

Summary of Submissions

Plan Sections:PART 3 – AREA SPECIFIC MATTERS, ZONES
Open Space and Recreation Zones, Natural Open Space Zone, Open
Space Zone, Sport and Active Recreation Zone, Commercial and Mixed
Use Zone, Commercial Zone, Mixed Use Zone, Neighbourhood Centre
Zone, Town Centre 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 <u>www.ttpp.nz</u>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.341	Open Space Zone		Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Waka Kotahi NZ Transport Agency (S450)	S450.305	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-1, however for clarity and consistency it is recommended to make a minor amendment to the wording of the Site Identifier to replace 'to' with 'in'.	Amend wording to read: 'State Highway 6 from the boundary with Tasman District in the Upper Buller Gorge in the north to the boundary with Grey District at the Punakaiki River to in the south'.
Waka Kotahi NZ Transport Agency (S450)	S450.306	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-1, however for clarity it is recommended to amend the designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	Amend Designation Hierarchy to read: 'Varies'

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Waka Kotahi NZ Transport Agency (S450)	S450.307	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Oppose	Waka Kotahi note that the 'additional information' appears to have been inserted into the incorrect line as 'conditions'.	Amend wording to read: 'None'
Waka Kotahi NZ Transport Agency (S450)	S450.308	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Oppose	Waka Kotahi notes that the 'additional information' appears to have been inserted into the incorrect line as 'conditions'.	Amend wording to read: 'Notes: The following section of State Highway 6 is a Limited Access Road, as declared under Section 88 of the Government Road Powers Act 1989: - From Bullock Creek to Punakaiki River, as declared by NZ Gazette 61, Page 1934, Dated 6th July 1978'.
Waka Kotahi NZ Transport Agency (S450)	S450.309	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-2, however for clarity and consistency it is recommended to make a minor amendment to the wording of the Site Identifier to replace 'to' with 'in'.	Amend wording to read: 'State Highway 6 from the boundary with the Buller District at the Punakaiki River Bridge in the north to the boundary with Westland District at the Taramakau River Bridge to in the south'.
Waka Kotahi NZ Transport Agency (S450)	S450.310	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-2, however for clarity it is recommended to amend the designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	Amend Designation Hierarchy to read: 'Varies'
Waka Kotahi NZ Transport Agency (S450)	S450.311	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Oppose	Waka Kotahi notes that the 'additional information' appears to have been inserted into the incorrect line as 'conditions'.	Amend wording to read: 'None'
Waka Kotahi NZ Transport Agency (S450)	S450.312	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Oppose	Waka Kotahi notes that the 'additional information' appears to have been inserted into the incorrect line as 'conditions'.	Amend wording to read: 'Notes The following section of State Highway 6 is a Limited Access Road, as declared under Section 88 of the Government Road Powers Act 1989: - From South Beach Overbridge to Taramakau

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						River, as declared by NZ Gazette 95, Page 2986, Dated 2nd November 1978'.
Waka Kotahi NZ Transport Agency (S450)	S450.313	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-3, however for clarity and consistency it is recommended to make a minor amendment to the wording of the Site Identifier to replace 'to' with 'in'.	Amend wording to read: 'State Highway 6 from the boundary with the Westland District at the Taramakau River Bridge to in the north to the boundary with Queenstown-Lakes District in the Haast Pass to in the south.
Waka Kotahi NZ Transport Agency (S450)	S450.314	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-3, however for clarity it is recommended to amend the designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	Amend Designation Hierarchy to read: 'Varies'
Waka Kotahi NZ Transport Agency (S450)	S450.315	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Oppose	Waka Kotahi notes that the 'additional information' appears to have been inserted into the incorrect line as 'conditions'.	Amend wording to read: 'None'
Waka Kotahi NZ Transport Agency (S450)	S450.316	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Oppose	Waka Kotahi notes that the 'additional information' appears to have been inserted into the incorrect line as 'conditions'.	Amend wording to read: 'Notes The following section of State Highway 6 is a Limited Access Road, as declared under Section 88 of the Government Road Powers Act 1989: From Taramakau to Hokitika, as declared by NZ Gazette 86, Page 2641, Dated 25th August 1994; From Hokitika to Ruatapu, as declared by NZ Gazette 86, Page 2641, Dated 25th August 1994'.
Waka Kotahi NZ Transport Agency (S450)	S450.317	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-4, however for clarity and consistency it is recommended to make a minor amendment to the wording of the Site Identifier to replace 'to' with 'in' and 'of' with 'to'.	Amend wording to read: 'State Highway 7 from the Hurunui District boundary in the Lewis Pass to in the east of to the Grey District Boundary at the Grey River Bridge, south of Ikamatua, to in the west'.

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Waka Kotahi NZ Transport Agency (S450)	S450.318	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-4, however for clarity it is recommended to amend the designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	Amend Designation Hierarchy to read: 'Varies'
Waka Kotahi NZ Transport Agency (S450)	S450.319	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-5, however for clarity and consistency it is recommended to make a minor amendment to the wording of the Site Identifier to replace 'to' with 'in' and 'of' with 'to', and to delete the word 'the'	Amend wording to read: State Highway 7 from the Buller District boundary at the Grey River Bridge to in the northeast of to the intersection with the State Highway 6, Greymouth to in the southwest'.
Waka Kotahi NZ Transport Agency (S450)	S450.320	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-5, however for clarity it is recommended to amend the designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	Amend Designation Hierarchy to read: 'Varies'
Waka Kotahi NZ Transport Agency (S450)	S450.321	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-7, however for clarity it is recommended to amend the designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	Amend Designation Hierarchy to read: 'Varies'
Waka Kotahi NZ Transport Agency (S450)	S450.322	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-8, however for clarity it is recommended to make a minor amendment to the wording of the Site Identifier to identify the correct end point of State Highway 67A at the Holcim Cement entrance.	Amend wording to read: 'State Highway 67A from the intersection with State Highway 67, west of the Buller River Bridge in the east to just west of the entrance of Holcim Cement in the west'.

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Waka Kotahi NZ Transport Agency (S450)	S450.323	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-9, however for clarity it is recommended to amend the designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	Amend Designation Hierarchy to read: 'Varies'
Waka Kotahi NZ Transport Agency (S450)	S450.324	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-10, however for clarity and consistency it is recommended to make a minor amendment to the wording of the Site Identifier to replace 'to' with 'in'.	Amend wording to read: 'State Highway 73 from the boundary with Selwyn District Council in Arthurs Pass to in the east to the intersection with State Highway 6 at the Kumara Junction roundabout in the west'.
Waka Kotahi NZ Transport Agency (S450)	S450.325	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-10, however for clarity it is recommended to amend the designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	Amend Designation Hierarchy to read: 'Varies'
Chris & Jan Coll (S558)	S558.333	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Amend	pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards (e.g. permitted activity standards or performance standards) to accommodate pre- existing non-compliance that is not being exacerbated by the proposed activity.
Chris & Jan Coll (S558)	S558.334	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Oppose	Rules related to Relocated Buildings are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris & Jan Coll (S558)	S558.335	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Oppose	Non-complying and Prohibited activity rules that include the wording "not provided for in another rule"	Delete these rules or make them Discretionary activities.
Chris J Coll Surveying Limited (S566)	S566.333	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Amend	pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards (e.g. permitted activity standards or performance standards) to accommodate pre- existing non-compliance that is not being

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						exacerbated by the proposed activity.
Chris J Coll Surveying Limited (S566)	S566.334	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Oppose	Rules related to Relocated Buildings are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris J Coll Surveying Limited (S566)	S566.335	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Oppose	Non-complying and Prohibited activity rules that include the wording "not provided for in another rule"	Delete these rules or make them Discretionary activities.
William McLaughlin (S567)	S567.393	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Amend	pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards (e.g. permitted activity standards or performance standards) to accommodate pre- existing non-compliance that is not being exacerbated by the proposed activity.
William McLaughlin (S567)	S567.394	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Oppose	Rules related to Relocated Buildings are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
William McLaughlin (S567)	S567.395	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Oppose	Non-complying and Prohibited activity rules that include the wording "not provided for in another rule"	Delete these rules or make them Discretionary activities.
Laura Coll McLaughlin (S574)	S574.333	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Amend	pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards (e.g. permitted activity standards or performance standards) to accommodate pre- existing non-compliance that is not being exacerbated by the proposed activity.
Laura Coll McLaughlin (S574)	S574.334	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Oppose	Rules related to Relocated Buildings are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Laura Coll McLaughlin (S574)	S574.335	PART 3 - AREA- SPECIFIC MATTERS	PART 3 - AREA- SPECIFIC MATTERS	Oppose	Non-complying and Prohibited activity rules that include the wording "not provided for in another rule"	Delete these rules or make them Discretionary activities.
Jane Neale (S262)	S262.006	ZONES	ZONES	Amend	I haven't seen any mention of disability awareness, needs, access. Is it included?	Include disability access in all areas

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G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.010	ZONES	ZONES	Oppose in part	The one hectare subdivisable size was working. Why do we need to change it? As an example, the 10 hectare rule did not work in Tauranga as it resulted in more land being lost to urban sprawl. The fresh water rules have resulted in the loss of productive farm land and this proposed subdivision rule inhibits the sale of these areas. These areas are the most sensible areas to be sold as lifestyle properties.	Keep the area as subdividable to one hectare. An allowance needs to be made for those wanting to subdivide non-productive land if below the subdividable area.
Manawa Energy Limited (Manawa Energy) (S438)	S438.127	ZONES	ZONES	Support	Manawa generally support the approach taken in the TTPP that Renewable Electricity Generation activities are adequately and appropriately provided for by the rules in the ENG chapter, such that the rules in all zone chapters should not apply to Renewable Electricity Generation activities. However, depending on the status of such activities and the area in which they are located the objectives and policies for specific zones may be applicable. In addition, the background overview for each zone may be used in interpreting such policy provisions. Accordingly, Manawa considers that the relevant zone descriptions and associated objectives and policies should specifically acknowledge the existence of and provide for renewable electricity generation activities / regionally significant infrastructure. Manawa has commented on specific zone related provisions of the Plan to this effect.	Retain clarification provided within each of the zone provisions that these do not apply to renewable electricity generation / regionally significant infrastructure activities covered by the ENG and specific overlay chapters - subject to detailed comments provided below.

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KiwiRail Holdings Limited (S442)	S442.093	ZONES	ZONES	Amend	For health and safety reasons, KiwiRail seek a setback for structures from the rail corridor boundary. While KiwiRail do not oppose development on adjacent sites, ensuring the ability to access and maintain structures without requiring access to rail land is important. KiwiRail note there are specific road boundary setback rules in some zone chapters and varying side and rear boundary setbacks in the Proposed Plan. KiwiRail considers that a 5 metre setback from the rail corridor is appropriate in providing for vehicular access to the backs of buildings (e.g. a cherry picker) and allowing for scaffolding to be erected safely. This in turn fosters visual amenity, as lineside properties can be regularly maintained. It provides for the unhindered operation of buildings, including higher rise structures and for the safer use of outdoor deck areas at height. KiwiRail seek a 5 metre building setback in all zones which adjoin the rail corridor as proposed in our relief sought. This includes new matters of discretion when there is a non-compliance with the rail boundary setback rule.	Amend as follows: New rule: Activity Status Permitted Where: X. No building or structure may be located within 5m of any site boundary with the rail corridor. Activity status when compliance not achieved: RDIS New rule: Buildings or structures not meeting Rule XXX-RX Activity Status Restricted Discretionary Where: The building is setback less than 5m from the rail corridor boundary. Discretion is restricted to: the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and the safe and efficient operation of the rail network.
Davis Ogilvie & Partners Ltd (S465)	S465.032	ZONES	ZONES	Amend	Recession plane rules in the notified TTPP do not appear to be consistent and may require some re-assessment. For example, some zones apply recession planes to adjoining RESZ Residential and SETZ Settlement zones; some state RESZ Residential only; the NCZ Neighbourhood Centre Zone refers to	Apply a more consistent approach to recession planes across the plan.

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					"residential site boundary"; and others apply recession planes to all site boundaries. The two Industrial zones also differ in the application of recession planes.	
Katherine Gilbert (S473)	S473.010	ZONES	ZONES	Amend	The ttpp plan seems to ignore conservation values seeing them as non-existent throughout the region. The proposed approach risks further biodiversity loss in a major way.	Ensure there is a requirement for an ecological assessment in accordance with the RPS significance criteria for all new mineral extraction activities.
Straterra (S536)	S536.015	ZONES	ZONES	Support	MIN-02 specifies the General Rural and Open Space Zones as zones in which mineral extraction is enabled, but other zones should not be ruled out and, in fact, a consenting pathway is available in other zones which is appropriate.	Retain widespread consenting pathway for mineral extraction across the zones
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.020	ZONES	ZONES	Amend	Coal, gold, and gravel extraction has adverse and often irreversible effects on indigenous vegetation and habitats of indigenous fauna, including in some cases total loss. Any new mining and ancillary mining activity, including extensions to existing mines, regardless of location, needs to be subject to a full effects assessment through a consenting process.	Amend rules in all zones,, so that all mining activities, including prospecting, exploration, extraction and processing and ancillary activities should require at least a discretionary consent.
Inger Perkins (S462)	S462.037	Open Space and Recreation Zones	Open Space and Recreation Zones	Amend	As people become more aware of natural burials7, it would be marvellous to see all Councils on the Coast have their cemeteries certified to allow such burials. In addition, or instead, it may be sensible for Councils to seek new sites or extensions to existing cemeteries for natural burial sites where a forest is allowed to grow above the graves, a sapling of a native tree being planted	Ensure that provisions around cemeteries allow for their use for natural burial sites.

