitor Accommodation in the Buller District, particularly relating to the present exclusion of the use of an entire dwelling for visitor accommodation (including Airbnb), be altered to allow the use of an entire dwelling as a permitted activity thus becoming consistent with the other districts contained in Te Tai o Poutini.
Lynda Richmond (S423)	S423.001	General Residential Zone	GRZ - R6	Amend	<p>GRZ - R6 Residential visitor accommodation: We would like to have the extra clause added for Greymouth. We object to the proliferation of unlimited Residential Visitor accommodation in stand-alone residential houses without the owner being present. This creates an unfair 2 tier system with no regards to fire and safety</p>	Amend the rule so that only homestay accommodation is a Permitted Activity in Greymouth.

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					requirements. As commercial providers for accommodation we have to adhere to Health and Safety regulations . Yet with residential visitor accommodation there is no monitoring. They have people staying for profit and need the same rules as we do.	
Margaret Montgomery (S446)	S446.089	General Residential Zone	GRZ - R6	Oppose in part	There should be additional standards considering the rampant use of Airbnb on the coast which has made renting difficult	Provide additional standards for noise and a limit of number of nights per 12 month period for use as visitor accommodation. Clarify how Council will monitor standards 4 and 5.
Waka Kotahi NZ Transport Agency (S450)	S450.247	General Residential Zone	GRZ - R6	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Buller District Council (S538)	S538.480	General Residential Zone	GRZ - R6	Support	Council supports Rule 6	Retain as notified.
Chris & Jan Coll (S558)	S558.407	General Residential Zone	GRZ - R6	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.407	General Residential Zone	GRZ - R6	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
William McLaughlin (S567)	S567.460	General Residential Zone	GRZ - R6	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.407	General Residential Zone	GRZ - R6	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.

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Grey District Council (S608)	S608.104	General Residential Zone	GRZ - R6	Amend	To ensure compliance is undertaken on this rule.	Amend rule to read: "Records of letting activity must be provided to the District Council annually on request ; and"
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.860	General Residential Zone	GRZ - R7	Support	We support this rule.	Retain rule.
Charles Elley (S251)	S251.003	General Residential Zone	GRZ - R7	Amend	Relocated Buildings - requirement that must be designed as a residential building to be a Permitted Activity is a ludicrous requirement and goes against all the indicators coming from government to reduce bureaucratic barriers to increasing accommodation levels, in New Zealand. It is fully legal to apply for a consent to convert any building into a dwelling, under existing building legislation, and appropriate legislation ensures the correct processes are followed. Why then, would any council prohibit its ratepayers from carrying out a legal activity, other than they preferred it done that way.	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.]
Margaret Montgomery (S446)	S446.090	General Residential Zone	GRZ - R7	Support	Agree in full	Retain as notified.
Waka Kotahi NZ Transport Agency (S450)	S450.248	General Residential Zone	GRZ - R7	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.041	General Residential Zone	GRZ - R7	Support in part	<p>The Ministry supports these rules in part to manage the operation of educational facilities, however the Ministry considers that educational facilities would be unreasonably restricted with the vehicle movement standard.</p> <p>The Ministry request the following amendments to the performance standards to reflect more</p>	<p>Amend as follows:</p> <p>GRZ-R7 Community Facilities and Educational Facilities Activity Status Permitted Where:</p> <p>All performance standards for Rules GRZ - R1, NOISE R1-R2 and R4, LIGHT - R3</p>

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					realistic standards for educational facilities which also aligns with the Minsitry request to update Table 6 - High Trip Generating Activities in the Transport Chapter.	and SIGN - R10 are complied with; Except for educational facilities, A a maximum of 4 heavy vehicle movements and whichever is the greater of 20 light vehicle movements per day or 140 vehicle movements per week; and No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place. For educational facilities, a maximum of 140 light vehicle movements per day are generated.
Buller District Council (S538)	S538.481	General Residential Zone	GRZ - R7	Support	Council supports Rules 7 to 9	Retain as notified.
Chris & Jan Coll (S558)	S558.408	General Residential Zone	GRZ - R7	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.408	General Residential Zone	GRZ - R7	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
William McLaughlin (S567)	S567.461	General Residential Zone	GRZ - R7	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Fire and Emergency New Zealand (S573)	S573.026	General Residential Zone	GRZ - R7	Amend	Subject to the acceptance of any relief sought regarding related standard GRZ-R1 and assessment criteria for these rules, Fire and Emergency supports GRZ-R7 - R10 It is noted that there will be cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB - Subdivision chapter. Therefore, additional standards that will require the provision of firefighting water supply and access	Add new standard as follows: x. All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes; a. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					where development is not subject to subdivision provisions are requested.	that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.
Laura Coll McLaughlin (S574)	S574.408	General Residential Zone	GRZ - R7	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.861	General Residential Zone	GRZ - R8	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.091	General Residential Zone	GRZ - R8	Support	Agree in full	Retain as notified.
Waka Kotahi NZ Transport Agency (S450)	S450.249	General Residential Zone	GRZ - R8	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Chris & Jan Coll (S558)	S558.405	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						performance standards.
Chris & Jan Coll (S558)	S558.409	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.405	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.409	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
William McLaughlin (S567)	S567.459	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
William McLaughlin (S567)	S567.462	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.405	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.409	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.862	General Residential Zone	GRZ - R9	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.092	General Residential Zone	GRZ - R9	Support	Agree in full	Retain as notified. Provide some allowance for developers to develop in a similar matter as papakainga

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						developments.
Buller District Council (S538)	S538.482	General Residential Zone	GRZ - R9	Support	Council supports Rules 7 to 9	Retain as notified.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.238	General Residential Zone	GRZ - R9	Support	The advice note is important for sustainable use as well as treaty obligations.	retain as notified
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.863	General Residential Zone	GRZ - R10	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.093	General Residential Zone	GRZ - R10	Support	Agree in Full	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.864	General Residential Zone	GRZ - R11	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.094	General Residential Zone	GRZ - R11	Support	Agree in full.	Retain as notified.
Buller District Council (S538)	S538.483	General Residential Zone	GRZ - R11	Support	Council supports Rule 11	Retain as notified.
Chris & Jan Coll (S558)	S558.410	General Residential Zone	GRZ - R11	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.410	General Residential Zone	GRZ - R11	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.463	General Residential Zone	GRZ - R11	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.410	General Residential Zone	GRZ - R11	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.865	General Residential Zone	GRZ - R12	Support	We support this rule.	Retain rule.
Deb Langridge (S252)	S252.009	General Residential Zone	GRZ - R12	Oppose	Inadequate contro;l when it is a large scale mine such as Tiga on Barrytown flats. Need more community engagement. Cumulative effects of traffic, dust noise, environmental effects will be inadequately addressed under GRUZ12.	Mineral extratction should be Restricted discretionary activity in rural zones. remove GRUZ 12
Margaret Montgomery (S446)	S446.095	General Residential Zone	GRZ - R12	Support	Agree in full.	Retain as notified.
Buller District Council (S538)	S538.484	General Residential Zone	GRZ - R12	Oppose	Council requests the removal of rules for Relocated Buildings, as discussed above.	Delete Rule 12.
Chris & Jan Coll (S558)	S558.120	General Residential Zone	GRZ - R12	Amend	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.411	General Residential Zone	GRZ - R12	Oppose	This rule is unnecessary.	Delete
Chris J Coll Surveying Limited (S566)	S566.120	General Residential Zone	GRZ - R12	Amend	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.411	General Residential Zone	GRZ - R12	Oppose	This rule is unnecessary.	Delete
William McLaughlin (S567)	S567.020	General Residential Zone	GRZ - R12	Amend	These are unnecessary and too restrictive.	Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.464	General Residential Zone	GRZ - R12	Oppose	This rule is unnecessary.	Delete
Laura Coll McLaughlin (S574)	S574.120	General Residential Zone	GRZ - R12	Amend	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.411	General Residential Zone	GRZ - R12	Oppose	This rule is unnecessary.	Delete
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.866	General Residential Zone	GRZ - R13	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.096	General Residential Zone	GRZ - R13	Oppose in part		Provide an allowance for party walls or where it is related to a subdivision, failing internal boundary standards that these are not applicable.
Buller District Council (S538)	S538.485	General Residential Zone	GRZ - R13	Support in part	Council supports Rule 13, but seeks that the matters of discretion extend to shading and loss of privacy given these are key considerations where boundaries are infringed. While it is acknowledged that design and location considerations are likely to encompass such matters, Council's preference is that these are explicitly referred to.	Amend Rule 13 as follows: Discretion is restricted to: Design and location of buildings; Design and location of parking and access; and Landscape measures; Shading and loss of sunlight to adjoining sites; and Loss of privacy to adjoining sites.
Chris & Jan Coll (S558)	S558.412	General Residential Zone	GRZ - R13	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris & Jan Coll (S558)	S558.413	General Residential Zone	GRZ - R13	Amend	Consideration of projecting into the recession plane due to natural hazards rules.	Amend matters of discretion to include consideration if a building is projecting into the recession plane due to the application of natural hazards rules.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.412	General Residential Zone	GRZ - R13	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.413	General Residential Zone	GRZ - R13	Amend	Consideration of projecting into the recession plane due to natural hazards rules.	Amend matters of discretion to include consideration if a building is projecting into the recession plane due to the application of natural hazards rules.
William McLaughlin (S567)	S567.465	General Residential Zone	GRZ - R13	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
William McLaughlin (S567)	S567.466	General Residential Zone	GRZ - R13	Amend	Consideration of projecting into the recession plane due to natural hazards rules.	Amend matters of discretion to include consideration if a building is projecting into the recession plane due to the application of natural hazards rules.
Fire and Emergency New Zealand (S573)	S573.027	General Residential Zone	GRZ - R13	Amend	Subject to the acceptance of any relief sought regarding related standard GRZ-R1 and assessment criteria for these rules, Fire and Emergency supports GRZ-R13-GRZ-R16. It is noted that there will be cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB - Subdivision chapter. Therefore, additional matters of discretion that will require the provision of firefighting water supply and access where development is not subject to subdivision provisions are requested. This will help give effect to proposed GRZ-O2 and GRZ-P2.	Activities under these rules must consider the new matter of discretion as follows: Activity status: Restricted Discretionary Matters of discretion are restricted to: ... x. the extent to which the site is appropriately serviced including wastewater, stormwater, and water supply, including a firefighting water supply and access to that supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.
Laura Coll McLaughlin (S574)	S574.412	General Residential Zone	GRZ - R13	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.413	General Residential Zone	GRZ - R13	Amend	Consideration of projecting into the recession plane due to natural hazards rules.	Amend matters of discretion to include consideration if a building is projecting into the recession plane due to the application

