

# Online submission

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

<b>Submitter No.</b>	S335
<b>Submitter Name</b>	J P Parsons
<b>Submitter first name</b>	J P
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<b>Submitter is contact</b>	Yes
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<b>Wish to be heard</b>	Yes
<b>Joint presentation</b>	Yes
<b>Trade competition</b>	I could not gain an advantage in trade competition through this submission.
<b>Directly affected</b>	I am directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.
<b>Withhold contact details?</b>	No

## Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Objectives	Amend	<p>I support the concept of increasing the general public's knowledge of Sites of Significance to Māori, and the encouragement to engage with Rūnanga, however I am very concerned at the lack of detail and guidance over how to do this (engage with Poutini Ngāi Tahu Rūnanga) and how the Objectives, Policies and Rules might be interpreted in the future.</p> <p>Current wording is extremely broad brush and implies or could be interpreted as requiring granting of unconditional access and prevention of any development.</p> <p>I am concerned at the impact of how vague wording may be interpreted by administrators in the future and the negative impact of uncertainty and diminished property values for landowners due to potential restrictions on previously non-notifiable activities.</p>	<p>Define and add conditions to the many broad brush statements that could be open to varied interpretation by decision makers in the future.</p> <p>Provide a process for appropriate engagement with Rūnanga.</p> <p>Please see attached 'large submitter template' for details.</p>

## Documents included with submission

<b>Document name</b>	J Parsons Large-submitter-template2-nh790
<b>File</b>	<a href="#">largesubmittertemplate2nh790.xlsx</a>
<b>Description</b>	

Submitter name:	
Contact person:	
Contact email:	

**Instructions:** This spreadsheet template has been made available to assist submitters wishing to make submissions on a significant number of provisions in the Proposed Plan.

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

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

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

If you require any assistance with using this spreadsheet, please contact the District Plan team at [info@tppp.nz](mailto:info@tppp.nz).

Plan section	Provision	Support Oppose	Reasons	Decision sought
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[General]

Whole Plan

Introduction Section

How The Plan Works Section

Interpretation Section

Glossary Section

Abbreviations Section

National Direction Instruments Section

Tangata Whenua Section

PART 2 - DISTRICT WIDE MATTERS Section

Strategic Direction Section

Energy Infrastructure and Transport Section

Energy Section

Infrastructure Section

Transport Section

HAZ - Hazards and Risks Section

Contaminated Land Section

Hazardous Substances Section

Natural Hazards Section

HCV - Historical and Cultural Values Section

Historic Heritage Section

Notable Trees Section

Sites and Areas of Significance to Māori Section

Natural Environment Values Section

Ecosystems and Indigenous Biodiversity Section

Natural Features and Landscapes Section

Public Access Section

Natural Character and Margins of Waterbodies Section

Financial Contributions Section

Subdivision Section

General District Wide Matters Section

Activities on the surface of water Section

Coastal Environment Section

Earthworks Section

Light Section

Noise Section

Signs Section

Temporary Activities Section

PART 3 - AREA-SPECIFIC MATTERS Section

ZONES Section

Open Space and Recreation Zones Section

Natural Open Space Zone Section

Open Space Zone Section

Sport and Active Recreation Zone Section

Commercial and Mixed Use Zones Section

Commercial Zone Section

Mixed Use Zone Section

Neighbourhood Centre Zone Section

Town Centre Zone Section

Industrial Zones Section

General Industrial Zone Section

Light Industrial Zone Rules Section

Residential Zones Section

General Residential Zone Section

Large Lot Residential Zone Section

Medium Density Residential Zone Section

Rural Zones Section

General Rural Zone Section

Rural Lifestyle Zone Section

Settlement Zone Section

SPZ - Special Purpose Zones Section

Airport Zone Section

Buller Coalfield Zone Section

Future Urban Zone Section

Hospital Zone Section

Mineral Extraction Zone Section

Māori Purpose Zone Section

Port Zone Section

Stadium Zone Section

Scenic Visitor Zone Section

Development Areas Section

Designations Section

PART 4 - APPENDICES Section

Schedules Section

SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS Section

SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES Section

SCHED2 - SCHEDULE OF NOTABLE TREES Section

SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI Section

SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS Section

SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES Section

SCHED6 - SCHEDULE OF OUTSTANDING NATURAL FEATURES Section

SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER Section

SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER Section

SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS Section

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

Appendices Section

Appendix One: Transport Performance Standards Section

Appendix Two: Recession Planes Section

Appendix Three: Design Guidelines Section

Appendix Four: Accidental Discovery Protocols Section

Appendix Five: Statutory Acknowledgements Section

Appendix Six: Nohoanga Entitlements Section

Appendix Seven: Mineral Extraction Management Plan Requirements Section

Appendix Eight: Community Living Precinct Concept Plans Section

Appendix Nine: Airport Approach Path Overlay Section

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

Planning Maps and Overlays Section