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					for each new grave. Moves in this direction to allow natural burials and new natural burial sites could be supported through TTPP.	
West Coast Regional Council (S488)	S488.029	Open Space and Recreation Zones	Open Space and Recreation Zones	Amend	The Proposed TTPP needs to more clearly provide for aerial biosecurity and biodiversity activities in the West Coast. Aerial operations for biosecurity and biodiversity work; this is increasing, and will continue, in order to achieve the Government's Predator Free 2050 goal. Widespread plant pest incursions are also controlled by aerial spraying of agrichemicals. Aerial biosecurity and biodiversity activities use mainly helicopters over a short timeframe, at various locations around the Region, which are identified as needed. Such operations need a window of good weather for flying, which can be infrequent at certain times of the year on the West Coast. When an aerial operation is undertaken, multiple flights occur to make the most of the limited time available. This can involve between 24-42 helicopter landing and departing movements per hour. The number of movements can be more or less than these figures, depending on multiple operational aspects and the number of available helicopters. Biosecurity and biodiversity aerial movements usually leave from, and land at, rural sites, mostly on private farmland or DOC land located near the site where the operation is undertaken. The five main airports on the West Coast	Provide for aerial helicopter operations associated with biodiversity and biosecurity work as a Permitted Activity.

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					(Karamea, Westport, Greymouth, Hokitika, and Franz Josef) are not used for these types of aerial operations. Without the ability for helicopter landings for biodiversity and biosecurity work being permitted, landscape-scale aerial activities would not be practical, feasible or financially viable, and the state of New Zealand's biodiversity will continue to decline. The ability to reach the Government's Predator Free 2050 goal will not be achievable if aerial operations are not permissible. This is not to mean aerial work is suited for all places, but it is a critical delivery mechanism where it is suited.	
Frida Inta (S553)	S553.227	Open Space and Recreation Zones	Open Space and Recreation Zones	Amend	It should be DOC making the rules here rather than the district council.	The whole section OSRZ needs to be re-written with the object of understanding that a district council Plan is lower in hierarchy than a DOC statute with respect to natural values within the conservation estate.
Paula Jones (S590)	S590.003	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.098	Open Space and Recreation Zones	Open Space and Recreation Zones	Amend	Where Open Space Zones are proposed over rural public conservation land, the submission seeks a General Rural Zone instead of the proposed Open Space Zones.	In the Planning Maps, replace the Open Space Zones with General Rural Zone on rural public conservation land
Phil and Helen Cook (S600)	S600.003	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones across the West Coast.	Support provisions that provide for mineral extraction in zones.
Birchfield Ross Mining Limited (S604)	S604.068	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Notes that minerals extraction can occur within the Open Space Zones. This is supported.	Retain the following wording: "The nature of the West Coast, with its extensive mineral deposits, combined with 84% of the land area being located in public conservation estate,

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						means that provision is also made for mineral extraction within the Open Space Zone."
Phoenix Minerals Limited (S606)	S606.054	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Appropriately enabling the use and development of minerals	Retain the following wording: "The nature of the West Coast, with its extensive mineral deposits, combined with 84% of the land area being located in public conservation estate, means that provision is also made for mineral extraction within the Open Space Zone."
Avery Brothers (S609)	S609.098	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Recognising the importance of mining to the West Coast.	Retain provisions
Department of Conservation (S602)	S602.231	Open Space and Recreation Zones	OSRZ	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Newcoast Resources Limited (S191)	S191.003	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Mineral extraction projects will deliver new economic opportunities and offshoots to other businesses including construction, sciences, engineering, transport, mechanical and the hospitality, retail and accommodation sectors. Future projects are likely to bring services to the port and rail and services - providing resilience for those services, AF8 and investment opportunities	Retain mineral extraction provisions in the open space zones.
Papahaua Resources Limited (S500)	S500.008	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	PRL strongly support all provisions that enable mineral extraction across the Region	retain the enablement of mineral extraction in the open space zones
Alvin & Kay Godfrey (S580)	S580.006	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Anna & Jeremy Hart (S582)	S582.003	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones

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Steve and Anne Staples (S584)	S584.003	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Tim Burden (S585)	S585.003	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Tane & Rachel Little (S586)	S586.003	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Linda Elcock (S587)	S587.003	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Marty & Nicky Von Ah (S588)	S588.003	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Charmaine Michell (S589)	S589.003	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Birchfield Coal Mines Ltd (S601)	S601.076	Open Space and Recreation Zones	Open Space and Recreation Zones	Oppose	The need for an Open Space Zone over rural public conservation land is not considered necessary.	In the Planning Maps, replace the Open Space Zones with General Rural Zone on rural public conservation land
Department of Conservation (S602)	S602.191	Open Space and Recreation Zones	Open Space and Recreation Zones	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.205	Open Space and Recreation Zones	Open Space and Recreation Zones	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Whyte Gold Limited (S607)	S607.051	Open Space and Recreation Zones	Open Space and Recreation Zones	Oppose	The need for an Open Space Zone over rural public conservation land is not considered necessary.	In the Planning Maps, replace the Open Space Zones with General Rural Zone on rural public conservation land, except where the submitter has sought a Mineral Extraction Zone.
Grey District Council (S608)	S608.094	Open Space and Recreation Zones	Open Space and Recreation Zones	Amend	Subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter

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Department of Conservation (S602)	S602.181	Open Space and Recreation Zones	Overview	Amend	Oppose the mineral extraction paragraph in the open space introduction. Providing for mineral extraction in the Open Space Zone is contrary to the purpose and values of the Open Space Zone.	Amend: The nature of the West Coast, with its extensive mineral deposits, combined with 84% of the land area being located in public conservation estate, means that provision is also made for mineral extraction within the Open Space Zone
Whyte Gold Limited (S607)	S607.052	Open Space and Recreation Zones	Overview	Support	Notes that minerals extraction can occur within the Open Space Zones	Retain the following wording: "The nature of the West Coast, with its extensive mineral deposits, combined with 84% of the land area being located in public conservation estate, means that provision is also made for mineral extraction within the Open Space Zone."
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0553	Open Space and Recreation Zones	Overview	Support	Both the district wide and specific zone chapter provisions should also apply in all cases/for all chapters.	Add: In addition to the rules in these zone chapters, the provisions in the district-wide chapters will also apply. This includes provisions and rules that apply both within overlays, and outside of them. This includes the following chapters: (List chapters for clarity)
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0554	Open Space and Recreation Zones	Overview	Amend		Amend: The NOSZ - Natural Open Space Zone is where the Plan recognises and provides for openspaces that contain high natural and ecological values. The Zone is made up of the most ecologically significant open space and reserves where natural values predominate such as National Parks, Nature Reserves, Scientific Reserves, Wilderness Areas and Specially Protected Areas as well as other areas of public conservation land identified with very high natural values. This includes private land held under QEII covenant, areas owned and managed by Forest & Bird for conservation purposes and may include for continuity significant natural

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						areas over private land.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0555	Open Space and Recreation Zones	Overview	Amend	The statement regarding the Department of Conservation is also not completely accurate. Section (4)(3) RMA provides that DOC is only exempt under the RMA if the work or activity is consistent with a conservation management strategy, conservation management Plan, or management Plan established under the Conservation Act or other relevant Act.	Amend the following paragraph: "The OSZ - Open Space Zone is open spaces that are used predominantly for a range of passive and active leisure and recreational activities, along with limited associated facilities and structures. A large area of the public conservation lands administered by the Department of Conservation falls within this zone. At a district level the open spacesThe nature of the West Coast, with its extensive mineral deposits, combined with 84% of the land area being located in public conservation estate, means that some-provision is also made for mineral extraction within the Open Space Zone.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.022	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Objectives	Support	The Ministry support Objective OSRZ- 01 as it recognises that cerrtain development and acitvities such as educational facilities support the function of local communities in the Open Space and Recreation Zones and surrounding environment.	Retain as proposed.
Chris & Jan Coll (S558)	S558.336	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.336	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Objectives	Support		Retain
William McLaughlin (S567)	S567.396	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Objectives	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.336	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Objectives	Support		Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.099	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Objectives	Support	The overview of the Open Space Zone notes that minerals extraction can occur within the Open Space Zones. This is supported.	Retain the following wording: The nature of the West Coast, with its extensive mineral deposits, combined with 84% of the land area being located in public conservation estate, means that provision is also made for mineral extraction within the Open Space Zone.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.595	Open Space and Recreation Zones	OSRZ - O1	Support in part	We recommend that the OSRZ-O1 is amended for clarity and to ensure that the development and activities are suitable.	Amend OSRZ-O1 as follows: Development and activities should must complement and not conflict with the functions and values of the particular open space and the surrounding environment. Where appropriate, open space accommodates a compatible range of functions.
Manawa Energy Limited (Manawa Energy) (S438)	S438.129	Open Space and Recreation Zones	OSRZ - O1	Support in part	Manawa considers that this is a very broad objective and provides little direction on what is the intent for these zones at a high level. As currently worded the objective would be very difficult to interpret consistently and apply to specific proposals. What are the "values of the particular open space" and how can these be consistently understood. It also does not recognise that there needs to be opportunities for new activities to establish, where they are beneficial, where this may not be consistent with the existing surrounding environment. Manawa recommends that this objective be reconsidered and reframed to provide clarity and direction without unreasonably	Rearrange the objectives such that objective 2 comes first to set out the types and uses of open space areas. Amend OSRZ - O1 (and move it to be the second objective) as follows: Development and activities should complement, and not conflict with, the functions and values of the particular open space areas and the surrounding environment. Where appropriate open space accommodates a range of functions.

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New Zealand Coal	S472.024	Open Space and	OSRZ - 01	Oppose	restricting uses of these large areas of land. It is important to note also that not all land in this zone is publicly owned as many areas zoned as open space are private land such as Manawa land associated with hydro- electric power schemes. Not all activities in these zones will	Insert <i>"where possible"</i> after the word "should".
& Carbon Limited (S472)		Recreation Zones		in part	"complement" and provision is required where this doesn't occur.	
Radio New Zealand (S476)	S476.027	Open Space and Recreation Zones	OSRZ - O1	Support		RNZ support this objective. The maintenance of an open space environment, and consideration of the surrounding environment, will reduce the potential for activities to be established that conflict with infrastructure such as RNZ's Facilities that are located in the Open Space Zone. Retain OSRZ-O1 as notified.
Straterra (S536)	S536.053	Open Space and Recreation Zones	OSRZ - O1	Support	Not all activities in these zones will "complement" and provision is required where this doesn't occur.	Insert, "where possible" after the word "should".
Buller District Council (S538)	S538.382	Open Space and Recreation Zones	OSRZ - O1	Support	Council supports the objectives for the Open Space and Recreation Zones	Retain as notified.
Department of Conservation (S602)	S602.182	Open Space and Recreation Zones	OSRZ - O1	Amend	Amend Objective OSRZ - O1 as the different functions of open space must be compatible with the values of open space. For example, stock grazing should only be undertaken where significant natural environment values will not be adversely affected.	Amend: Development and activities should complement and not conflict with the functions and values of the particular open space and the surrounding environment, including any relevant Open Space Management Plan . Where appropriate open space accommodates a range of functions where this is compatible with the values of the open space.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.596	Open Space and Recreation Zones	OSRZ - O2	Support	Separation of the Open Space and Recreation Zone into the three areas provides certainty about what activities can be expected in each section.	Retain objective.

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Ball Developments Ltd (S453)	S453.005	Open Space and Recreation Zones	OSRZ - O2	Support	Recognises the different functions of open space, including local purposes.	Retain
Radio New Zealand (S476)	S476.028	Open Space and Recreation Zones	OSRZ - O2	Support		RNZ support recognition of the values and purpose of open space on the West Coast. Limiting development in the OSZ will have the ancillary benefit of reducing the risk of incompatible activities near RNZ's Facilities. Retain OSRZ-O2 as notified.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.035	Open Space and Recreation Zones	OSRZ - O2	Amend	To take into account the wide variety of uses both historic and current on the Buller Plateau.	Amend c. The OSZ - Open Space Zone with a very wide range of values including passive and active recreation, mineral extraction , local purposes and pastoral farming.
Buller District Council (S538)	S538.383	Open Space and Recreation Zones	OSRZ - O2	Support	Council supports the objectives for the Open Space and Recreation Zones	Retain as notified.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.023	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies	Support	The Ministry support Objective OSRZ- 01 as it recognises that cerrtain development and acitvities such as educational facilities support the function of local communities in the Open Space and Recreation Zones and surrounding environment.	Retain as proposed.
New Zealand Coal & Carbon Limited (S472)	S472.027	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies	Oppose in part	Mineral extraction activities also occur in the NOSZ - Natural Open Space Zone. Mineral extraction may not be provided for in the management plan referenced at b.	Insert wording of ORSZ-P14 as a new ORSZ P21 under Natural Open Space Zone BUT: change the words OSZ-Open Space Zone to NOSZ- Natural Open Space Zone; and delete b.
Straterra (S536)	S536.055	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies	Support	Mineral extraction activities also occur in the NOSZ - Natural Open Space Zone. Mineral extraction may not be provided for in the management plan referenced at b.	Insert wording of ORSZ-P14 BUT change OSZ- Open Space Zone to NOSZ - Natural Open Space Zone AND delete b.
Buller District Council (S538)	S538.384	Open Space and Recreation Zones	OSRZ - Open Space and	Support	Council supports the suite of policies for the Open Space and Recreation Zones.	Retain as notified.