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						of natural hazards rules.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.867	General Residential Zone	GRZ - R14	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.097	General Residential Zone	GRZ - R14	Oppose in part	Rules should be more restrictive for short term temporary accommodation, further there are design standards which motels etc have to meet with regard to accesses, fire standards etc which could be considered.	Provide additional matters of discretion such as access, fire standards requirements.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.042	General Residential Zone	GRZ - R14	Support	The Ministry supports these rules to manage the operation of educational facilities in the General Residential Zone.	Retain as proposed.
Buller District Council (S538)	S538.486	General Residential Zone	GRZ - R14	Support in part	Council supports Rule 14, but suggests that the reference to acoustic and noise insulation requirements in Clause (e) is removed and the matter of discretion is just noise.	Amend Rule 14 as follows: Discretion is restricted to: 1. Acoustic and insulation requirements
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.868	General Residential Zone	GRZ - R15	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.098	General Residential Zone	GRZ - R15	Support	Agree in full.	Retain as notified.
Buller District Council (S538)	S538.487	General Residential Zone	GRZ - R15	Support in part	Council supports Rule 15, but seeks that the matters of discretion extend to character and amenity of the surrounding area, traffic generation and loss of privacy, as these will be key considerations for community facilities within residential zones where there are expectations as to residential amenity. Council's preference is also that noise is referred to in general terms,	Amend Rule 15 as follows: Discretion is restricted to: Design and location of buildings; Design and location of parking and access; and Landscape measures; Hours of operation; Water supply, wastewater and stormwater management; and Noise management

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					given the request to remove the noise insulation rule.	Acoustic and noise insulation requirements Traffic generation; Loss of privacy to adjoining sites; and Character and amenity of the surrounding area.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.869	General Residential Zone	GRZ - R16	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.099	General Residential Zone	GRZ - R16	Oppose in part	The density standard should be able to be waived if there are no other failures, as multi storey developments are more compact developments and are more prevalent forms of development across the rest of the country	Provide for density standard to be able to be waived if there are no other infringements of the rule.
Chris & Jan Coll (S558)	S558.414	General Residential Zone	GRZ - R16	Amend	Not clear for plan users.	Amend the rule to provide more clarity.
Chris J Coll Surveying Limited (S566)	S566.414	General Residential Zone	GRZ - R16	Amend	Not clear for plan users.	Amend the rule to provide more clarity.
William McLaughlin (S567)	S567.467	General Residential Zone	GRZ - R16	Amend	Not clear for plan users.	Amend the rule to provide more clarity.
Laura Coll McLaughlin (S574)	S574.414	General Residential Zone	GRZ - R16	Amend	Not clear for plan users.	Amend the rule to provide more clarity.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.870	General Residential Zone	GRZ - R17	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.100	General Residential Zone	GRZ - R17	Amend	It would make sense for them to have the same standards as medium density	Provide same standards as medium density housing.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.239	General Residential Zone	GRZ - R17	Support	Restricted discretionary focusing on the infrastructure requirements is an appropriate	retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Runanga o Makaawhio (S620)					level of Council involvement in Papakāinga development	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.871	General Residential Zone	GRZ - R18	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.101	General Residential Zone	GRZ - R18	Support	Agree in full.	Retain as notified.
Frank and Jo Dooley (S478)	S478.037	General Residential Zone	GRZ - R18	Amend	oversized fencing is a discrete activity and rule should mitigate amenity-based effects,	New Rule: [zone reference] - R[XX] Fences, Walls and Retaining Structures: Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures b. Height of structure's c. Shading and dominance effects on adjoining sites
Frank O'Toole (S595)	S595.025	General Residential Zone	GRZ - R18	Amend	oversized fencing is a discrete activity and rule should mitigate amenity-based effects,	New Rule: [zone reference] - R[XX] Fences, Walls and Retaining Structures: Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures b. Height of structure's c. Shading and dominance effects on adjoining sites
William McLaughlin (S567)	S567.468	General Residential Zone	Discretionary Activities	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.872	General Residential Zone	GRZ - R19	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.102	General Residential Zone	GRZ - R19	Support	Agree in full	Retain as notified.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Frank and Jo Dooley (S478)	S478.031	General Residential Zone	GRZ - R19	Amend	Discretion should be restricted to amenity related aspects of the fence.	Amend to remove fences walls and retaining structures from the rule
Buller District Council (S538)	S538.488	General Residential Zone	GRZ - R19	Support	Council supports Rules 19 and 24.	Retain as notified.
Chris & Jan Coll (S558)	S558.131	General Residential Zone	GRZ - R19	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris J Coll Surveying Limited (S566)	S566.131	General Residential Zone	GRZ - R19	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
William McLaughlin (S567)	S567.021	General Residential Zone	GRZ - R19	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Laura Coll McLaughlin (S574)	S574.131	General Residential Zone	GRZ - R19	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Frank O'Toole (S595)	S595.019	General Residential Zone	GRZ - R19	Amend	Discretion should be restricted to amenity related aspects of the fence.	Amend to remove fences walls and retaining structures from the rule
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.240	General Residential Zone	GRZ - R19	Amend	See submission points under the noise chapter.	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.
Te Mana Ora (Community and Public Health) of the	S190.873	General Residential Zone	GRZ - R20	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
NPHS/ Te Whatu Ora (S190)						
Margaret Montgomery (S446)	S446.103	General Residential Zone	GRZ - R20	Support	Agree in full.	Retain as notified.
Buller District Council (S538)	S538.489	General Residential Zone	GRZ - R20	Support	Council supports Rules 19 and 24.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.874	General Residential Zone	GRZ - R21	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.104	General Residential Zone	GRZ - R21	Amend	Across the coast there is issues with rentals which is restricting population growth, particularly as tourism becomes more popular again	Provide additional controls around residential visitor accommodation or some form of restriction upon time limits for renting of dwellings,
Buller District Council (S538)	S538.490	General Residential Zone	GRZ - R21	Support	Council supports Rules 19 and 24.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.875	General Residential Zone	GRZ - R22	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.105	General Residential Zone	GRZ - R22	Support	Agree in full	Retain as notified.
Buller District Council (S538)	S538.491	General Residential Zone	GRZ - R22	Support	Council supports Rules 19 and 24.	Retain as notified.
Buller Conservation Group (S552)	S552.170	General Residential Zone	GRZ - R22	Amend	Air pollution needs to be added in	1. No external generation of dust, air pollution , odour or smoke occurs as part of the activity.
Frida Inta (S553)	S553.170	General Residential Zone	GRZ - R22	Amend	Air pollution needs to be added in	1. No external generation of dust, air pollution , odour or smoke occurs as part of the activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Fire and Emergency New Zealand (S573)	S573.028	General Residential Zone	GRZ - R22	Oppose	Fire and Emergency do not support emergency service activities to be a discretionary activity in the General Residential Zone. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in the General Residential Zone. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards.	Add new rule as follows: GRZ-RX Emergency Service Facilities Activity status: Permitted
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.876	General Residential Zone	GRZ - R23	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.106	General Residential Zone	GRZ - R23	Support	Agree in full.	Retain as notified.
Buller District Council (S538)	S538.492	General Residential Zone	GRZ - R23	Support	Council supports Rules 19 and 24.	Retain as notified.
Chris & Jan Coll (S558)	S558.416	General Residential Zone	GRZ - R23	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.416	General Residential Zone	GRZ - R23	Support		Retain
William McLaughlin (S567)	S567.469	General Residential Zone	GRZ - R23	Support		Retain
Laura Coll McLaughlin (S574)	S574.416	General Residential Zone	GRZ - R23	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.877	General Residential Zone	GRZ - R24	Support	We support this rule.	Retain rule.
Margaret Montgomery (S446)	S446.107	General Residential Zone	GRZ - R24	Support	Agree in full	Retain as notified.
Buller District Council (S538)	S538.493	General Residential Zone	GRZ - R24	Support	Council supports Rules 19 and 24.	Retain as notified.
Chris & Jan Coll (S558)	S558.418	General Residential Zone	GRZ - R24	Amend		Amend this rule to be Discretionary.
Chris J Coll Surveying Limited (S566)	S566.418	General Residential Zone	GRZ - R24	Amend		Amend this rule to be Discretionary.
William McLaughlin (S567)	S567.470	General Residential Zone	GRZ - R24	Amend		Amend this rule to be Discretionary.
Laura Coll McLaughlin (S574)	S574.418	General Residential Zone	GRZ - R24	Amend		Amend this rule to be Discretionary.
Westland District Council (S181)	S181.037	Large Lot Residential Zone	Large Lot Residential Zone	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules
New Zealand Motor Caravan Association (S490)	S490.014	Large Lot Residential Zone	Large Lot Residential Zone Rules	Amend	The activity is consistent with the purpose, objectives and policies of the zone.	Provide for campgrounds and camping as a Permitted Activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.879	Large Lot Residential Zone	LLRZ - R1	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.250	Large Lot Residential Zone	LLRZ - R1	Support	The rule is supported by Waka Kotahi as it requires appropriate standards to address stormwater management, building setback requirements, and includes an advice note to ensure that noise is addressed.	Retain as proposed.
Buller Conservation Group (S552)	S552.171	Large Lot Residential Zone	LLRZ - R1	Amend	It should not be mandatory to connect.	all residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks if these services are provided
Frida Inta (S553)	S553.171	Large Lot Residential Zone	LLRZ - R1	Amend	It should not be mandatory to connect if a viable alternative is available.	Amend: ... all residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks if these services are provided
Chris & Jan Coll (S558)	S558.419	Large Lot Residential Zone	LLRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris & Jan Coll (S558)	S558.420	Large Lot Residential Zone	LLRZ - R1	Amend	The escalation of non-compliance is too severe.	Amend activity status when compliance not achieved to be Controlled Activities.
Chris J Coll Surveying Limited (S566)	S566.419	Large Lot Residential Zone	LLRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris J Coll Surveying Limited (S566)	S566.420	Large Lot Residential Zone	LLRZ - R1	Amend	The escalation of non-compliance is too severe.	Amend activity status when compliance not achieved to be Controlled Activities.
William McLaughlin (S567)	S567.471	Large Lot Residential Zone	LLRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.472	Large Lot Residential Zone	LLRZ - R1	Amend	The escalation of non-compliance is too severe.	Amend activity status when compliance not achieved to be Controlled Activities.
Fire and Emergency New Zealand (S573)	S573.029	Large Lot Residential Zone	LLRZ - R1	Support in part	Fire and Emergency supports in part the standards with LLRZ-R1, subject to an amendment to standard 7 that requires residential activities and units to provide firefighting water supply where not connected to reticulated public water supply. It is noted there are cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB - Subdivision chapter, specifically, SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is requested in the LLRZ - Large Lot Residential Zone chapter to require the provision of firefighting water supply where development is not subject to subdivision. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Add new standard as follows: 7. All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes; a. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.
Laura Coll McLaughlin (S574)	S574.419	Large Lot Residential Zone	LLRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Laura Coll McLaughlin (S574)	S574.420	Large Lot Residential Zone	LLRZ - R1	Amend	The escalation of non-compliance is too severe.	Amend activity status when compliance not achieved to be Controlled Activities.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.880	Large Lot Residential Zone	LLRZ - R2	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.421	Large Lot Residential Zone	LLRZ - R2	Support	should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.421	Large Lot Residential Zone	LLRZ - R2	Support	should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
William McLaughlin (S567)	S567.473	Large Lot Residential Zone	LLRZ - R2	Support	should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Fire and Emergency New Zealand (S573)	S573.030	Large Lot Residential Zone	LLRZ - R2	Amend	Fire and Emergency seeks an exemption for fire hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. The frequency of hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. Fire and Emergency considers that the inclusion of an exemption for hose drying towers better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.	Amendment to rule sought 1... 2. Masts, poles, aerals and pou whenua must not exceed 7m in height; except hose drying towers up to 15m in height.
Laura Coll McLaughlin (S574)	S574.421	Large Lot Residential Zone	LLRZ - R2	Support	should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.881	Large Lot Residential Zone	LLRZ - R3	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.422	Large Lot Residential Zone	LLRZ - R3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.422	Large Lot Residential Zone	LLRZ - R3	Support		Retain
William McLaughlin (S567)	S567.474	Large Lot Residential Zone	LLRZ - R3	Support		Retain
Laura Coll McLaughlin (S574)	S574.422	Large Lot Residential Zone	LLRZ - R3	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.882	Large Lot Residential Zone	LLRZ - R4	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.054	Large Lot Residential Zone	LLRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.423	Large Lot Residential Zone	LLRZ - R4	Oppose	This rule is unnecessary.	Delete
Chris J Coll Surveying Limited (S566)	S566.054	Large Lot Residential Zone	LLRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.423	Large Lot Residential Zone	LLRZ - R4	Oppose	This rule is unnecessary.	Delete
William McLaughlin (S567)	S567.014	Large Lot Residential Zone	LLRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.475	Large Lot Residential Zone	LLRZ - R4	Oppose	This rule is unnecessary.	Delete
Laura Coll McLaughlin (S574)	S574.054	Large Lot Residential Zone	LLRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.423	Large Lot Residential Zone	LLRZ - R4	Oppose	This rule is unnecessary.	Delete
New Zealand Heavy Haulage Association Inc (S616)	S616.005	Large Lot Residential Zone	LLRZ - R4	Amend	That Council retain a degree of control over relocated buildings through the use of performance standards	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.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.883	Large Lot Residential Zone	LLRZ - R5	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.251	Large Lot Residential Zone	LLRZ - R5	Support in part	Waka Kotahi generally supports the rule as it includes performance standards for the Noise, Light and Signs chapters, which are important considerations for managing effects on the state highway for activities in residential zones. However, there is concern with the permitted number of vehicle movements allowed for within this rule. A maximum of 4 heavy vehicles and the greater of either 30 light vehicle movements per day or 210 light vehicle movements per week. A heavy vehicle movement (truck and trailer) could result in the equivalent of 5 light vehicle movements in each direction when converted to Equivalent Car Movements (ECM). Therefore, up to 50 ECM/day could be permitted under this rule in a residential zone which could have adverse effects on the safety and function of the roading network. Vehicle crossing upgrades may be appropriate to mitigate the effects associated to this level of activity but would not be triggered under this rule. It is recommended that the rule either reduce the permitted level of vehicle movements or require consideration for use of existing vehicle crossing to ensure that they are appropriately designed for safe use when accessing the state highway.	Amend the rule to reduce the permitted level of vehicle movements to no more than 30 equivalent car movements per day. Over this level, use of the vehicle crossing is considered a high trip generating activity.