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			Recreation Zones Policies			
Chris & Jan Coll (S558)	S558.337	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies	Support		Retain
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.335	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies	Amend	The generic acronyms and the division of provisions between generic and specific opens space zones is complex and could result in interpretation issues.	Re-label the policies to reflect the specific open space zone they apply to. E.g., OSZ-P11 to P14, SARZ-P15 to P17 and NOSZ - P18 to P20
Chris J Coll Surveying Limited (S566)	S566.337	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies	Support		Retain
William McLaughlin (S567)	S567.397	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies	Support		Retain
Laura Coll McLaughlin (S574)	S574.337	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies	Support		Retain
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.007	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies	Amend	Enabling a plan change to occur once the stewardship land reclassification has occurred	The following policy is included within the plan: New Policy XXX When conservation stewardship land is reclassified the relevant council, after working with Te Papa Atawahi/the Department of Conservation and Poutini Ngāi Tahu, will undertake a plan change to ensure that the plan provisions are appropriate for the reclassification of the land parcel.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0556	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies	Amend		Put specific zone policies within the section/chapter they relate to. Add an explanation in the overview of each open space chapter that the generic OSRZ objectives and policies also apply.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.597	Open Space and Recreation Zones	OSRZ - P1	Support	We support this policy.	Retain policy.
Buller Conservation Group (S552)	S552.162	Open Space and Recreation Zones	OSRZ - P1	Amend	Mentioning that DOC and its statutes are exempt under s4(3) should be sufficient.	delete
Frida Inta (S553)	S553.162	Open Space and Recreation Zones	OSRZ - P1	Oppose	Mentioning that DOC and its statutes are exempt under s4(3) should be sufficient.	Delete
Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605)	S605.013	Open Space and Recreation Zones	OSRZ - P1	Oppose	Including requirements to adhere to these plans is considered to be an unnecessary duplication of regulation	Delete OSRZ - P1
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.598	Open Space and Recreation Zones	OSRZ - P2	Support	We support this policy.	Retain policy.
Manawa Energy Limited (Manawa Energy) (S438)	S438.130	Open Space and Recreation Zones	OSRZ - P2	Support in part		Amend OSRZ - P2 as follows: Open space may accommodate regionally significant infrastructure activities , recreational, cultural, natural, heritage, access and amenity values and functions and ancillary activities to support these, where this fits with the purpose of the open space and its classification under any relevant Act or has a functional or operational need for such a location.
Radio New Zealand (S476)	S476.029	Open Space and Recreation Zones	OSRZ - P2	Support		RNZ support a policy to recognise that open space may accommodate certain activities where they fit with the purpose of open space.
Royal Forest and Bird Protection Society of New	S560.336	Open Space and Recreation Zones	OSRZ - P2	Oppose in part	Not all open space will have a purpose and classification under an Act to provide guidance to activities that may be appropriate within the	Add or amend policies to set out the characteristics where possible and/or describe how these are determined for each OSRZ zone.

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Zealand Inc. (Forest & Bird) (S560)					zoning. Even where such information is available it may not be designed or adequate for the purpose of policy direction in this Plan.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.599	Open Space and Recreation Zones	OSRZ - P3	Support in part	We support this policy and endorse the importance of buildings and structures being designed carefully in ways that are compatible with the zone and surrounding environment. We suggest an amendment to this policy to ensure that both new buildings and any changes to pre- existing buildings and structures, align their design and function with the purpose and character of the open space around them.	Amend OSRZ-P3 as follows: New buildings and structures and external modifications to pre- existing buildings and structures should be designed and sited to be compatible with the function and predominant purpose of the open space and fit within the character and amenity of the surrounding area.
Manawa Energy Limited (Manawa Energy) (S438)	S438.131	Open Space and Recreation Zones	OSRZ - P3	Support in part		Amend OSRZ - P3 as follows Buildings and structures should be designed and sited to be compatible with the function and predominant purpose of the open space, where practicable, and fit within the character and amenity of the surrounding area.
Radio New Zealand (S476)	S476.030	Open Space and Recreation Zones	OSRZ - P3	Support		RNZ support the direction for buildings and structures to be compatible with the predominant purpose of open space and amenity of the surrounding area. Retain OSRZ-P3 as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.600	Open Space and Recreation Zones	OSRZ - P4	Support	We support this policy.	Retain policy.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.337	Open Space and Recreation Zones	OSRZ - P4	Amend	The addition of the last sentence clause is inappropriate, at least in respect of PCL.	Delete: or whore it has a link with the open space and recreation resource

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.601	Open Space and Recreation Zones	OSRZ - P5	Support	We support this policy.	Retain policy.
Craig Schwitzer (S96)	S96.004	Open Space and Recreation Zones	OSRZ - P6	Support	We must communicate with iwi and hapu on historical areas to build greater relations with traditional owners	Retain OSRZ - P6.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.602	Open Space and Recreation Zones	OSRZ - P6	Support	We support co-management of areas of significance to Poutini Ngāi Tahu recognizing the health and wellbeing impacts that access to culturally important sites have.	Retain policy.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.338	Open Space and Recreation Zones	OSRZ - P6	Oppose in part	This policy ignores the need to protect natural values in the provision of commercial recreation activities.	Add a requirement that natural values are protected.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.213	Open Space and Recreation Zones	OSRZ - P6	Support	Recognise the relationship of Poutini Ngāi Tahu with the whenua.	Retain as notified
New Zealand Agricultural Aviation Association (S166)	S166.025	Open Space and Recreation Zones	OSRZ - P7	Support	The policy supports the biodiversity values of the region.	Retain OSRZ - P7
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.603	Open Space and Recreation Zones	OSRZ - P7	Support	Natural environments provide significant health and wellbeing benefits for those who have access to them, as well as wider population benefits. Protecting and promoting the values of these areas is important for the upholding of population health.	Retain policy.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.339	Open Space and Recreation Zones	OSRZ - P7	Oppose in part	Promote' is a weak standard, particularly as this is the only general policy touching on the need to protect natural values.	Replace 'promote' with 'require'.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.604	Open Space and Recreation Zones	OSRZ - P8	Support	Sport, active recreation and community activities promote public health and wellbeing. Providing for these activities is supported by public health.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.605	Open Space and Recreation Zones	OSRZ - P9	Support in part	We recognise the need for open spaces to provide for a range of purposes. However, we recommend that this objective also acknowledge the adverse effects from certain activities, and that these adverse effects are managed appropriately using the effects management hierarchy.	Amend OSRZ-O9 as follows: Provide for the range of purposes where compatible with open space values while managing any adverse effects on the environment and human health from these purposes using the effects management hierarchy , including: a. The ongoing operation and appropriate management of cemeteries;
Manawa Energy Limited (Manawa Energy) (S438)	S438.132	Open Space and Recreation Zones	OSRZ - P9	Support in part		Amend OSRZ - P9 as follows: Provide for the range of purposes where compatible with the open space values including: a. The ongoing operation and appropriate management of cemeteries; b. Camping opportunities at rivers, lakes and coastal areas where this is compatible with the values of the open space; c. Gravel and shingle extraction for roading networks and other local purposes; Quarries for rock; d. Pastoral farming including grazing as a management tool; f. Mineral extraction of resources where these are limited in their location; and g. Establishment and operation of regionally significant infrastructure; and h. Water supply and drainage networks where this supports local community needs.
Waka Kotahi NZ Transport Agency (S450)	S450.194	Open Space and Recreation Zones	OSRZ - P9	Support	Waka Kotahi supports the policy as it provides for gravel and shingle extraction for roading network	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					purposes, which provides for construction or maintenance of the state highway network.	
New Zealand Coal & Carbon Limited (S472)	S472.025	Open Space and Recreation Zones	OSRZ - P9	Support in part		Support f.
Straterra (S536)	S536.018	Open Space and Recreation Zones	OSRZ - P9	Amend	The point made above about the special nature of mineral resources and the fact that they can only be mined where they are located is recognised throughout the proposed plan, but the wording is not always clear or consistent.	use of the term 'functional, technical, operational or locational need of any activity to be sited in the particular location',
Terra Firma Mining Limited (S537)	S537.020	Open Space and Recreation Zones	OSRZ - P9	Support in part	Given that mineral resources are widespread and fixed in location, it is appropriate to provide for their extraction within the Open Space and Recreation Zones. However, the meaning of the phrase "limited in their location" is unclear and unnecessary given that all minerals are limited to some extent. Policy OSRZ-P9 should contemplate that any mineral extraction activities may be appropriate in these zones. This would allow for the merits of any particular project to be assessed on a case by case basis.	Retain OSRZ-P9 with amendment to f.Mineral extraction of resources where these are limited in their location; and
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.340	Open Space and Recreation Zones	OSRZ - P9	Amend	The policy refers to "the open space values." It is not clear how these are to be identified, and as such this is a weak basis for ensuring that the natural values of each zone, and in particular the NOSZ, are protected.	Amend: Outside the NOSZ, and provided that natural values can be protected, consider providing for a Provide for the range of purposes where compatible with the open space values including:
Minerals West Coast (S569)	S569.040	Open Space and Recreation Zones	OSRZ - P9	Amend	Inconsistent wording	Amend f: Mineral extraction of resources where these are limited in their location, and have a functional , technical, operational or locational need to

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						be sited in the particular location,
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	\$599.100	Open Space and Recreation Zones	OSRZ - P9	Amend	The wording could be improved.	 Amend OSRZ - P9 as follows: Provide for the range of purposes where compatible with the open space values including: a. The ongoing operation and appropriate management of cemeteries; b. Camping opportunities at rivers, lakes and coastal areas where this is compatible with the values of the open space; c. Gravel and shingle extraction for roading networks and other local purposes; d. Quarries for rock; e. Pastoral farming including grazing as a management tool; f. Mineral extraction, exploration and prospecting of resources where there is a functional or operational need to locate there these are limited in their location; and g. Water supply and drainage networks where this supports local community needs.
Birchfield Coal Mines Ltd (S601)	S601.078	Open Space and Recreation Zones	OSRZ - P9	Amend	This policy seeks to provide for a range of activities, and provides for minerals extraction.	Amend OSRZ - P9 as follows: Provide for the range of purposes where compatible with the open space values including: a. The ongoing operation and appropriate management of cemeteries; b. Camping opportunities at rivers, lakes and coastal areas where this is compatible with the values of the open space; c. Gravel and shingle extraction for roading networks and other local purposes; d. Quarries for rock; e. Pastoral farming including grazing as a management tool; f. Mineral extraction, exploration and prospecting of resources where there is a functional or operational need to locate therethese are limited in their location; and g. Water supply and drainage

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						networks where this supports local community needs.
Birchfield Ross Mining Limited (S604)	S604.069	Open Space and Recreation Zones	OSRZ - P9	Amend	provide for a range of activities, and provides for minerals extraction	Amend OSRZ - P9 as follows: Provide for the range of purposes where compatible with the open space values including: a; f. Mineral extraction, exploration and prospecting of resources where there is a functional or operational need to locate there these are limited in their location; and g. Water supply and drainage networks where this supports local community needs.
Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605)	S605.014	Open Space and Recreation Zones	OSRZ - P9	Support in part	To ensure that the future redevelopment and upgrading of Punakaiki Beach Cam	Amend OSRZ as follows: Provide for the range of purposes where compatible with the open space values including: a. The ongoing operation and appropriate management of cemeteries; b. Camping and other visitor accommodation opportunities at rivers, lakes and coastal areas where this is compatible with the values of the open space; c. Gravel and shingle extraction for roading networks and other local purposes; d. Quarries for rock; e. Pastoral farming including grazing as a management tool; f. Mineral extraction of resources where these are limited in their location; and g. Water supply and drainage networks where this supports local community needs.
Phoenix Minerals Limited (S606)	S606.055	Open Space and Recreation Zones	OSRZ - P9	Amend	insufficiently enables such extraction to the extent recognised by the RPS	Amend OSRZ - P9: Provide for the range of purposes where compatible with the open space values including: a; f. Mineral extraction, exploration and prospecting of resources where there is a functional or operational need to locate there those are limited in their location; and g. Water supply and drainage networks where this supports local

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						community needs.
Whyte Gold Limited (S607)	S607.053	Open Space and Recreation Zones	OSRZ - P9	Amend	The wording could be improved.	Amend OSRZ - P9 as follows: Provide for the range of purposes where compatible with the open space values including:; f. Mineral extraction, exploration and prospecting of resources where there is a functional or operational need to locate therethese are limited in their location; and g. Water supply and drainage networks where this supports local community needs.
Grey District Council (S608)	S608.686	Open Space and Recreation Zones	OSRZ - P9	Support	Support this policy and it provides for the ongoing operation and appropriate management of cemeteries, gravel and shingle extraction for roading networks and other local purposes, quarries for rock and water supplies and drainage networks where they support local community needs.	Retain as proposed.
Craig Schwitzer (S96)	S96.003	Open Space and Recreation Zones	OSRZ - P10	Support	This is a good provision	Retain OSRZ - P10.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.606	Open Space and Recreation Zones	OSRZ - P10		In our submission to the Exposure draft we requested that quality playgrounds be specifically included in clause (a). Playgrounds are amenities that bring people together for social interaction, play and physical activity. Across the world playgrounds are being designed with equipment that can be used across the age spectrum with a focus on both the young and older members of the community. Given that subdivisions and new developments are designed for people to live in, including quality playgrounds in the list of provisions	Amend OSRZ - P10 as follows: Subdivision and new development should provide for open space needs generated by the development either through direct provision of land and works, or through a financial contribution. This includes: a. Additional neighbourhood parks including waterfront areas, walkways and cycleways, and accessible, quality playgrounds needed as a result of additional household and visitor accommodation growth;

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					will ensure that these community facilities are considered in the planning and implementation stages of the developments.	
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.341	Open Space and Recreation Zones	OSRZ - P10	Support in part	Support in principle the provision for subdivision and development to provide for opens space needs generated by those activities, however it is not clear how this can be effective when considering subdivision and development within an existing OSRZ.	Amend to ensure that the purpose and character of OSRZ is not compromised by subdivision and development. Consider adding this policy or similar to the SUB chapter to apply to zones outside of OSRZ.
Department of Conservation (S602)	S602.183	Open Space and Recreation Zones	OSRZ - P10	Amend	Support Policy OSRZ-P10, and ament it to recognise that new open space areas should consider the addition of SNAs identified through the resource consent process.	Amend: Subdivision and new development should provide for the open space needs generated by the development either through direct provision of land and works, or through a financial contribution. This includes: Additional neighbourhood parks including waterfront areas, Significant Natural Areas , walkways and cycleways needed as a result of additional household and visitor accommodation growth; Additional recreation areas to enhance recreational opportunities and the visual amenity of the built environment; and Development of existing land set aside for neighbourhood parks and recreation areas.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0547	Open Space and Recreation Zones	OSRZ - P10	Amend		Consistent with amendments sought to SUB provisions, make amendments as appropriate to support the approach that subdivision in NOSZ is not generally appropriate or an anticipated activity in the Plan.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.607	Open Space and Recreation Zones	OSRZ - P11	Support	We support this policy.	Retain policy.