Chris & Jan Coll (S558)	S558.424	Large Lot Residential Zone	LLRZ - R5	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.424	Large Lot Residential Zone	LLRZ - R5	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.476	Large Lot Residential Zone	LLRZ - R5	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.424	Large Lot Residential Zone	LLRZ - R5	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.884	Large Lot Residential Zone	LLRZ - R6	Support	We support this rule.	Retain rule.
Lynda Richmond (S423)	S423.002	Large Lot Residential Zone	LLRZ - R6	Amend	Residential Visitor accommodation in stand-alone residential houses without the owner being present. This creates an unfair 2 tier system with no regards to fire and safety requirements. It is also important to note that fire regulations require an occupant in the home when there are more than four guests.	Amend so that only homestay accommodation is a Permitted Activity.
Waka Kotahi NZ Transport Agency (S450)	S450.252	Large Lot Residential Zone	LLRZ - R6	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Chris & Jan Coll (S558)	S558.425	Large Lot Residential Zone	LLRZ - R6	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.425	Large Lot Residential Zone	LLRZ - R6	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
William McLaughlin (S567)	S567.477	Large Lot Residential Zone	LLRZ - R6	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Fire and Emergency New Zealand (S573)	S573.031	Large Lot Residential Zone	LLRZ - R6	Support in part	Fire and Emergency supports in part LLRZ- R6, R7, R8 and R9 subject to the inclusion of a new standard within LLRZ-R1, that requires these activities to provide a firefighting water supply. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB - Subdivision chapter, specifically SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is requires in the LLRZ - Large Lot Residential Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to the Residential Objectives and Policies. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008	Retain as notified
Laura Coll McLaughlin (S574)	S574.425	Large Lot Residential Zone	LLRZ - R6	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Grey District Council (S608)	S608.105	Large Lot Residential Zone	LLRZ - R6	Amend	To ensure compliance is undertaken on this rule.	Amend rule to read: "Records of letting activity must be be provided to the District Council annually on request ; and"
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.885	Large Lot Residential Zone	LLRZ - R7	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.253	Large Lot Residential Zone	LLRZ - R7	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.043	Large Lot Residential Zone	LLRZ - R7	Support in part	<p>The Ministry supports these rules in part to manage the operation of educational facilities, however the Ministry considers that educational facilities would be unreasonably restricted with the vehicle movement standard.</p> <p>The Ministry request the following amendments to the performance standards to reflect more realistic standards for educational facilities which also aligns with the Minsitry request to update Table 6 - High Trip Generating Activities in the Transport Chapter.</p>	<p>1. Amend as follows:</p> <p>LLRZ - R7 Community Facilities and Educational Facilities Activity Status Permitted Where: All performance standards for Rules GRZ - R1, NOISE R1-R2 and R4, LIGHT - R3 and SIGN - R10 are complied with;Except for educational facilities, A-a maximum of 4 heavy vehicle movements and whichever is the greater of 30 light vehicle movements per day or 210 vehicle movements per week; and No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place.For educational facilities, a maximum of 210 light vehicle movements per day are generated.</p>
Chris & Jan Coll (S558)	S558.426	Large Lot Residential Zone	LLRZ - R7	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards. .	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards
Chris J Coll Surveying Limited (S566)	S566.426	Large Lot Residential Zone	LLRZ - R7	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards. .	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards
William McLaughlin (S567)	S567.478	Large Lot Residential Zone	LLRZ - R7	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards. .	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards
Laura Coll McLaughlin (S574)	S574.426	Large Lot Residential Zone	LLRZ - R7	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards. .	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						standards
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.886	Large Lot Residential Zone	LLRZ - R8	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.254	Large Lot Residential Zone	LLRZ - R8	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Chris & Jan Coll (S558)	S558.427	Large Lot Residential Zone	LLRZ - R8	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.427	Large Lot Residential Zone	LLRZ - R8	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
William McLaughlin (S567)	S567.479	Large Lot Residential Zone	LLRZ - R8	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.427	Large Lot Residential Zone	LLRZ - R8	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.887	Large Lot Residential Zone	LLRZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.888	Large Lot Residential Zone	LLRZ - R10	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.429	Large Lot Residential Zone	LLRZ - R10	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.429	Large Lot Residential Zone	LLRZ - R10	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
William McLaughlin (S567)	S567.480	Large Lot Residential Zone	LLRZ - R10	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.429	Large Lot Residential Zone	LLRZ - R10	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.889	Large Lot Residential Zone	LLRZ - R11	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.065	Large Lot Residential Zone	LLRZ - R11	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.430	Large Lot Residential Zone	LLRZ - R11	Oppose	This rule is unnecessary.	Delete
Chris J Coll Surveying Limited (S566)	S566.065	Large Lot Residential Zone	LLRZ - R11	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.430	Large Lot Residential Zone	LLRZ - R11	Oppose	This rule is unnecessary.	Delete
William McLaughlin (S567)	S567.015	Large Lot Residential Zone	LLRZ - R11	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.481	Large Lot Residential Zone	LLRZ - R11	Oppose	This rule is unnecessary.	Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.065	Large Lot Residential Zone	LLRZ - R11	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.430	Large Lot Residential Zone	LLRZ - R11	Oppose	This rule is unnecessary.	Delete
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.890	Large Lot Residential Zone	LLRZ - R12	Support	We support this rule.	Retain rule.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.044	Large Lot Residential Zone	LLRZ - R12	Support	The Ministry supports these rules to manage the operation of educational facilities in the Large Lot Residential Zone.	Retain as proposed.
Chris & Jan Coll (S558)	S558.431	Large Lot Residential Zone	LLRZ - R12	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.431	Large Lot Residential Zone	LLRZ - R12	Support		Retain
William McLaughlin (S567)	S567.482	Large Lot Residential Zone	LLRZ - R12	Support		Retain
Fire and Emergency New Zealand (S573)	S573.032	Large Lot Residential Zone	LLRZ - R12	Support in part	Fire and Emergency supports in part LLRZ- R12, R13 and R14 subject to the inclusion of a new standard within LLRZ-R1, that requires these activities to provide a firefighting water supply. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB - Subdivision chapter, specifically SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is requires in the LLRZ - Large Lot Residential Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the	Amendment to rule Discretion is restricted to: a. ... b. ... d. Water supply, wastewater and stormwater requirements, including a firefighting water supply and access to that supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					plan. This new standard will give effect to the Residential Objectives and Policies. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008	
Laura Coll McLaughlin (S574)	S574.431	Large Lot Residential Zone	LLRZ - R12	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.891	Large Lot Residential Zone	LLRZ - R13	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.432	Large Lot Residential Zone	LLRZ - R13	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.432	Large Lot Residential Zone	LLRZ - R13	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
William McLaughlin (S567)	S567.483	Large Lot Residential Zone	LLRZ - R13	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.432	Large Lot Residential Zone	LLRZ - R13	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.892	Large Lot Residential Zone	LLRZ - R14	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Frank and Jo Dooley (S478)	S478.038	Large Lot Residential Zone	LLRZ - R14	Amend	oversized fencing is a discrete activity and rule should mitigate amenity-based effects,	New Rule: [zone reference] - R[XX] Fences, Walls and Retaining Structures: Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures b. Height of structure's c. Shading and dominance effects on adjoining sites
Frank O'Toole (S595)	S595.026	Large Lot Residential Zone	LLRZ - R14	Amend	oversized fencing is a discrete activity and rule should mitigate amenity-based effects,	New Rule: [zone reference] - R[XX] Fences, Walls and Retaining Structures: Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures b. Height of structure's c. Shading and dominance effects on adjoining sites
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.241	Large Lot Residential Zone	LLRZ - R14	Support	Support Papakāinga developments not meeting the permitted activity standards being a restricted discretionary activity	Support
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.402	Large Lot Residential Zone	LLRZ - R14	Amend	A restriction in terms of 'hours of operation' would be inappropriate.	Amend rule as follows: Discretion is restricted to: Design and location of buildings; Design and location of parking and access; Landscape measures; Water supply, wastewater and stormwater requirements; Where relevant compliance with the Medium Density Housing Design guidelines in Appendix Three; Hours of operation ; and
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.893	Large Lot Residential Zone	LLRZ-R15	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Frank and Jo Dooley (S478)	S478.032	Large Lot Residential Zone	LLRZ-R15	Amend	Discretion should be restricted to amenity related aspects of the fence.	Amend to remove fences walls and retaining structures from the rule
Chris & Jan Coll (S558)	S558.433	Large Lot Residential Zone	LLRZ-R15	Amend	point 1 should be deleted.	Delete point 1.
Chris & Jan Coll (S558)	S558.434	Large Lot Residential Zone	LLRZ-R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.433	Large Lot Residential Zone	LLRZ-R15	Amend	point 1 should be deleted.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.434	Large Lot Residential Zone	LLRZ-R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.484	Large Lot Residential Zone	LLRZ-R15	Amend	point 1 should be deleted.	Delete point 1.
William McLaughlin (S567)	S567.485	Large Lot Residential Zone	LLRZ-R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Laura Coll McLaughlin (S574)	S574.433	Large Lot Residential Zone	LLRZ-R15	Amend	point 1 should be deleted.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.434	Large Lot Residential Zone	LLRZ-R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Frank O'Toole (S595)	S595.020	Large Lot Residential Zone	LLRZ-R15	Amend	Discretion should be restricted to amenity related aspects of the fence.	Amend to remove fences walls and retaining structures from the rule
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.894	Large Lot Residential Zone	LLRZ-R16	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.435	Large Lot Residential Zone	LLRZ-R16	Amend	point 1 should be deleted.	Delete point 1.
Chris & Jan Coll (S558)	S558.436	Large Lot Residential Zone	LLRZ-R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.435	Large Lot Residential Zone	LLRZ-R16	Amend	point 1 should be deleted.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.436	Large Lot Residential Zone	LLRZ-R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.486	Large Lot Residential Zone	LLRZ-R16	Amend	point 1 should be deleted.	Delete point 1.
William McLaughlin (S567)	S567.487	Large Lot Residential Zone	LLRZ-R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Laura Coll McLaughlin (S574)	S574.435	Large Lot Residential Zone	LLRZ-R16	Amend	point 1 should be deleted.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.436	Large Lot Residential Zone	LLRZ-R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.895	Large Lot Residential Zone	LLRZ-R17	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.437	Large Lot Residential Zone	LLRZ-R17	Amend	point 1 should be deleted.	Delete point 1.
Chris & Jan Coll (S558)	S558.438	Large Lot Residential Zone	LLRZ-R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						achieved".
Chris J Coll Surveying Limited (S566)	S566.437	Large Lot Residential Zone	LLRZ-R17	Amend	point 1 should be deleted.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.438	Large Lot Residential Zone	LLRZ-R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.488	Large Lot Residential Zone	LLRZ-R17	Amend	point 1 should be deleted.	Delete point 1.
William McLaughlin (S567)	S567.489	Large Lot Residential Zone	LLRZ-R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Laura Coll McLaughlin (S574)	S574.437	Large Lot Residential Zone	LLRZ-R17	Amend	point 1 should be deleted.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.438	Large Lot Residential Zone	LLRZ-R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.896	Large Lot Residential Zone	LLRZ-R18	Support	We support this rule.	Retain rule.
Fire and Emergency New Zealand (S573)	S573.033	Large Lot Residential Zone	LLRZ-R18	Oppose	Fire and Emergency do not support emergency service activities to be a discretionary activity in the Large Lot Zone. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within	New activity status sought LLRZ - RX Emergency Service Activities Activity Status: Permitted