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Radio New Zealand (S476)	S476.031	Open Space and Recreation Zones	OSRZ - P11	Support		RNZ support a policy to primarily provide for recreation and community activities while limiting associated structures. Retain OSRZ-P11 as notified.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.342	Open Space and Recreation Zones	OSRZ - P11	Amend	These policies are not appropriate to apply to PCL.	We have sought that all PCL is rezoned as NOSZ. Provided that is done, these policies are mostly appropriate. However, the OSZ may still retain natural values. The policies must be amended to include a requirement to protect those values.
Department of Conservation (S602)	S602.184	Open Space and Recreation Zones	OSRZ - P11	Amend	Support Policy OSRZ-P11, and ament it to recognise natural, cultural and biodiversity values which are all important within the Open Space Zones.	Amend: The OSZ - Open Space Zone primarily provides for passive and active recreation activities, natural, cultural and biodiversity values, community facilities, campgrounds and cemeteries and limited associated facilities and structures.
Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605)	S605.015	Open Space and Recreation Zones	OSRZ - P11	Support in part	refer to the definition of camping grounds	Amend OSRZ P11 as follows: The OSZ - Open Space Zone primarily provides for passive and active recreation activities, community facilities, camping grounds campgrounds and cemeteries and limited associated facilities and structures.
Grey District Council (S608)	S608.687	Open Space and Recreation Zones	OSRZ - P11	Support in part	Support the policy as it provides for cemeteries and limited associated facilities and structures	Clarity on what is meant by 'limited'.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.608	Open Space and Recreation Zones	OSRZ - P12	Support	It is pleasing to see contribution to the overall health and wellbeing of the community mentioned in this policy. We support and endorse OSRZ-P12 (b): Contribute to the overall health and w ellbeing of the community, recognising the important role these zones play in protecting and promoting health and wellbeing	Retain policy.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					across communities now and in the future.	
Radio New Zealand (S476)	S476.032	Open Space and Recreation Zones	OSRZ - P12	Support		RNZ support the direction to enable activities that are consistent with the purpose of open space and minimise the effects on the surrounding area. Retain OSRZ-P12 as notified.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.343	Open Space and Recreation Zones	OSRZ - P12	Amend	These policies are not appropriate to apply to PCL.	We have sought that all PCL is rezoned as NOSZ. Provided that is done, these policies are mostly appropriate. However, the OSZ may still retain natural values. The policies must be amended to include a requirement to protect those values.
Department of Conservation (S602)	S602.185	Open Space and Recreation Zones	OSRZ - P12	Amend	Amend Policy OSRZ-P12 as activities within the open space zone should also be managed to minimise effects on environmental values - particularly as most of the public conservation land is zoned Open Space.	Amend Policy: Enable activities and facilities within the OSZ - Open Space Zone that: Are consistent with the intended purpose, character and qualities of the OSZ - Open Space Zone; and; Contribute to the overall health and wellbeing of the community; and Minimise adverse effects on the character, natural environment , and amenity values of the surrounding area.
New Zealand Agricultural Aviation Association (S166)	S166.026	Open Space and Recreation Zones	OSRZ - P13	Support	OSRZ-P13 provides for agricultural, horticultural or pastoral activities in the zone. NZAAA supports this inclusion, which includes the intermittent use of aircraft for agricultural aviation activities.	Retain OSRZ-P13.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.609	Open Space and Recreation Zones	OSRZ - P13	Amend	We recommend that this policy acknowledges the potential adverse effects that some of these activities can cause to the environment and human health, and that these effects will be managed appropriately using the effects management hierarchy.	Amend OSRZ-P13 as follows: Provide for activities that are ancillary to the functions of OSZ- Open Space Zone while managing any adverse effects on the environment and human health from these activities using the effects management hierarchy, including:

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						a. Retail activities;
Manawa Energy Limited (Manawa Energy) (S438)	S438.133	Open Space and Recreation Zones	OSRZ - P13	Support in part		Amend OSRZ - P13 as follows: Provide for activities that are ancillary to the functions of the OSZ - Open Space Zone including: a. Retail activities; b. Residential activities, including for caretaker purposes; and -c. Agricultural, horticultural or pastoral activities; and d. Establishment and operation of regionally significant infrastructure.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.344	Open Space and Recreation Zones	OSRZ - P13	Amend	These policies are not appropriate to apply to PCL.	We have sought that all PCL is rezoned as NOSZ. Provided that is done, these policies are mostly appropriate. However, the OSZ may still retain natural values. The policies must be amended to include a requirement to protect those values.
Department of Conservation (S602)	S602.186	Open Space and Recreation Zones	OSRZ - P13	Amend	Amend OSRZ - P13 to only allow for these activities within Open Space Zone, as these activities do not accord with the primary purpose of the zone, and should only be allowed where the open space values are not compromised.	Amend: Provide for Allow activities that are ancillary to the functions of the OSZ - Open Space Zone where adverse effects on open space values are appropriately managed including: Retail activities; Residential activities, including for for caretaker purposes; and Agricultural, horticultural or pastoral activities
Department of Conservation (S602)	S602.200	Open Space and Recreation Zones	OSRZ - P13	Amend	Amend OSRZ - P13 to only allow for these activities within Open Space Zone, as these activities do not accord with the primary purpose of the zone, and should only be allowed where the open space values are not compromised.	Amend: Provide for Allow activities that are ancillary to the functions of the OSZ - Open Space Zone where adverse effects on open space values are appropriately managed including: Retail activities; Residential activities, including for for caretaker purposes; and

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						Agricultural, horticultural or pastoral activities
Craig Schwitzer (S96)	S96.002	Open Space and Recreation Zones	OSRZ - P14	Oppose	Open space zones are for the benefit of all public to enjoy whereas mineral extraction only benefits a small number of people.	Remove the provisions for mineral extraction within the open space zone
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.610	Open Space and Recreation Zones	OSRZ - P14	Amend	We recommend that this policy specifically reference and consider adverse impacts on the environment and human health, and the appropriate management of these effects through the effects management hierarchy.	Amend OSRZ-P14 as follows: Provide for mineral extraction activities within the OSZ- Open Space Zone where, while managing any adverse effects on the environment and human health from these activities using the effects management hierarchy, specifically ensuring: a. Impacts on open space and recreation values of the site are minimised;
New Zealand Coal & Carbon Limited (S472)	S472.026	Open Space and Recreation Zones	OSRZ - P14	Oppose in part	Mineral extraction may not be provided for in the management plan referenced at b.	Delete b.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.036	Open Space and Recreation Zones	OSRZ - P14	Amend	Include exploration and prospecting activities consistent with the definitions in Part 1.	Amend: Provide for mineral extraction, exploration and prospecting activities within the OSZ - Open Space Zone where:
Bathurst Resources Limited and BT Mining Limited (S491)	S491.037	Open Space and Recreation Zones	OSRZ - P14	Support	avoid duplication Clause (a) is a subset of (c) and also inconsistent with RMA terminology;	Amend: Provide for OSZ - Open Space Zone where: a. Impacts on open space and recreation values of the site are minimised;
Bathurst Resources Limited and BT Mining Limited (S491)	S491.038	Open Space and Recreation Zones	OSRZ - P14	Amend	This is independent of the RMA process. It is a requirement of the Conservation Act process;	Amend: Provide for within the OSZ - Open Space Zone where: a b. This is provided for within any Open Space Management Plan for the area;
Bathurst Resources Limited and BT Mining Limited (S491)	S491.039	Open Space and Recreation Zones	OSRZ - P14	Amend	Structure (c) to be consistent with the structure of s5(2)(c) of the RMA.	Amend: Provide for OSZ - Open Space Zone where: ac. Adverse effects on open space and recreation values and the environment are

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						avoided, remedied , mitigated, romodiod , offset or compensated;
Straterra (S536)	S536.054	Open Space and Recreation Zones	OSRZ - P14	Amend	Mineral extraction may not be provided for in the management plan referenced at b.	Delete b.
Terra Firma Mining Limited (S537)	S537.021	Open Space and Recreation Zones	OSRZ - P14	Support in part	OSRZ-P14 a., which seeks to minimise impacts on open space and recreation values of a site, is not consistent with RMA wording, which is better articulated in OSRZ-P14 c. OSRZ-P14 d. could be interpreted to mean that rehabilitation should not occur until the completion of mineral extraction, whereas this could also/instead occur progressively throughout the life of the mine	Amend OSRZ-P14 as follows:Delete a.d. Sites are rehabilitated during and/or at the end of the mineral extraction activity to enable the land to be used for an appropriate activity.
Buller Conservation Group (S552)	S552.163	Open Space and Recreation Zones	OSRZ - P14	Amend		retain b. c. Adverse effects on open space and recreation values and the environment are addressed following the adverse effects hierarchy . are avoid, mitigated, remedied, offset or compensated;
Frida Inta (S553)	S553.161	Open Space and Recreation Zones	OSRZ - P14	Support	It cannot be allowed that mineral extraction occurs as a permitted activity in such zones.	Retain policy 14 (b)
Frida Inta (S553)	S553.163	Open Space and Recreation Zones	OSRZ - P14	Amend		retain b. c. Adverse effects on open space and recreation values and the environment are addressed following the adverse effects hierarchy . are avoid, mitigated, remedied, offset or compensated;
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.345	Open Space and Recreation Zones	OSRZ - P14	Support in part	These policies are not appropriate to apply to PCL.	We have sought that all PCL is rezoned as NOSZ. Provided that is done, these policies are mostly appropriate. However, the OSZ may still retain natural values. The policies must be amended to include a requirement to protect

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						those values.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.346	Open Space and Recreation Zones	OSRZ - P14	Oppose	Oppose a blanket provision for mining.	Either delete or amend to make clear that all natural values must be protected in accordance with the ECO chapter (as amended by F&B submissions), and change 'provide' to 'consider providing'.
Minerals West Coast (S569)	S569.034	Open Space and Recreation Zones	OSRZ - P14	Support		Retain
Minerals West Coast (S569)	S569.039	Open Space and Recreation Zones	OSRZ - P14	Support		Retain
Minerals West Coast (S569)	S569.041	Open Space and Recreation Zones	OSRZ - P14	Support	consistency of wording, OSRZ P14, RURZ P22, P25	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.101	Open Space and Recreation Zones	OSRZ - P14	Amend	Contains duplication as matter is managed through a separate permissions process and does not belong in Plan.	Amend OSRZ - P14 as follows: Provide for mineral extraction activities within the OSZ - Open Space Zone where: <u>a.</u> Impacts on open space and recreation values of the site are minimised;b. This is provided for within any Open Space Management Plan for the area; c. Adverse effects on open space and recreation values and the environment are avoid, mitigated, remedied, offset or compensated; d. Sites are rehabilitated at the end of the mineral extraction activity to enable the land to be used for an appropriate activity.
Birchfield Coal Mines Ltd (S601)	S601.079	Open Space and Recreation Zones	OSRZ - P14	Amend	Contains duplication of both wording and regulation.	Amend OSRZ - P14 as follows: Provide for mineral extraction activities within the OSZ - Open Space Zone where: a. Impacts on open space and recreation values of the site are minimised; b. This is provided for within any Open Space Management Plan for the area; c. Adverse effects on open space and recreation values and the environment are avoid, mitigated, remedied, offset or compensated; d. Sites are

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						rehabilitated at the end of the mineral extraction activity to enable the land to be used for an appropriate activity.
Department of Conservation (S602)	S602.187	Open Space and Recreation Zones	OSRZ - P14	Oppose	Amend OSRZ - P14 to only allow for mineral extraction activities within Open Space Zones where adverse effects on important values are managed in accordance with the effects management hierarchy, as these activities do not accord with the primary purpose of the zone, and should only be allowed where the open space values and significant natural and cultural values are not compromised.	Amend: Provide for Allow mineral extraction activities within the OSZ - Open Space Zone where: Impacts Adverse effects on open space and recreation values of the site are minimised; Adverse effects on areas and values identified in Schedules and Overlay Areas are avoided or otherwise managed in accordance with the effects management hierarchy; This is provided for within any Open Space Management Plan for the area; Adverse effects on open space and recreation values and the environment are otherwise avoided, mitigated, remedied, offset or compensated; Sites are rehabilitated at the end of the mineral extraction activity to enable the land to be used for an appropriate activity.
Department of Conservation (S602)	S602.201	Open Space and Recreation Zones	OSRZ - P14	Oppose	Amend OSRZ - P14 to only allow for mineral extraction activities within Open Space Zones where adverse effects on important values are managed in accordance with the effects management hierarchy, as these activities do not accord with the primary purpose of the zone, and should only be allowed where the open space values and significant natural and cultural values are not compromised.	Amend Policy OSRZ - P14: Provide for Allow mineral extraction activities within the OSZ - Open Space Zone where: Impacts Adverse effects on open space and recreation values of the site are minimised; Adverse effects on areas and values identified in Schedules and Overlay Areas are avoided or otherwise managed in accordance with the effects management hierarchy; This is provided for within any Open Space Management Plan for the area; Adverse effects on open space and recreation values and the environment are otherwise avoided, mitigated, remedied, offset or compensated; Sites are rehabilitated at the end of the mineral

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						extraction activity to enable the land to be used for an appropriate activity.
Birchfield Ross Mining Limited (S604)	S604.070	Open Space and Recreation Zones	OSRZ - P14	Amend	Contains duplication of both wording and regulation	Amend OSRZ - P14 as follows: Provide for mineral extraction activities within the OSZ - Open Space Zone where: a. Impacts on open space and recreation values of the site are minimised; b. This is provided for within any Open Space Management Plan for the area; c. Adverse effects on open space and recreation values and the environment are avoid, mitigated, remedied, offset or compensated; d. Sites are rehabilitated at the end of the mineral extraction activity to enable the land to be used for an appropriate activity.
Phoenix Minerals Limited (S606)	S606.056	Open Space and Recreation Zones	OSRZ - P14	Amend	Contains duplication of both wording and regulation.	Amend OSRZ - P14: Provide for mineral extraction activities within the OSZ - Open Space Zone where: a. Impacts on open space and recreation values of the site are minimised; b. This is provided for within any Open Space Management Plan for the area; c
Whyte Gold Limited (S607)	S607.054	Open Space and Recreation Zones	OSRZ - P14	Amend	It is not necessary to rely on an Open Space Management Plane, this is managed through a separate permissions process.	Amend OSRZ - P14 as follows: Provide for mineral extraction activities within the OSZ - Open Space Zone where: a. Impacts on open space and recreation values of the site are minimised; b. This is provided for within any Open Space Management Plan for the area; c.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.611	Open Space and Recreation Zones	OSRZ - P15	Support	We support this policy.	Retain policy.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.612	Open Space and Recreation Zones	OSRZ - P16	Support	It is pleasing to see contribution to the overall health and wellbeing of the community mentioned in this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.613	Open Space and Recreation Zones	OSRZ - P17	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.614	Open Space and Recreation Zones	OSRZ - P18	Support	It is important to both the environment and human wellbeing that natural, cultural and biodiversity values are retained.	Retain policy.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.347	Open Space and Recreation Zones	OSRZ - P18	Support		Retain
Department of Conservation (S602)	S602.188	Open Space and Recreation Zones	OSRZ - P18	Amend	While DOC supports the intent of this policy, it is written passively, and amendments are required to ensure that the policy is more directive.	Amend: Require a A low level of development and built form is anticipated within the this NOSZ - Natural Open Space Zone to retain the natural, cultural and biodiversity values within the natural open space areas.
Department of Conservation (S602)	S602.202	Open Space and Recreation Zones	OSRZ - P18	Amend	While DOC supports the intent of this policy, it is written passively, and amendments are required to ensure that the policy is more directive.	Amend Policy OSRZ-P18: Require a A low level of development and built form is anticipated within the this NOSZ - Natural Open Space Zone to retain the natural, cultural and biodiversity values within the natural open space areas.
New Zealand Agricultural Aviation Association (S166)	S166.027	Open Space and Recreation Zones	OSRZ - P19	Support	The policy supports the biodiversity values of the region.	Retain OSRZ - P19

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.615	Open Space and Recreation Zones	OSRZ - P19	Support	It is pleasing to see contribution to the overall health and wellbeing of the community mentioned in this policy.	Retain policy.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.348	Open Space and Recreation Zones	OSRZ - P19	Oppose in part	A blanket enabling approach in particularly inappropriate in this zone.	Replace 'enable' with 'consider providing for'
Department of Conservation (S602)	S602.189	Open Space and Recreation Zones	OSRZ - P19	Amend	Policy P19 is supported, subject to a minor amendment to promote biodiversity restoration.	Amend: Within the NOSZ - Natural Open Space Zone enable activities and facilities that: Are consistent with the intended purpose, character and qualities of the Natural open space zone; and Protect, maintain and, where possible, enhance and restore indigenous biodiversity including taonga species, natural values and ecological linkages; and Contribute to the health and wellbeing of the community.
Department of Conservation (S602)	S602.203	Open Space and Recreation Zones	OSRZ - P19	Amend	Policy P19 is supported, subject to a minor amendment to promote biodiversity restoration.	Amend: Within the NOSZ - Natural Open Space Zone enable activities and facilities that: Are consistent with the intended purpose, character and qualities of the Natural open space zone; and Protect, maintain and, where possible, enhance and restore indigenous biodiversity including taonga species, natural values and ecological linkages; and Contribute to the health and wellbeing of the community.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0545	Open Space and Recreation Zones	OSRZ - P19	Amend	It is not clear how the 'intended purpose, character, and qualities' of the NOSZ will be ascertained to a level that would assist in consent decision making.	Amend to include more clarity on what is to be achieved by a.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.616	Open Space and Recreation Zones	OSRZ - P20	Support	We support this policy.	Retain policy.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.349	Open Space and Recreation Zones	OSRZ - P20	Oppose	Buildings and structures that are ancillary to a permitted activity should not be enabled. Either they are a permitted activity or not. 'Conservation values' is too narrow.	Delete
Department of Conservation (S602)	S602.190	Open Space and Recreation Zones	OSRZ - P20	Amend	Support Policy OSRZ-P20, subject to a minor addition to ensure that small- scale buildings and structures do no adversely affected biodiversity values.	Amend: Within the NOSZ - Natural Open Space Zone provide for small-scale buildings and structures that: Are ancillary to a permitted activity; and Do not adversely affect the conservation and indigenous biodiversity values of the site; and Are of a scale, form, location and design that is compatible with the purpose, character and qualities of the zone; and Do not adversely affect the character and qualities of the surrounding area.
Department of Conservation (S602)	S602.204	Open Space and Recreation Zones	OSRZ - P20	Amend	Support Policy OSRZ-P20, subject to a minor addition to ensure that small- scale buildings and structures do no adversely affected biodiversity values.	Amend: Within the NOSZ - Natural Open Space Zone provide for small-scale buildings and structures that: Are ancillary to a permitted activity; and Do not adversely affect the conservation and indigenous biodiversity values of the site; and Are of a scale, form, location and design that is compatible with the purpose, character and qualities of the zone; and Do not adversely affect the character and qualities of the surrounding area.
Royal Forest and Bird Protection Society of New	S560.0546	Open Space and Recreation Zones	OSRZ - P20	Amend	Alternative Relief	Delete a. and amend b., replace 'conservation' with 'biodiversity and natural'.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Zealand Inc. (Forest & Bird) (S560)						
Department of Conservation (S602)	S602.206	Natural Open Space Zone	NOSZ	Amend	Support the NOSZ mapping of significant public conservation land, and upzone additional significant public conservation land to NOSZ to ensure that it is manged for conservation purposes.	Rezone public conservation land not otherwise identified as NOSZ to NOSZ, where these contain mapped areas of Outstanding Natural Landscapes, Outstanding Natural Features, Significant Natural Areas, High Coastal Natural Character and Oustanding Coastal Natural Character, and are outside areas of urban zoned land.
Skyline Enterprises Limited (S250)	S250.002	Natural Open Space Zone	Natural Open Space Zone	Oppose	The Natural Open Space Zone does not contain provisions that would be enabling of a future Aerial Cableway at Franz Josef. Specifically, the submitters vision for such a proposal would not fall within the Permitted Activity requirements for 'Park Facilities and Furniture' and vehicle access and car parking would not be ancillary to a Permitted Activity. Accordingly, an Aerial Cableway and ancillary parking and access would need to be considered as a Non- Complying Activity.	The proposed Amenities Area for a Franz Josef Cableway should be identified on the planning maps and the provisions in the Natural Open Space Zone - Te Takiwā Pōaha Aotūroa chapter to enable consideration of such a development and the Objective, Policy, and Rule framework should enable the development of an appropriately designed Aerial Cableway in the Franz Josef Glacier/Ka Roimata o Hinehukatere Valley.
Jane Neale (S262)	S262.004	Natural Open Space Zone	Natural Open Space Zone	Amend	Public Conservation Land (PCL) should be identified as natural open space, not just as open space.	Identify public conservation land in the maps, and ensure it all falls under the Natural Open Space Zone.
Department of Conservation (S602)	S602.196	Natural Open Space Zone	Natural Open Space Zone	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.210	Natural Open Space Zone	Natural Open Space Zone	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Katherine Gilbert (S473)	S473.013	Natural Open Space Zone	Overview	Amend	The definitions of these areas are unclear and not what the law requires. Natural Open Space needs protecting by the Department of Conservation as Public Conservation Land. References to this are misleading about what is and what is not Public Conservation Land.	Clarify the references to natural open space zone and public conservation land to ensure that these are accurate and clear
Queenstown Lakes District Council (S523)	S523.002	Natural Open Space Zone	Overview	Amend	Land managed by the Plan at the boundary between the Queenstown Lakes and Westland District's is predominately located within the proposed Open Space and Natural Open Space Zones. It is considered appropriate that the Plan set out a clear procedure for resource management issues that arise at the boundary of another territorial authority not managed by the Plan. In particular, it is noted that the Open Space Zone provides for a number of activities, such as mineral prospecting and extraction, that have the potential to give rise to adverse effects on land within the Queenstown Lakes District if cross boundary issues are not managed effectively.	That an advice note be included within the Natural Open Space Zone highlighting that land included within these zones adjoin a number of other territorial authority boundaries not managed by the Plan, and that plan users need to apply care in regard to any potential cross boundary resource management issues.
Buller Conservation Group (S552)	S552.160	Natural Open Space Zone	Overview	Support	LINZ land should be included in plan	Include hydro parcels in the plan. Include LINZ parcels in the plan
Buller Conservation Group (S552)	S552.164	Natural Open Space Zone	Overview	Amend		The purpose of the NOSZ - Natural Open Space Zone is to recognise and provide for open spaces that contain high natural, ecological and landscape values. The zone also applies to a variety of parks and reserves, coastal and riverside esplanade reserves, scenic reserves, local purpose reserves and recreation reserves and many areas of LINZ

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						land, particularly that of rivers and estuaries
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.102	Natural Open Space Zone	Overview	Amend	supported but there appears to be a word missing	Amend the Overview as follows: In some cases they are also the locations for quarrying and mineral extraction before the land is remediated for other open space uses.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.214	Natural Open Space Zone	Overview	Amend	The overview nor the rules reference the other parts of the plan that may be relevant to this chapter. For example there are Sites and Areas of significant to Māori within this zone.	include section on other relevant provisions as in Open Space Zone overview
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0548	Natural Open Space Zone	Overview	Amend		All activities will also have regard to be consistent with any relevant reserve management Plans, national park management Plans or national legislation (Reserves Act 1977 or Conservation Act 1997 or National Parks Act 1980).
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0549	Natural Open Space Zone	Overview	Amend		New mining activity on public conservation land is prohibited and existing mining activity will be phased out on public conservation land as resource consents and permits expire.
New Zealand Motor Caravan Association (S490)	S490.008	Natural Open Space Zone	NOSZ - Natural Open Space Zone Rules	Amend	The activity is consistent with the purpose, objectives and policies of the zone.	Provide for campgrounds as a Permitted Activity in the Natural Open Space Zone.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.018	Natural Open Space Zone	NOSZ - Natural Open Space Zone Rules	Amend	Coal, gold, and gravel extraction has adverse and often irreversible effects on indigenous vegetation and habitats of indigenous fauna, including in some cases total loss.	Amend rules in NOSZ, to make all mining activities prohibited in that zone.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.351	Natural Open Space Zone	NOSZ - Natural Open Space Zone Rules	Support in part	As submitted elsewhere, each zone chapter should clearly refer to the relevant district wide chapters, including an explanation that the so- called 'overlay chapters. It must be	As submitted elsewhere, each zone chapter should clearly refer to the relevant district wide chapters, including:

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					made clear that the vegetation clearance rules in the ECO chapter apply to all activities in this zone. If that is not made clear, we oppose these rules.	 an explanation that the so- called 'overlay chapters' include provisions that apply both inside and outside of identified overlays. As is done in the OSZ section, list specific chapters that are relevant. Amend introduction to this zone, and rules to make this clear. it must be made clear that the vegetation clearance rules in the ECO chapter apply to all activities in this zone. If that is not made clear, we oppose these rules.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.618	Natural Open Space Zone	NOSZ - R1	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.195	Natural Open Space Zone	NOSZ - R1	Oppose	The heading of the rule is associated with 'Park Facilities and Park Furniture' with performance standards listed within the rule. NOSZ-R1 is then referred to in subsequent rules, such as NOSZ-R2 and NOSZ-R3 where it requires the performance standards in NOSZ-R1 to be met. However, these subsequent rules do not relate to park facilities or park furniture. It is recommended that NOSZ-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 'Park Facilities and Park Furniture'. Alternatively, if it is related to only 'Park Facilities and Park Furniture' then the subsequent rules should be	Amend the rule to provide clarity on the intent as a rule related to 'Park Facilities and Park Furniture' or whether it is a performance standard for the Natural Open Space Zone, or move the standards for the zone into a separate standards table, with all rules referring to those standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					amended to remove reference this rule.	
Buller District Council (S538)	S538.385	Natural Open Space Zone	NOSZ - R1	Support in part	Clause 5 references the exception for infringement of recession 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 Notes rather than in the body of the rule	5 No building shall project beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any RESZ - Residential Zone or SETZ - Settlement Zone boundary except where written approval property owner's written approval is provided to the Council at least 10working days prior to the works commencing. This standard does not apply to: Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.352	Natural Open Space Zone	NOSZ - R1	Oppose in part	Buildings and structures will not always be appropriate in this zone. Having this as a permitted activity could also lead to significant cumulative adverse effects.	Amend so that buildings and structures are discretionary, rather than permitted, in this zone.
Grey District Council (S608)	S608.688	Natural Open Space Zone	NOSZ - R1	Oppose in part	This rule is headed Park Facilities and Park Furniture, the rule is supported in relation to park facilities and park furniture. However, NOSZ-R1, R2, R3 and R5 then refer to NOSZ - R1 performance standards to be complied with. These subsequent rules do not relate to park facilities and park furniture.	Reword to provide clarity.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.619	Natural Open Space Zone	NOSZ - R2	Support	We support this rule.	Retain rule.
Ministry of Education Te	S456.024	Natural Open Space Zone	NOSZ - R2	Support	The Ministry supports these rules to manage the operation of educational	Retain as proposed.