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in the Large Lot Zone. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.897	Large Lot Residential Zone	LLRZ - R19	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.440	Large Lot Residential Zone	LLRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Chris J Coll Surveying Limited (S566)	S566.440	Large Lot Residential Zone	LLRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
William McLaughlin (S567)	S567.490	Large Lot Residential Zone	LLRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Laura Coll McLaughlin (S574)	S574.440	Large Lot Residential Zone	LLRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.898	Large Lot Residential Zone	LLRZ - R20	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.441	Large Lot Residential Zone	LLRZ - R20	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Chris J Coll Surveying Limited (S566)	S566.441	Large Lot Residential Zone	LLRZ - R20	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.491	Large Lot Residential Zone	LLRZ - R20	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Laura Coll McLaughlin (S574)	S574.441	Large Lot Residential Zone	LLRZ - R20	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.899	Large Lot Residential Zone	LLRZ - R21	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.442	Large Lot Residential Zone	LLRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Chris J Coll Surveying Limited (S566)	S566.442	Large Lot Residential Zone	LLRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
William McLaughlin (S567)	S567.492	Large Lot Residential Zone	LLRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Laura Coll McLaughlin (S574)	S574.442	Large Lot Residential Zone	LLRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.900	Large Lot Residential Zone	LLRZ - R22	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.443	Large Lot Residential Zone	LLRZ - R22	Oppose	This rule is not appropriate.	Delete.
Chris J Coll Surveying Limited (S566)	S566.443	Large Lot Residential Zone	LLRZ - R22	Oppose	This rule is not appropriate.	Delete.
William McLaughlin (S567)	S567.493	Large Lot Residential Zone	LLRZ - R22	Oppose	This rule is not appropriate.	Delete.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.443	Large Lot Residential Zone	LLRZ - R22	Oppose	This rule is not appropriate.	Delete.
Christine Robertson (S99)	S99.002	Medium Density Residential Zone	Medium Density Residential Zone	Support	I believe the need for housing, especially smaller dwellings with smaller gardens to maintain, is appropriate in WC towns especially with the increase in numbers of elderly who are not requiring residential care. I believe the medium density approach is acceptable as long as such things as parking and an element of privacy is included in the design.	Medium density housing be allowed
Westland District Council (S181)	S181.038	Medium Density Residential Zone	Medium Density Residential Zone	Support	Westland District Council supports these Objectives, Policies but opposes parts of the rules as outlined	Retain the objectives and policies
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.902	Medium Density Residential Zone	MRZ - R1	Support in part	We support this rule, however, we would like to see more information included in Appendix 2 regarding MRZ - R1(8). More clarity is required regarding recession planes to ensure adequacy of daylight/sunlight is maintained.	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 and GRZ-R1(9) is recommended.
Waka Kotahi NZ Transport Agency (S450)	S450.255	Medium Density Residential Zone	MRZ - R1	Support in part	The rule is generally supported as it requires that stormwater must not drain into any public roads, and it includes an advice note requiring appropriate consideration of acoustic insulation standards. However, Waka Kotahi does not entirely support that secondary stormwater flow into public roads is permitted. It is acceptable that some degree of secondary flow is acceptable, but there is a risk depending on how much and when this occurs. This could have an impact on Waka Kotahi consents that manage stormwater. It is currently unsure what the design level is for on-site stormwater management (e.g., 10-year, 20 year, etc). LLRZ-R1 includes a standard for stormwater discharge to be managed in accordance with NZS4404:2010.	Amend the rule to provide for a standard to ensure that stormwater is managed appropriately on site, such as NZS4404:2010.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.444	Medium Density Residential Zone	MRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris & Jan Coll (S558)	S558.445	Medium Density Residential Zone	MRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Chris J Coll Surveying Limited (S566)	S566.444	Medium Density Residential Zone	MRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris J Coll Surveying Limited (S566)	S566.445	Medium Density Residential Zone	MRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
William McLaughlin (S567)	S567.494	Medium Density Residential Zone	MRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
William McLaughlin (S567)	S567.495	Medium Density Residential Zone	MRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Fire and Emergency New Zealand (S573)	S573.034	Medium Density Residential Zone	MRZ - R1	Amend	Fire and Emergency supports in part the standards with MRZ-R1, subject to an amendment to standard 7 that requires residential activities and units to provide firefighting water supply where not connected to reticulated public water supply. It is noted there are cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB - Subdivision chapter, specifically, SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is requested in the LLRZ - Large Lot Residential Zone chapter to require the provision of firefighting water supply where development is not subject to subdivision.	Add new standard as follows: 7. All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes; a. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.
Laura Coll McLaughlin (S574)	S574.444	Medium Density Residential Zone	MRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Laura Coll McLaughlin (S574)	S574.445	Medium Density Residential Zone	MRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.903	Medium Density Residential Zone	MRZ - R2	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.446	Medium Density Residential Zone	MRZ - R2	Amend	The rule should allow for existing non-compliance with noted performance standards.	Amend rule to allow for existing non-compliance with noted performance standards.
Chris J Coll Surveying Limited (S566)	S566.446	Medium Density Residential Zone	MRZ - R2	Amend	The rule should allow for existing non-compliance with noted performance standards.	Amend rule to allow for existing non-compliance with noted performance standards.
William McLaughlin (S567)	S567.496	Medium Density Residential Zone	MRZ - R2	Amend	The rule should allow for existing non-compliance with noted performance standards.	Amend rule to allow for existing non-compliance with noted performance standards.
Fire and Emergency New Zealand (S573)	S573.035	Medium Density Residential Zone	MRZ - R2	Amend	Fire and Emergency seeks an exemption for fire hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. The frequency of hose	Amendment sought 2. Masts, poles, aerials and pou whenua must not exceed 7m in height; except hose drying towers up to 15m in height.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. Fire and Emergency considers that the inclusion of an exemption for hose drying towers better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.	
Laura Coll McLaughlin (S574)	S574.446	Medium Density Residential Zone	MRZ - R2	Amend	The rule should allow for existing non-compliance with noted performance standards.	Amend rule to allow for existing non-compliance with noted performance standards.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.904	Medium Density Residential Zone	MRZ - R3	Support	We support this rule.	Retain rule.
Frank and Jo Dooley (S478)	S478.033	Medium Density Residential Zone	MRZ - R3	Amend	Discretion should be restricted to amenity related aspects of the fence.	Amend to remove fences walls and retaining structures from the rule
Chris & Jan Coll (S558)	S558.447	Medium Density Residential Zone	MRZ - R3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.447	Medium Density Residential Zone	MRZ - R3	Support		Retain
William McLaughlin (S567)	S567.497	Medium Density Residential Zone	MRZ - R3	Support		Retain
Laura Coll McLaughlin (S574)	S574.447	Medium Density Residential Zone	MRZ - R3	Support		Retain
Frank O'Toole (S595)	S595.021	Medium Density Residential Zone	MRZ - R3	Amend	Discretion should be restricted to amenity related aspects of the fence.	Amend to remove fences walls and retaining structures from the rule