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Tāhuhu o Te Mātauranga (S456)					facilities in the NOSZ. It is noted that the amendment requested by the Ministry for clarity of Education Facilities has been accepted.	
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.353	Natural Open Space Zone	NOSZ - R2	Amend	Buildings and structures will not always be appropriate in this zone. Having this as a permitted activity could also lead to significant cumulative adverse effects.	Amend so that buildings and structures are discretionary, rather than permitted, in this zone.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.620	Natural Open Space Zone	NOSZ - R3	Support	We support this rule.	Retain rule.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.354	Natural Open Space Zone	NOSZ - R3	Amend	Buildings and structures will not always be appropriate in this zone. Having this as a permitted activity could also lead to significant cumulative adverse effects.	Amend so that buildings and structures are discretionary, rather than permitted, in this zone.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.215	Natural Open Space Zone	NOSZ - R3	Support	This rule supports the relationship of Poutini Ngāi Tahu with the whenua and enables them to continue their cultural traditions within an area.	Retain as notified
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.621	Natural Open Space Zone	NOSZ - R4	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.386	Natural Open Space Zone	NOSZ - R4	Oppose	Rule 4 provides for temporary camping grounds, with notification to Council required. The expectation is that these will be located on Conservation land and therefore subject to DOC management and controls where Council oversight is not considered necessary.	Delete Rule 4.

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					Temporary camping grounds are also considered to be captured by Rule 3 which provides for recreational activities, therefore Rule 4 is unnecessary and can be deleted.	
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.355	Natural Open Space Zone	NOSZ - R4	Amend	Buildings and structures will not always be appropriate in this zone. Having this as a permitted activity could also lead to significant cumulative adverse effects.	Amend so that buildings and structures are discretionary, rather than permitted, in this zone.
Department of Conservation (S602)	S602.193	Natural Open Space Zone	NOSZ - R4	Oppose	Amend Rules NOSZ - R4, R5 and R6 to only allow for temporary camping grounds, residential activities and retail activities within the Natural Open Space Zone where adverse effects on important values are appropriately considered, as these activities do not accord with the primary purpose of the zone, and should only be allowed where significant natural and cultural values are not compromised.	Amend: Activity Status Pormitted-Restricted Discretionary Where: Written notification to the Council of the activity is provided at least 10 working days prior to the activity commencing; and Camping activity is restricted to 10 days per calendar year.Discretion is restricted to: Design, position and location of buildings; Landscape treatment; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values. Advice Note: Temporary Camping Grounds may also be required to comply with the Camping Ground Regulations 1985 administered by the relevant District Council. Where activities are located in Overlay Chapter Areas the relevant provisions also apply. Activity status where compliance not achieved: N/A Discretionary
Department of Conservation (S602)	S602.207	Natural Open Space Zone	NOSZ - R4	Oppose	Amend Rules NOSZ - R4, R5 and R6 to only allow for temporary camping grounds, residential activities and retail activities within the Natural	Amend: Activity Status Permitted Restricted Discretionary Where: Written notification to the Council of the activity is

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Open Space Zone where adverse effects on important values are appropriately considered, as these activities do not accord with the primary purpose of the zone, and should only be allowed where significant natural and cultural values are not compromised.	provided at least 10 working days prior to the activity commencing; and Camping activity is restricted to 10 days per calendar year. Discretion is restricted to: Design, position and location of buildings; Landscape treatment; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values. Advice Note: Temporary Camping Grounds may also be required to comply with the Camping Ground Regulations 1985 administered by the relevant District Council. Where activities are located in Overlay Chapter Areas the relevant provisions also apply. Activity status where compliance not achieved: N/A Discretionary
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.622	Natural Open Space Zone	NOSZ - R5	Support	We support this rule.	Retain rule.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.356	Natural Open Space Zone	NOSZ - R5	Amend	Buildings and structures will not always be appropriate in this zone. Having this as a permitted activity could also lead to significant cumulative adverse effects.	Amend so that buildings and structures are discretionary, rather than permitted, in this zone.
Department of Conservation (S602)	S602.194	Natural Open Space Zone	NOSZ - R5	Oppose	Amend Rules NOSZ - R4, R5 and R6 to only allow for temporary camping grounds, residential activities and retail activities within the Natural Open Space Zone where adverse effects on important values are appropriately considered, as these activities do not accord with the primary purpose of the zone, and	Amend: Activity Status Pormittod-Restricted DiscretionaryWhere: This is ancillary to a conservation activity or recreation activity; The activity has a functional or operational need to locate in a NOSZ - Natural Open Space Zone; and All performance standards for Rule NOSZ - R1 are complied with.Discretion is restricted to:

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					should only be allowed where significant natural and cultural values are not compromised.	Design, position and location of the building; Landscape treatment; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values. Activity status where compliance not achieved: Discretionary
Department of Conservation (S602)	S602.208	Natural Open Space Zone	NOSZ - R5	Oppose	Amend Rules NOSZ - R4, R5 and R6 to only allow for temporary camping grounds, residential activities and retail activities within the Natural Open Space Zone where adverse effects on important values are appropriately considered, as these activities do not accord with the primary purpose of the zone, and should only be allowed where significant natural and cultural values are not compromised.	Amend: Activity Status Permitted-Restricted Discretionary Where: This is ancillary to a conservation activity or recreation activity; The activity has a functional or operational need to locate in a NOSZ - Natural Open Space Zone; and All performance standards for Rule NOSZ - R1 are complied with.Discretion is restricted to: Design, position and location of the building; Landscape treatment; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values.Activity status where compliance not achieved: Discretionary
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.623	Natural Open Space Zone	NOSZ - R6	Support	We support this rule.	Retain rule.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.357	Natural Open Space Zone	NOSZ - R6	Amend	Buildings and structures will not always be appropriate in this zone. Having this as a permitted activity could also lead to significant cumulative adverse effects.	Amend so that buildings and structures are discretionary, rather than permitted, in this zone.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Department of Conservation (S602)	S602.195	Natural Open Space Zone	NOSZ - R6	Oppose	Amend Rules NOSZ - R4, R5 and R6 to only allow for temporary camping grounds, residential activities and retail activities within the Natural Open Space Zone where adverse effects on important values are appropriately considered, as these activities do not accord with the primary purpose of the zone, and should only be allowed where significant natural and cultural values are not compromised.	Amend : Activity Status Permitted Restricted Discretionary Where: This is ancillary to a recreation activity or a conservation activity; and Performance Standards for Rule NOSZ - R1 are complied with. Discretion is restricted to: Design, position and location of the building; Landscape treatment; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values.Activity status where compliance not achieved: Discretionary
Department of Conservation (S602)	S602.209	Natural Open Space Zone	NOSZ - R6	Oppose	Amend Rules NOSZ - R4, R5 and R6 to only allow for temporary camping grounds, residential activities and retail activities within the Natural Open Space Zone where adverse effects on important values are appropriately considered, as these activities do not accord with the primary purpose of the zone, and should only be allowed where significant natural and cultural values are not compromised.	Amend: Activity Status Permitted Restricted Discretionary Where: This is ancillary to a recreation activity or a conservation activity; and Performance Standards for Rule NOSZ - R1 are complied with. Discretion is restricted to: Design, position and location of the building; Landscape treatment; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values.Activity status where compliance not achieved: Discretionary
Te Mana Ora (Community and Public Health) of the	S190.624	Natural Open Space Zone	NOSZ - R7	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.625	Natural Open Space Zone	NOSZ - R8	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.196	Natural Open Space Zone	NOSZ - R8	Support	Waka Kotahi supports the rule as it provides appropriate consideration of the transport standards and stormwater management for vehicle access and carparking areas in the Natural Open Space Zone.	Retain as proposed.
Grey District Council (S608)	S608.689	Natural Open Space Zone	NOSZ - R8	Support	Support the rule as it provides matter of discretion which consider compliance with transport standards, vehicle access and parking design and location and stormwater management and treatment.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.626	Natural Open Space Zone	NOSZ - R9	Support	We support this rule.	Retain rule.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.025	Natural Open Space Zone	NOSZ - R9	Support in part	The Ministry supports these rules to manage the operation of educational facilities in the NOSZ, however request that educational facilities and research facilities are provided for as separate terms for clarification purposes.	 a. Amend as follows: NOSZ - R9 Recreational Activities, Conservation Activities, Educational Facilities and Research Facilities, Poutini Ngãi Tahu Activities, Parks Facilities and Parks Furniture not meeting Permitted Activity Standards. Activity Status: Restricted Discretionary Discretion is restricted to: Design, position and location of any buildings; Landscape measures; Vehicle access and parking design and location; and Management of effect on natural character,

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						landscape, historical and cultural values and biodiversity values.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.627	Natural Open Space Zone	NOSZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.628	Natural Open Space Zone	NOSZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.629	Natural Open Space Zone	NOSZ - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.630	Natural Open Space Zone	NOSZ - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.631	Natural Open Space Zone	NOSZ - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.632	Natural Open Space Zone	NOSZ - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.633	Natural Open Space Zone	NOSZ - R16	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
New Zealand Coal & Carbon Limited (S472)	S472.028	Natural Open Space Zone	NOSZ - R16	Oppose in part	Some land within the NOSZ is currently used for mineral extraction. We request a consenting pathway and access to the effects management hierarchy, which the discretionary status would provide, thereby allowing for a case by case consideration of the activity We also note the other robust regulatory mechanisms in place for some land held in this zone, for example an access arrangement with the Department of Conservation.	Change Rule status from Non-Complying to Discretionary.
New Zealand Coal & Carbon Limited (S472)	S472.029	Natural Open Space Zone	NOSZ - R16	Oppose in part		Insert Mineral Prospecting and Exploration into the heading of the rule.
Straterra (S536)	S536.058	Natural Open Space Zone	NOSZ - R16	Amend	Some land within the NOSZ is currently used for mineral extraction activities and as such Discretionary status may be more appropriate. We also note the other robust regulatory mechanisms in place for some land held in this zone, for example an access arrangement with the Department of Conservation.	Change rule status from Non-Complying to Discretionary.
Straterra (S536)	S536.059	Natural Open Space Zone	NOSZ - R16	Amend		Insert Mineral Prospecting and Exploration into the heading of the rule.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.358	Natural Open Space Zone	NOSZ - R16	Amend	Mineral Extraction Activities should be prohibited in the NOSZ. This should also be extended to all mining activities, including prospecting, exploration, extraction, processing, and ancillary activities.	Amend activity status to prohibited, and include all mining activities, including prospecting, exploration, extraction, processing, and ancillary activities.
Minerals West Coast (S569)	S569.009	Natural Open Space Zone	NOSZ - R16	Amend	The effects management hierarchy applies	Amend mining should be classified as a discretionary activity.

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Birchfield Coal Mines Ltd (S601)	S601.080	Natural Open Space Zone	NOSZ - R16	Amend	Not considered necessary to have a non-complying activity status for mineral extraction	Amend NOSZ as follows: NOSZ - R16 Mineral Extraction Activities Activity Status Discretionary Non-complying
Whyte Gold Limited (S607)	S607.055	Natural Open Space Zone	NOSZ - R16	Amend	It is not considered necessary to have a non-complying activity status for mineral extraction in this zone.	Amend NOSZ as follows: NOSZ - R16 Mineral Extraction Activities Activity Status Discretionary Non-complying
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.634	Natural Open Space Zone	NOSZ - R17	Support	We support this rule.	Retain rule.
Grey District Council (S608)	S608.095	Open Space Zone	OSZ	Amend	Subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Papahaua Resources Limited (S500)	S500.009	Open Space Zone	Open Space Zone	Support	PRL strongly support all provisions that enable mineral extraction across the Region	retain the enablement of mineral extraction in the open space zones
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.360	Open Space Zone	Open Space Zone	Amend	As submitted elsewhere, the Plan lacks a coherent approach to directing Plan users to other relevant chapters.	As set out in the Key Issue above, retain approach of listing all relevant chapters. Include ECO chapter and make clear that its provisions apply both generally and to identified SNAs in Schedule Four. All vegetation clearance is dealt with under the ECO chapter.
Department of Conservation (S602)	S602.219	Open Space Zone	Open Space Zone	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Buller Conservation Group (S552)	S552.161	Open Space Zone	Overview	Support	Mineral extraction should not occur as a permitted activity in such zones.	Retain policy 14 (b)
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0589	Open Space Zone	Overview	Amend	Remove the words "and large areas of public conservation land" from the second paragraph.	Historic Reserves and large areas of public conservation land fall within this zone.