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.905	Medium Density Residential Zone	MRZ - R4	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.076	Medium Density Residential Zone	MRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.448	Medium Density Residential Zone	MRZ - R4	Oppose	This rule is unnecessary.	Delete
Chris J Coll Surveying Limited (S566)	S566.076	Medium Density Residential Zone	MRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.448	Medium Density Residential Zone	MRZ - R4	Oppose	This rule is unnecessary.	Delete
William McLaughlin (S567)	S567.016	Medium Density Residential Zone	MRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.498	Medium Density Residential Zone	MRZ - R4	Oppose	This rule is unnecessary.	Delete
Laura Coll McLaughlin (S574)	S574.076	Medium Density Residential Zone	MRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.448	Medium Density Residential Zone	MRZ - R4	Oppose	This rule is unnecessary.	Delete
New Zealand Heavy Haulage Association Inc (S616)	S616.006	Medium Density Residential Zone	MRZ - R4	Amend	That Council retain a degree of control over relocated buildings through the use of performance standards	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

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>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>
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.906	Medium Density Residential Zone	MRZ - R5	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.256	Medium Density Residential Zone	MRZ - R5	Support in part	<p>Waka Kotahi generally supports the rule as it includes performance standards for the Noise, Light and Signs chapters, which are important considerations for managing effects on the state highway for activities in residential zones. However, there is concern with the permitted number of vehicle movements allowed for within this rule. A maximum of 4 heavy vehicles and the greater of either 20 light vehicle movements per day or 140 light vehicle movements per week. A heavy vehicle movement (truck and trailer) could result in the equivalent of 5 light vehicle movements in each direction when converted to Equivalent Car Movements (ECM). Therefore, up to 40 ECM/day could be permitted</p>	Amend the rule to reduce the permitted level of vehicle movements to no more than 30 equivalent car movements per day. Over this level, use of the vehicle crossing is considered a high trip generating activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					under this rule in a residential zone which could have adverse effects on the safety and function of the roading network. Vehicle crossing upgrades may be appropriate to mitigate the effects associated to this level of activity but would not be triggered under this rule. It is recommended that the rule either reduce the permitted level of vehicle movements or require consideration for use of existing vehicle crossing to ensure that they are appropriately designed for safe use when accessing the state highway.	
Chris & Jan Coll (S558)	S558.449	Medium Density Residential Zone	MRZ - R5	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Chris J Coll Surveying Limited (S566)	S566.449	Medium Density Residential Zone	MRZ - R5	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
William McLaughlin (S567)	S567.499	Medium Density Residential Zone	MRZ - R5	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Laura Coll McLaughlin (S574)	S574.449	Medium Density Residential Zone	MRZ - R5	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Westland District Council (S181)	S181.039	Medium Density Residential Zone	MRZ - R6	Amend	As above in the General Residential Zone, Westland District Council agrees with Buller District Council's approach that residential visitor accommodation should only be permitted where the accommodation is a homestay with a permanent resident living on site. Given the noise, traffic and amenity affects caused by night to night accommodation in the residential zone, it is considered that a Restricted Discretionary approach should be taken when considering the appropriateness of such activity.	Change wording in MRZ - R6 7. to read 'In the Westland and Buller Districts the accommodation is homestay accommodation with a permanent resident living onsite'.- Advice note wording changed to 'In the Westland and Buller Districts, where residential visitor accommodation has been lawfully established under the Westland or Buller District Plan provisions, then existing use rights apply
Te Mana Ora (Community and Public Health) of the	S190.907	Medium Density Residential Zone	MRZ - R6	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
NPHS/ Te Whatu Ora (S190)						
Waka Kotahi NZ Transport Agency (S450)	S450.257	Medium Density Residential Zone	MRZ - R6	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Chris & Jan Coll (S558)	S558.451	Medium Density Residential Zone	MRZ - R6	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Chris J Coll Surveying Limited (S566)	S566.451	Medium Density Residential Zone	MRZ - R6	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
William McLaughlin (S567)	S567.500	Medium Density Residential Zone	MRZ - R6	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Laura Coll McLaughlin (S574)	S574.451	Medium Density Residential Zone	MRZ - R6	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.908	Medium Density Residential Zone	MRZ - R7	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.258	Medium Density Residential Zone	MRZ - R7	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.045	Medium Density Residential Zone	MRZ - R7	Support in part	<p>The Ministry supports these rules in part to manage the operation of educational facilities, however the Ministry considers that educational facilities would be unreasonably restricted with the vehicle movement standard.</p> <p>The Ministry request the following amendments to the performance standards to reflect more</p>	<p>2. Amend as follows:</p> <p>MRZ - R7 Community Facilities and Educational Facilities Activity Status Permitted Where: All performance standards for Rules GRZ - R1, NOISE R1-R2 and R4, LIGHT - R3</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					realistic standards for educational facilities which also aligns with the Minsitry request to update Table 6 - High Trip Generating Activities in the Transport Chapter.	and SIGN - R10 are complied with; Except for educational facilities, A a maximum of 4 heavy vehicle movements and whichever is the greater of 20 light vehicle movements per day or 140 vehicle movements per week; and No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place. For educational facilities, a maximum of 140 light vehicle movements per day are generated.
Chris & Jan Coll (S558)	S558.452	Medium Density Residential Zone	MRZ - R7	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Chris J Coll Surveying Limited (S566)	S566.452	Medium Density Residential Zone	MRZ - R7	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
William McLaughlin (S567)	S567.501	Medium Density Residential Zone	MRZ - R7	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Fire and Emergency New Zealand (S573)	S573.036	Medium Density Residential Zone	MRZ - R7	Amend	Fire and Emergency supports in part MRZ- R4 - R8, subject to the inclusion of a new standard within each activity, that requires these activities to provide a firefighting water supply as per MRZ - R1 . It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB - Subdivision chapter, specifically SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is requireds in the MRZ - Medium Density Residential Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to the Residential Objectives and Policies. An additional assessment matter is also	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008	
Laura Coll McLaughlin (S574)	S574.452	Medium Density Residential Zone	MRZ - R7	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.909	Medium Density Residential Zone	MRZ - R8	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.259	Medium Density Residential Zone	MRZ - R8	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Chris & Jan Coll (S558)	S558.453	Medium Density Residential Zone	MRZ - R8	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Chris J Coll Surveying Limited (S566)	S566.453	Medium Density Residential Zone	MRZ - R8	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
William McLaughlin (S567)	S567.502	Medium Density Residential Zone	MRZ - R8	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Laura Coll McLaughlin (S574)	S574.453	Medium Density Residential Zone	MRZ - R8	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.910	Medium Density Residential Zone	MRZ - R9	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.454	Medium Density Residential Zone	MRZ - R9	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Chris J Coll Surveying Limited (S566)	S566.454	Medium Density Residential Zone	MRZ - R9	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
William McLaughlin (S567)	S567.503	Medium Density Residential Zone	MRZ - R9	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Laura Coll McLaughlin (S574)	S574.454	Medium Density Residential Zone	MRZ - R9	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.911	Medium Density Residential Zone	MRZ - R10	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.087	Medium Density Residential Zone	MRZ - R10	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.455	Medium Density Residential Zone	MRZ - R10	Oppose	This rule is unnecessary.	Delete
Chris J Coll Surveying Limited (S566)	S566.087	Medium Density Residential Zone	MRZ - R10	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.455	Medium Density Residential Zone	MRZ - R10	Oppose	This rule is unnecessary.	Delete
William McLaughlin (S567)	S567.017	Medium Density Residential Zone	MRZ - R10	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.504	Medium Density Residential Zone	MRZ - R10	Oppose	This rule is unnecessary.	Delete
Laura Coll McLaughlin (S574)	S574.087	Medium Density Residential Zone	MRZ - R10	Oppose	These are unnecessary and too restrictive.	Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.455	Medium Density Residential Zone	MRZ - R10	Oppose	This rule is unnecessary.	Delete
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.912	Medium Density Residential Zone	MRZ - R11	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.456	Medium Density Residential Zone	MRZ - R11	Support		REtain
Chris J Coll Surveying Limited (S566)	S566.456	Medium Density Residential Zone	MRZ - R11	Support		REtain
William McLaughlin (S567)	S567.505	Medium Density Residential Zone	MRZ - R11	Support		REtain
Laura Coll McLaughlin (S574)	S574.456	Medium Density Residential Zone	MRZ - R11	Support		REtain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.913	Medium Density Residential Zone	MRZ - R12	Support	We support this rule.	Retain rule.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.046	Medium Density Residential Zone	MRZ - R12	Support	The Ministry supports these rules to manage the operation of educational facilities in the Medium Density Residential Zone.	Retain as proposed.
Chris & Jan Coll (S558)	S558.457	Medium Density Residential Zone	MRZ - R12	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.457	Medium Density Residential Zone	MRZ - R12	Support		Retain
William McLaughlin (S567)	S567.506	Medium Density Residential Zone	MRZ - R12	Support		Retain

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Fire and Emergency New Zealand (S573)	S573.037	Medium Density Residential Zone	MRZ - R12	Not Stated	Fire and Emergency supports in part MRZ- R12, R13 and R14 subject to the inclusion of a new standard within MRZ-R1, that requires these activities to provide a firefighting water supply. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB - Subdivision chapter, specifically SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is requires in the MRZ - Medium Density Residential Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to the Residential Objectives and Policies. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Retain as notified subject to new standard being introduced in MRZ - R1
Laura Coll McLaughlin (S574)	S574.457	Medium Density Residential Zone	MRZ - R12	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.914	Medium Density Residential Zone	MRZ - R13	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.458	Medium Density Residential Zone	MRZ - R13	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.458	Medium Density Residential Zone	MRZ - R13	Support		Retain

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William McLaughlin (S567)	S567.507	Medium Density Residential Zone	MRZ - R13	Support		Retain
Laura Coll McLaughlin (S574)	S574.458	Medium Density Residential Zone	MRZ - R13	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.915	Medium Density Residential Zone	MRZ - R14	Support	We support this rule.	Retain rule.
Frank and Jo Dooley (S478)	S478.039	Medium Density Residential Zone	MRZ - R14	Amend	oversized fencing is a discrete activity and rule should mitigate amenity-based effects,	New Rule: [zone reference] - R[XX] Fences, Walls and Retaining Structures: Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures b. Height of structure's c. Shading and dominance effects on adjoining sites
Chris & Jan Coll (S558)	S558.459	Medium Density Residential Zone	MRZ - R14	Amend	The rule should allow for existing non-compliance with performance standards.	Amend rule to allow for existing non-compliance with performance standards.
Chris J Coll Surveying Limited (S566)	S566.459	Medium Density Residential Zone	MRZ - R14	Amend	The rule should allow for existing non-compliance with performance standards.	Amend rule to allow for existing non-compliance with performance standards.
William McLaughlin (S567)	S567.508	Medium Density Residential Zone	MRZ - R14	Amend	The rule should allow for existing non-compliance with performance standards.	Amend rule to allow for existing non-compliance with performance standards.
Laura Coll McLaughlin (S574)	S574.459	Medium Density Residential Zone	MRZ - R14	Amend	The rule should allow for existing non-compliance with performance standards.	Amend rule to allow for existing non-compliance with performance standards.
Frank O'Toole (S595)	S595.027	Medium Density Residential Zone	MRZ - R14	Amend	oversized fencing is a discrete activity and rule should mitigate amenity-based effects,	New Rule: [zone reference] - R[XX] Fences, Walls and Retaining Structures: Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures b. Height of structure's c. Shading and dominance effects on

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						adjoining sites
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.916	Medium Density Residential Zone	MRZ - R15	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.098	Medium Density Residential Zone	MRZ - R15	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris & Jan Coll (S558)	S558.460	Medium Density Residential Zone	MRZ - R15	Amend	Rule is too restrictive.	Delete point 1.
Chris & Jan Coll (S558)	S558.462	Medium Density Residential Zone	MRZ - R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.098	Medium Density Residential Zone	MRZ - R15	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris J Coll Surveying Limited (S566)	S566.460	Medium Density Residential Zone	MRZ - R15	Amend	Rule is too restrictive.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.462	Medium Density Residential Zone	MRZ - R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.018	Medium Density Residential Zone	MRZ - R15	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
William McLaughlin (S567)	S567.509	Medium Density Residential Zone	MRZ - R15	Amend	Rule is too restrictive.	Delete point 1.
William McLaughlin (S567)	S567.510	Medium Density Residential Zone	MRZ - R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						achieved".
Laura Coll McLaughlin (S574)	S574.098	Medium Density Residential Zone	MRZ - R15	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Laura Coll McLaughlin (S574)	S574.460	Medium Density Residential Zone	MRZ - R15	Amend	Rule is too restrictive.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.462	Medium Density Residential Zone	MRZ - R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.917	Medium Density Residential Zone	MRZ - R16	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.463	Medium Density Residential Zone	MRZ - R16	Amend	Rule is too restrictive.	Delete points 1 and 2.
Chris & Jan Coll (S558)	S558.464	Medium Density Residential Zone	MRZ - R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.463	Medium Density Residential Zone	MRZ - R16	Amend	Rule is too restrictive.	Delete points 1 and 2.
Chris J Coll Surveying Limited (S566)	S566.464	Medium Density Residential Zone	MRZ - R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.511	Medium Density Residential Zone	MRZ - R16	Amend	Rule is too restrictive.	Delete points 1 and 2.
William McLaughlin (S567)	S567.512	Medium Density Residential Zone	MRZ - R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".