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Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0590	Open Space Zone	Overview	Amend	Amend wording of last sentence "have regard" to "be consistent with" Remove Conservation Act 1980 because all public conservation land should be NOSZ.	All activities will also have regard to be consistent with any relevant reserve management Plans Reserves Act 1977 or Conservation Act 1987
Department of Conservation (S602)	S602.00240	Open Space Zone	Overview	Amend	Amend the explanatory paragraph regarding permissions under other Acts to include concessions as an example of these other permissions that may be needed, as this is a common requirement for activities in the Open Space Zone where activities are on public conservation land.	Amend: Activities and uses on publicly owned land are required to obtain permission (such as a lease, or a licence, or concession) from the relevant administering authority. This is in addition to any requirements under Te Tai o Poutini Plan and the RMA. All activities will also have regard to any relevant reserve management plans or National Park management plans and legislation (Reserves Act 1977 and the Conservation Act 1987)
Patrick Cooper (S434)	S434.001	Open Space Zone	OSZ - Open Space Zone Rules	Amend	Coopers Drilling Services currently have a quarry operation North of Westport at Jones Creek (Mining permit MP60583). It currently supplied high demand and very high value aggerates including boulders (diorite and granite) for coastal protection. If access to these mining and quarrying areas of the Ranges are put off limits then this will deny the Buller District of a essential resource. It is essential that general rule for mineral extraction are included within the Paparoa Ranges including the Buller Coalfield zone.	Provide for mineral extraction within the rules for the Paparoa Ranges (Open Space Zone)
Manawa Energy Limited (Manawa Energy) (S438)	S438.135	Open Space Zone	OSZ - Open Space Zone Rules	Support in part	Manawa request that comments are included in the section clarifying that the rules in this section do not apply to energy activities and renewable electricity generation activities.	Add the following to OSZ - Open Space Zone Rules: The ENG chapter contains rules applying to energy activities and renewable electricity generation activities throughout the district, and accordingly the rules in this chapter do not apply to these activities.
Westport Rifle Club Incorporated (S457)	S457.018	Open Space Zone	OSZ - Open Space Zone Rules	Amend	GRUZ - R2, GRUZ - R3, GRUZ - R4, GRUZ - R5, GRUZ - R6, GRUZ - R23 and GRUZ - R33 are all rules that relate to the Rifle Range Protection	Duplicate rules GRUZ - R2, GRUZ - R3, GRUZ - R4, GRUZ - R5, GRUZ - R6, GRUZ - R23 and GRUZ - R33 (with requested amendment to GRUZ R2.2) as relate to the Westport Rifle

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					Area. In the case of the Westport Rifle Range, part of the Rifle Range Protection Area is zoned Open Space Zone and these rules are not duplicated appropriately for this zone. We request that these rules are duplicated. For clarity, it is particularly important that GRUZ - R2 2. is replicated within OSZ - R2 with the aforementioned deletion of 'Target' (i.e. "within the Rifle Range Protection Areas, Recreation Activities are restricted to Recreational Firearms Shooting").	Range into the Open Space Zone.
Radio New Zealand (S476)	S476.034	Open Space Zone	OSZ - Open Space Zone Rules	Support		RNZ generally supports the proposed rules, which limit development in the OSZ to those activities closely associated with relevant recreation and conservation activities. RNZ supports the requirement for all permitted activities to comply with the OSZ-R1 standard, with the proposed amendment noted above.
New Zealand Motor Caravan Association (S490)	S490.009	Open Space Zone	OSZ - Open Space 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.
Queenstown Lakes District Council (S523)	S523.003	Open Space Zone	OSZ - Open Space Zone Rules	Amend	Land managed by the Plan at the boundary between the Queenstown Lakes and Westland District's is predominately located within the proposed Open Space and Natural Open Space Zones. It is considered appropriate that the Plan set out a clear procedure for resource management issues that arise at the boundary of another territorial authority not managed by the Plan. In particular, it is noted that the Open Space Zone provides for a number of activities, such as mineral	That an advice note be included within the Open Space Zone highlighting that land included within these zones adjoin a number of other territorial authority boundaries not managed by the Plan, and that plan users need to apply care in regard to any potential cross boundary resource management issues.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					prospecting and extraction, that have the potential to give rise to adverse effects on land within the Queenstown Lakes District if cross boundary issues are not managed effectively	
Trevor Thorpe (S528)	S528.003	Open Space Zone	OSZ - Open Space Zone Rules	Support	The West Coast needs mining for industry and employment	Retain the provisions for mineral extraction in this zone
John Thorpe (S529)	S529.003	Open Space Zone	OSZ - Open Space Zone Rules	Support	We need industry and economic activity on the West Coast	Retain the rules for mineral extraction
Chris & Jan Coll (S558)	S558.342	Open Space Zone	OSZ - Open Space Zone Rules	Amend	It is particularly important that GRUZ - R2 2. Is replicated within OSZ - R2.	Amend to duplicate rules GRUZ - R2, GRUZ - R3, GRUZ - R4, GRUZ - R5, GRUZ - R6, GRUZ - R23 and GRUZ - R33
Chris J Coll Surveying Limited (S566)	S566.342	Open Space Zone	OSZ - Open Space Zone Rules	Amend	It is particularly important that GRUZ - R2 2. Is replicated within OSZ - R2.	Amend to duplicate rules GRUZ - R2, GRUZ - R3, GRUZ - R4, GRUZ - R5, GRUZ - R6, GRUZ - R23 and GRUZ - R33
William McLaughlin (S567)	S567.401	Open Space Zone	OSZ - Open Space Zone Rules	Amend	It is particularly important that GRUZ - R2 2. Is replicated within OSZ - R2.	Amend to duplicate rules GRUZ - R2, GRUZ - R3, GRUZ - R4, GRUZ - R5, GRUZ - R6, GRUZ - R23 and GRUZ - R33
Minerals West Coast (S569)	S569.010	Open Space Zone	OSZ - Open Space Zone Rules	Support	Is enabling of minerals activities, in principle.	Retain
Laura Coll McLaughlin (S574)	S574.342	Open Space Zone	OSZ - Open Space Zone Rules	Amend	It is particularly important that GRUZ - R2 2. Is replicated within OSZ - R2.	Amend to duplicate rules GRUZ - R2, GRUZ - R3, GRUZ - R4, GRUZ - R5, GRUZ - R6, GRUZ - R23 and GRUZ - R33
Murray Stewart (S217)	S217.001	Open Space Zone	Permitted Activities	Oppose	Building restriction in Open Space Zone is not practical. 110m2 minimum to build a 9x12 3 bay shed. Any smaller is not practical	Amend Permitted Activity Rules to allow a 110m2 minimum to build a 9x12 3 bay shed.
William McLaughlin (S567)	S567.398	Open Space Zone	Permitted Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Te Mana Ora (Community and Public Health) of the	S190.636	Open Space Zone	OSZ - R1	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Waka Kotahi NZ Transport Agency (S450)	S450.197	Open Space Zone	OSZ - R1	Oppose	As per the submission point on NOSZ-R1 above.	Amend the rule to provide clarity on the intent as a rule related to 'Park Facilities and Park Furniture' or whether it is a performance standard for the Natural Open Space Zone, or move the standards for the zone into a separate standards table, with all rules referring to those standards.
Radio New Zealand (S476)	S476.033	Open Space Zone	OSZ - R1	Support in part		RNZ generally supports the proposed rules, which limit development in the OSZ to those activities closely associated with relevant recreation and conservation activities. As stated in the body of the submission above, RNZ's concern is that the potential for safety risks arising from the construction of tall structures near RNZ's Facilities. This risk can be readily addressed with proper construction techniques and safety measures.
						RNZ supports the requirement for all permitted activities to comply with the OSZ-R1 standards, but considers the additional activity standard below is appropriate. Notification to RNZ of any applications for tall structures within 1,000m will ensure safety risks to the applicant. RNZ is happy to consider alternative wording or rules structures that achieve similar outcomes. Amend as follows: If any proposed structure within 1,000m of Radio New Zealand's Facilities at Cape Foulwind would be taller than 18m, the safety risks of electromagnetic coupling must be considered and addressed effectively. RNZ should be considered an affected person for the purposes of any consent application.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Buller District Council (S538)	S538.387	Open Space Zone	OSZ - R1	Support in part	Clause 6 references the exception for infringement of recession 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 Notes rather than in the body of the rule, particularly as it also has relevance for internal boundary infringements.	6 No building shall project beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any RESZ - Residential Zone or SETZ - Settlement Zone boundary except where theneighbouring property owner's writtenapproval is provided to the Council at least 10working days prior to the works commencing. This standard does not apply to: Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.
Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605)	S605.016	Open Space Zone	OSZ - R1	Support in part	Often require accessory ancillary buildings and cabins to be built to help service camping grounds	Activity Status Permitted Where: 1. The maximum building height above ground level is 7m; 2. The maximum gross floor area is 100m2 per building ;
Grey District Council (S608)	S608.690	Open Space Zone	OSZ - R1	Oppose in part	Refer to comment at NOSZ - R1.	Reword to provide clarity.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.637	Open Space Zone	OSZ - R2	Support	We support this rule.	Retain rule.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.216	Open Space Zone	OSZ - R2	Support	Supports the relationship of Poutini Ngāi Tahu with the whenua and enables them to continue their cultural traditions within an area.	Retain as notified
Te Mana Ora (Community and Public Health) of the	S190.638	Open Space Zone	OSZ - R3	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
NPHS/ Te Whatu Ora (S190)						
Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605)	S605.017	Open Space Zone	OSZ - R3	Oppose	Not all Open Space zoned land has a management plan, and this is considered to be an unecessary duplication of regulation.	Delete OSZ - R3.2 entirely
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.639	Open Space Zone	OSZ - R4	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.388	Open Space Zone	OSZ - R4	Oppose	Rule 4 standards for Club Rooms are the same standards as for Rule 3 for Community Facilities. The definition of 'community facilities' includes buildings used for recreational and sporting activities which will capture clubrooms. Therefore Rule 4 is considered unnecessary and can be deleted.	Delete Rule 4. If specific mention of club rooms is considered desirable, then this could be included in the Rule 3 heading.
Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605)	S605.018	Open Space Zone	OSZ - R4	Oppose	Unecessary duplication of regulation.	Delete OSZ - R4.2 entirely
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.640	Open Space Zone	OSZ - R5	Support	We support this rule.	Retain rule.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.026	Open Space Zone	OSZ - R5	Support	The Ministry supports these rules to manage the operation of educational facilities in the OSZ. It is noted that the amendment requested by the Ministry for clarity of	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Education Facilities has been accepted.	
Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605)	S605.019	Open Space Zone	OSZ - R5	Oppose	Unecessary duplication of regulation.	Delete OSZ - R5.2 entirely
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.641	Open Space Zone	OSZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.642	Open Space Zone	OSZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.643	Open Space Zone	OSZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.644	Open Space Zone	OSZ - R9	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.198	Open Space Zone	OSZ - R9	Support	Waka Kotahi supports the rule as it provides appropriate consideration of the transport standards to ensure safe access is obtained to the site from the transport network, such as the state highway.	Retain as proposed.
Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay,	S605.020	Open Space Zone	OSZ - R9	Oppose in part	Unecessary duplication of regulation.	Delete OSZ R9.1 entirely

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Punakaiki Beach Camp Ltd (S605)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.645	Open Space Zone	OSZ - R10	Support	We support this rule.	Retain rule.
Grey District Council (S608)	S608.691	Open Space Zone	OSZ - R10	Oppose in part	OSZ - R10 - 1 is supported, however reference to OSZ - R1 at OSZ-R10 - 2 is confusing as OSZ - R1 is headed Park facilities and Park Furniture.	Reword to provide clarity.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.646	Open Space Zone	OSZ - R11	Amend	We recommend that this rule acknowledges the potential adverse effects that mineral prospecting and mineral exploration could cause to the environment and human health, and that these effects will be managed appropriately using the effects management hierarchy.	Amend OSZ-R11 as follows: Activity Status Permitted Where: 1. This is authorised under a prospecting or exploration permit from NZPAM; 6. The adverse effects on the environment and human health from these activities are managed appropriately using the effects management hierarchy.
New Zealand Coal & Carbon Limited (S472)	S472.030	Open Space Zone	OSZ - R11	Oppose in part	Some drill programs go for longer than 3 months so may not be practical to rehabilitate in this timeframe.	Under 3. increase the timeframe to 1 year.
Rocky Mining Limited (S474)	S474.020	Open Space Zone	OSZ - R11	Support		Retain as notified
Lynley Hargreaves (S481)	S481.009	Open Space Zone	OSZ - R11	Oppose	Rules for mineral extraction are too weak.	Prospecting and Exploration should have similar limits placed on them to the current Westland District Plan
Bathurst Resources Limited and BT Mining Limited (S491)	S491.040	Open Space Zone	OSZ - R11	Support		Retain
Queenstown Lakes District Council (S523)	S523.005	Open Space Zone	OSZ - R11	Not Stated	Provision OSZ-R11 provides for Mineral Prospecting and Mineral Exploration as a permitted activity, subject to standards. Provision OSZ- R19 specifies that some Mineral	That clarification is provided as to the intent of provisions OSZ-R11 in regard to Mineral Prospecting and Mineral Exploration when located in or on Outstanding Natural

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Prospecting and Mineral Exploration (including Mineral Extraction) are provided for as Restricted Discretionary activities, in particular if they are not located in or on an Outstanding Natural Landscape or Outstanding Natural Feature. However, it is not clear if it is intended that these activities also be excluded from the permitted activity status in OSZ-R11 if they are located in or on Outstanding Natural Landscapes or Outstanding Natural Landscapes or Outstanding Natural Features. Queenstown Lakes District Council has an interest in the intent of these provisions on account of potential cross boundary issues that could arise on land within the Queenstown Lakes District.	Landscapes or Outstanding Natural Features.
Straterra (S536)	S536.060	Open Space Zone	OSZ - R11	Amend	given proposed changes to NES-F / NPS-FM	100m wetland setback reference should be removed
Straterra (S536)	S536.061	Open Space Zone	OSZ - R11	Amend	Some drill programmes go for longer than three months so may not be practical to rehabilitate in this timeframe.	Under 3. increase the timeframe to one year.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.361	Open Space Zone	OSZ - R11	Oppose	Mineral Prospecting and Mineral Exploration should not be permitted or restricted discretionary in the OSZ.	Delete Permitted and Restricted Discretionary Activities.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0591	Open Space Zone	OSZ - R11	Amend	Mineral Prospecting and Mineral Exploration should not be permitted or restricted discretionary in the OSZ.	Include at least a discretionary consent requirement for all mining activities, including prospecting, explorations, extraction, processing, and ancillary activities.
Royal Forest and Bird Protection Society of New	S560.0592	Open Space Zone	OSZ - R11	Amend	The OSZ is also likely to include areas of indigenous vegetation and habitat for indigenous fauna that	Include a requirement in that rule/those rules to undertake an ecological assessment in