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Laura Coll McLaughlin (S574)	S574.463	Medium Density Residential Zone	MRZ - R16	Amend	Rule is too restrictive.	Delete points 1 and 2.
Laura Coll McLaughlin (S574)	S574.464	Medium Density Residential Zone	MRZ - R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.918	Medium Density Residential Zone	MRZ - R17	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.465	Medium Density Residential Zone	MRZ - R17	Amend	Rule is too restrictive.	Delete point 1.
Chris & Jan Coll (S558)	S558.466	Medium Density Residential Zone	MRZ - R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.465	Medium Density Residential Zone	MRZ - R17	Amend	Rule is too restrictive.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.466	Medium Density Residential Zone	MRZ - R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.513	Medium Density Residential Zone	MRZ - R17	Amend	Rule is too restrictive.	Delete point 1.
William McLaughlin (S567)	S567.514	Medium Density Residential Zone	MRZ - R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Laura Coll McLaughlin (S574)	S574.465	Medium Density Residential Zone	MRZ - R17	Amend	Rule is too restrictive.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.466	Medium Density Residential Zone	MRZ - R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".

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						achieved".
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.919	Medium Density Residential Zone	MRZ - R18	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.467	Medium Density Residential Zone	MRZ - R18	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Chris J Coll Surveying Limited (S566)	S566.467	Medium Density Residential Zone	MRZ - R18	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
William McLaughlin (S567)	S567.515	Medium Density Residential Zone	MRZ - R18	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Laura Coll McLaughlin (S574)	S574.467	Medium Density Residential Zone	MRZ - R18	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.920	Medium Density Residential Zone	MRZ - R19	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.468	Medium Density Residential Zone	MRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Chris J Coll Surveying Limited (S566)	S566.468	Medium Density Residential Zone	MRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
William McLaughlin (S567)	S567.516	Medium Density Residential Zone	MRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Laura Coll McLaughlin (S574)	S574.468	Medium Density Residential Zone	MRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Te Mana Ora (Community and Public Health) of the	S190.921	Medium Density Residential Zone	MRZ - R20	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.922	Medium Density Residential Zone	MRZ - R21	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.469	Medium Density Residential Zone	MRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Chris J Coll Surveying Limited (S566)	S566.469	Medium Density Residential Zone	MRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
William McLaughlin (S567)	S567.517	Medium Density Residential Zone	MRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Laura Coll McLaughlin (S574)	S574.469	Medium Density Residential Zone	MRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Chris & Jan Coll (S558)	S558.712	Residential Zones	Appendix Two: Recession Planes	Amend	more accommodating for buildings required by natural hazard rules.	Amend rules that relate to building envelopes defined by recession planes if a new Recession Plane Diagram is not adopted as noted immediately above.
Chris J Coll Surveying Limited (S566)	S566.712	Residential Zones	Appendix Two: Recession Planes	Amend	more accommodating for buildings required by natural hazard rules.	Amend rules that relate to building envelopes defined by recession planes if a new Recession Plane Diagram is not adopted as noted immediately above.
William McLaughlin (S567)	S567.738	Residential Zones	Appendix Two: Recession Planes	Amend	more accommodating for buildings required by natural hazard rules.	Amend rules that relate to building envelopes defined by recession planes if a new Recession Plane Diagram is not adopted as noted immediately above.
Laura Coll McLaughlin (S574)	S574.712	Residential Zones	Appendix Two: Recession Planes	Amend	more accommodating for buildings required by natural hazard rules.	Amend rules that relate to building envelopes defined by recession planes if a new Recession Plane Diagram is not adopted as noted immediately above.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Avery Bros (S510)	S510.072	General Residential Zone	General Residential Zone	Oppose in part	We oppose the entire enclave of General Residential Zoning at Alma Road. We believe this should be General Rural Zone or Rural Lifestyle Zone.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as General Rural Zone or Rural Lifestyle Zone.
Bradshaw Farms (S511)	S511.072	General Residential Zone	General Residential Zone	Oppose in part	We oppose the entire enclave of General Residential Zoning at Alma Road. We believe this should be General Rural Zone or Rural Lifestyle Zone.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as General Rural Zone or Rural Lifestyle Zone.
Paul Avery (S512)	S512.072	General Residential Zone	General Residential Zone	Oppose in part	We oppose the entire enclave of General Residential Zoning at Alma Road. We believe this should be General Rural Zone or Rural Lifestyle Zone.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as General Rural Zone or Rural Lifestyle Zone.
Brett Avery (S513)	S513.072	General Residential Zone	General Residential Zone	Oppose in part	We oppose the entire enclave of General Residential Zoning at Alma Road. We believe this should be General Rural Zone or Rural Lifestyle Zone.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as General Rural Zone or Rural Lifestyle Zone.
Buller District Council (S538)	S538.494	General Residential Zone	General Residential Zone	Oppose in part	<p>Several of Council's smaller recreational reserves that are currently designated in the BDP are zoned General Residential rather than Open Space Zone. This relates to the following recreational reserves:</p> <p>Orowaiti Esplanade Reserve - #58 Mill Street Recreation Reserve - #62 Kilkenny Park - #66 Derby Street Playground - #61 Waimangaroa Domain - #53 (zoned Rural Lifestyle)</p>	<p>Change the zoning from General Residential to Open Space Zone for the following sites:</p> <p>Orowaiti Esplanade Reserve - #58 Mill Street Recreation Reserve - #62 Kilkenny Park - #66 Derby Street Playground - #61 Waimangaroa Domain - #53</p> <p>Council has not undertaken a comprehensive review of whether all the currently designated recreational reserves have been zoned appropriately and suggests that this is needed.</p>
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.831	Residential Zones	Overview	Support	Te Mana Ora largely supports the objectives and policies in this section, with some amendments recommended. Residential Zones are where communities live, as such there is a responsibility and opportunity to ensure that the environment, infrastructure, amenities, and	

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					neighbourhood design is supporting community health and wellbeing.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.853	General Residential Zone	Overview	Support in part	Te Mana Ora supports General Residential Zones in the main towns of Greymouth/Mawhera, Hokitika, Reefton and Westport/Kawatiri on the West Coast/Te Tai o Poutini. We agree that high quality residential built environments with high neighbourhood amenity, close to good quality accessible public services and containing housing stock that is affordable, secure, dry and warm are all critical for ensuring good health and wellbeing outcomes for people and strong communities. We largely support the rules for General Residential Zones with some recommended amendments.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.878	Large Lot Residential Zone	Overview	Support	Te Mana Ora supports Large Lot Residential Zones which are serviced by reticulated water supply and wastewater systems but are of lower density character and predominantly located on the edges of towns. We support the rules for Large Lot Residential Zones.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.901	Medium Density Residential Zone	Overview	Support	Te Mana Ora supports Medium Density Residential Zones which provide for residential development of greater density in the four main West Coast Te Tai o Poutini towns but only for areas that are in close proximity to both the Town Centre Zone and areas of public open space. We largely support the rules for Medium Density Residential Zones with some recommended amendments.	
Chris & Jan Coll (S558)	S558.415	General Residential Zone	Discretionary Activities	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.415	General Residential Zone	Discretionary Activities	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.415	General Residential Zone	Discretionary Activities	Support		Retain