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Zealand Inc. (Forest & Bird) (S560)					meets one or more of the WCRPS significance criteria.	accordance with Appendix 1 of the WCRPS.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0593	Open Space Zone	OSZ - R11	Amend	The OSZ is also likely to include areas of indigenous vegetation and habitat for indigenous fauna that meets one or more of the WCRPS significance criteria.	Also include a note that all vegetation clearance associated with mining activities is dealt with under the ECO chapter.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.647	Open Space Zone	OSZ - R12	Amend	We recommend that this rule acknowledges the potential adverse effects that agricultural, horticultural or pastoral activities can cause to the environment and human health, and that these effects will be managed appropriately using the effects management hierarchy.	Amend OSZ-R12 as follows: Activity Status Permitted Where: 1. All performance standards for Rule OSZ -R1 are complied with; and 2. Any adverse effects on the environment and human health from these activities are managed appropriately using the effects management hierarchy, 3. The activity does not include:
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.364	Open Space Zone	OSZ - R12	Oppose	Agricultural, Horticultural or Pastoral Activities could be incompatible with the main purpose of Open Space Zone and may have adverse effects on areas of significant biodiversity. These activities should not be permitted. They should be at least discretionary activities and require a full effects assessment and a significance assessment.	Amend to make discretionary.
Department of Conservation (S602)	S602.199	Open Space Zone	OSZ - R12	Amend	Support Rule OSZ - R12 provided these activities meet all other rules and standards in the Plan, and do not include activities not anticipated in the Open Space Zone.	Amend: Activity Status Permitted Where: 1. All performance standards for Rule OSZ - R1 are complied with; and 2. The activity does not include: Intensive indoor primary production; storage of products and initial processing of horticultural and agricultural products produced on that site; the storage, treatment and disposal of solid

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						and liquid animal waste; rural research; farm quarries; orStock sale yards; and All other rules and standards, including within Overlay Areas, are met. Advice Note: Refer to Rule SASM - R7 in the Sites of Significance to Māori Chapter where a farm quarry is proposed within the Aotea or Pounamu Overlays
Department of Conservation (S602)	S602.213	Open Space Zone	OSZ - R12	Amend	Support Rule OSZ - R12 provided these activities meet all other rules and standards in the Plan, and do not include activities not anticipated in the Open Space Zone.	Amend Rule OSZ-R12: Activity Status Permitted
						Where: 1. All performance standards for Rule OSZ - R1 are complied with;-and 2. The activity does not include: Intensive indoor primary production; storage of products and initial processing of horticultural and agricultural products produced on that site; the storage, treatment and disposal of solid and liquid animal waste; rural research; farm quarries; or Stock sale yards; and All other rules and standards, including within Overlay Areas, are met. Advice Note: Refer to Rule SASM - R7 in the Sites of Significance to Māori Chapter where a farm quarry is proposed within the Aotea or Pounamu Overlays
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0601	Open Space Zone	OSZ - R12	Amend	Agricultural, Horticultural or Pastoral Activities could be incompatible with the main purpose of Open Space Zone and may have adverse effects on areas of significant biodiversity.	Include a requirement in that rule/those rules to undertake an ecological assessment in accordance with Appendix 1 of the WCRPS. Also include a note that all vegetation clearance associated with mining activities is dealt with under the ECO chapter.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.399	Open Space Zone	Controlled Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.648	Open Space Zone	OSZ - R13	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.199	Open Space Zone	OSZ - R13	Support	Waka Kotahi supports the rule as a controlled activity, as it provides appropriate consideration for vehicle access to the site.	Retain as proposed.
Department of Conservation (S602)	S602.214	Open Space Zone	OSZ - R13	Amend	It is not appropriate that Park Facilities and Park Furniture not meeting Rule OSZ - R1 are a controlled activity, as this does not enable an activity to be declined where the scale or extent of the activity is not appropriate for the site and its values.	Amend: Activity Status Controlled Restricted DiscretionaryMatters of control are: Discretion is restricted to:Design, position and location of any buildings; Landscape measures; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values, ecological and biodiversity values.Activity status where compliance not achieved: Discretionary
William McLaughlin (S567)	S567.400	Open Space Zone	Restricted Discretionary Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.649	Open Space Zone	OSZ - R14	Support	We support this rule.	Retain rule.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.027	Open Space Zone	OSZ - R14	Support	The Ministry supports these rules to manage the operation of educational facilities in the OSZ. It is noted that the amendment requested by the Ministry at the draft stage has been accepted.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.650	Open Space Zone	OSZ - R15	Support	We support this rule.	Retain rule.
Department of Conservation (S602)	S602.215	Open Space Zone	OSZ - R15	Amend	It is not appropriate that residential activity defaults to a discretionary activity where Rule R15 is not met. Residential activity that is not ancillary to conservation or recreation or to provide a caretaker unit should therefore be a non-complying activity. There are no objectives or policies which support general residential activity in this zone, and providing residential activity in these areas goes against the purpose and functions of the Open Space Zone.	Amend: Activity Status Restricted Discretionary Where: This is ancillary to a conservation or recreation activity or to provide a caretaker unit for a camping ground Discretion is restricted to: Design, position and location of any buildings; Landscape measures; Management of effects on conservation or recreation activities; Vehicle access and parking design and location; Management of wastewater, stormwater and water supply; and Management of effects on natural character, landscape, historical and cultural values, ecological and biodiversity values. Activity status where compliance not achieved: Discretionary Non-Complying
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.651	Open Space Zone	OSZ - R16	Support	We support this rule.	Retain rule.
Te Mana Óra (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.652	Open Space Zone	OSZ - R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.653	Open Space Zone	OSZ - R18	Support	We support this rule.	Retain 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)	S190.654	Open Space Zone	OSZ - R19	Support	We support this rule.	Retain rule.
Rocky Mining Limited (S474)	S474.021	Open Space Zone	OSZ - R19	Support		Retain as notified
Queenstown Lakes District Council (S523)	S523.006	Open Space Zone	OSZ - R19	Not Stated	Provision OSZ-R11 provides for Mineral Prospecting and Mineral Exploration as a permitted activity, subject to standards. Provision OSZ- R19 specifies that some Mineral Prospecting and Mineral Exploration (including Mineral Extraction) are provided for as Restricted Discretionary activities, in particular if they are not located in or on an Outstanding Natural Landscape or Outstanding Natural Feature. However, it is not clear if it is intended that these activities also be excluded from the permitted activity status in OSZ-R11 if they are located in or on Outstanding Natural Landscapes or Outstanding Natural Landscapes or Outstanding Natural Features. Queenstown Lakes District Council has an interest in the intent of these provisions on account of potential cross boundary issues that could arise on land within the Queenstown Lakes District.	That clarification is provided as to the intent of provisions OSZ-R19 in regard to Mineral Prospecting and Mineral Exploration when located in or on Outstanding Natural Landscapes or Outstanding Natural Features.
Buller Conservation Group (S552)	S552.165	Open Space Zone	OSZ - R19	Amend	clarify meaning of conservation	h. Effects on any natural character, biodiversity and threatened fauna or their habitats;

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Frida Inta (S553)	S553.165	Open Space Zone	OSZ - R19	Amend	Does this mean conservation activities, or does it mean impacts on conservation concerning its values?	clarify meaning of conservation h. Effects on any natural character, biodiversity and threatened fauna or their habitats;
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.362	Open Space Zone	OSZ - R19	Oppose	Mineral Prospecting and Mineral Exploration should not be permitted or restricted discretionary in the OSZ.	Delete Permitted and Restricted Discretionary Activities.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.103	Open Space Zone	OSZ - R19	Support	Considered appropriate, recognises that minerals are located within open space and recreation zones.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.081	Open Space Zone	OSZ - R19	Support	Recognises that minerals are located within open space and recreation zones.	Retain as notified.
Department of Conservation (S602)	S602.216	Open Space Zone	OSZ - R19	Amend	Amend OSZ - R19 to amend the activity status of mineral extraction activities to Discretionary within the Open Space Zone, and include in the assessment matters a requirement to consider the provisions of any Open Space Management Plan. This emphasises these activities do not accord with the primary purpose of the zone, and should only be allowed where the open space values and significant natural and cultural values are not compromised. Include an advice note to make it explicit that SNAs include all areas that meet the significance criteria, and not only those that are mapped.	Amend: Activity Status Restricted Discretionary Where: The activity does not occur within an Outstanding Natural Landscape, Outstanding Natural Feature, a Historic Heritage site, a Site or Area of Significance to Māori, a Significant Natural Area or an area of High or Outstanding Coastal Natural Character [refer to the relevant Overlay Chapter rules in relation to activities in these areas] Discretion is rostricted to Assessment matters include: Impacts on conservation and recreation activities; Management of access, parking, traffic generation and transport of minerals from the site; Noise, glare, light, dust, blasting and vibration management; Hours of operation; Hazardous substances and waste management; Historic and cultural heritage requirements; Extent and design of earthworks and indigenous vegetation clearance;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Effects on any threatened fauna or their habitats; Design and location of ancillary buildings, structures and infrastructure; Landscape measures; Overburden management; Monitoring, reporting and community liaison requirements; The provisions of any Open Space Management Plan for the area Financial contributions and any requirement for bonds; and Site rehabilitation and mine closure requirements. Advice Note: Refer to Rule SASM - R7 in the Sites of Significance to Māori Chapter where mineral extraction is proposed within the Aotea or Pounamu Overlays. For the avoidance of doubt, any area that meets the criteria set out in Appendix 1 of the West Coast Regional Policy Statement (until such time as nationally consistent criteria apply through a National Policy Statement or National Environmental Standards) is a Significant Natural Area. Activity status where compliance not achieved: Non-Complying
Grey District Council (S608)	S608.096	Open Space Zone	OSZ - R19	Amend	subsequent amendment	Remove reference to "Site or Area of Significance to Māori"
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.217	Open Space Zone	OSZ - R19	Amend	Many archaeological sites are not listed within schedule one or three of the plan.	Include the following wording:f. Historic and cultural heritage requirements, including any accidental discovery protocol requirements
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0594	Open Space Zone	OSZ - R19	Amend	The OSZ is also likely to include areas of indigenous vegetation and habitat for indigenous fauna that meets one or more of the WCRPS significance criteria.	Include a requirement in that rule/those rules to undertake an ecological assessment in accordance with Appendix 1 of the WCRPS.
Royal Forest and Bird Protection	S560.0595	Open Space Zone	OSZ - R19	Amend	The OSZ is also likely to include areas of indigenous vegetation and	Also include a note that all vegetation clearance associated with mining activities is dealt with

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Society of New Zealand Inc. (Forest & Bird) (S560)					habitat for indigenous fauna that meets one or more of the WCRPS significance criteria.	under the ECO chapter.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0600	Open Space Zone	OSZ - R19	Amend	Mineral Prospecting and Mineral Exploration should not be permitted or restricted discretionary in the OSZ.	Include at least a discretionary consent requirement for all mining activities, including prospecting, explorations, extraction, processing, and ancillary activities.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.655	Open Space Zone	OSZ - R20	Support	We support this rule.	Retain rule.
Birchfield Ross Mining Limited (S604)	S604.071	Open Space Zone	OSZ - R20	Support	Recognises that minerals are located within open space and recreation zones.	Retain as notified.
Phoenix Minerals Limited (S606)	S606.057	Open Space Zone	OSZ - R20	Support	Activity status is considered appropriate	Retain as notified.
Whyte Gold Limited (S607)	S607.056	Open Space Zone	OSZ - R20	Support	Recognises that minerals are located within open space and recreation zones.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.656	Open Space Zone	OSZ - R21	Support	We support this rule.	Retain rule.
Department of Conservation (S602)	S602.217	Open Space Zone	OSZ - R21	Oppose	Amend Rule OSZ-R21 as a consequential amendment to Rule OSZ-R15	Amend: OSZ - R21 Residential Activities not meeting Restricted Discretionary Activity Standards Activity Status Discretionary Non-Complying Activity status where compliance not achieved: N/A
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.657	Open Space Zone	OSZ - R22	Support	We support this rule.	Retain rule.

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New Zealand Coal & Carbon Limited (S472)	S472.031	Open Space Zone	OSZ - R22	Support in part		Retain the Discretionary activity status of OSZ- R22.
New Zealand Coal & Carbon Limited (S472)	S472.032	Open Space Zone	OSZ - R22	Oppose in part		Insert Mineral Prospecting and Exploration into the heading of the rule.
Straterra (S536)	S536.062	Open Space Zone	OSZ - R22	Amend		Insert, Mineral Prospecting and Exploration, into the heading of the rule.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.363	Open Space Zone	OSZ - R22	Oppose	Mineral Prospecting and Mineral Exploration should not be permitted or restricted discretionary in the OSZ.	Delete Permitted and Restricted Discretionary Activities.
Minerals West Coast (S569)	S569.011	Open Space Zone	OSZ - R22	Support	This provides consistency between the OSZ provisions and Rural Zones (RURZ) provisions.	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.104	Open Space Zone	OSZ - R22	Support	activity status is considered appropriate given the recognition in the objectives and policies and overview text, recognises that minerals are located within open space and recreation zones.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.082	Open Space Zone	OSZ - R22	Support	Recognises that minerals are located within open space and recreation zones.	Retain as notified.
Department of Conservation (S602)	S602.218	Open Space Zone	OSZ - R22	Oppose	Amend Rule OSZ-R22 as a consequential amendment to Rule OSZ-R19 and remove the advice note, as all relevant objectives and policies should be assessed.	Amend: OSZ - R22 Mineral Extraction Activities not meeting Restricted Discretionary Activity Standards Activity Status Discretionary Non-complying Advice Note: When assessing resource consent applications for mineral extraction activities assessment against Policies RURZ - P20, RURZ - P22, RURZ - P23, RURZ - P24 and RURZ - P26 should also be undertaken. Activity status where compliance not achieved: N/A

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Birchfield Ross Mining Limited (S604)	S604.072	Open Space Zone	OSZ - R22	Support	Recognises that minerals are located within open space and recreation zones.	Retain as notified.
Phoenix Minerals Limited (S606)	S606.058	Open Space Zone	OSZ - R22	Support	Activity status is considered appropriate	Retain as notified.
Whyte Gold Limited (S607)	S607.057	Open Space Zone	OSZ - R22	Support	Recognises that minerals are located within open space and recreation zones.	Retain as notified.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0550	Open Space Zone	OSZ - R22	Amend	Subsequent amendment	Include at least a discretionary consent requirement for all mining activities, including prospecting, explorations, extraction, processing, and ancillary activities.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0551	Open Space Zone	OSZ - R22	Amend	The OSZ is also likely to include areas of indigenous vegetation and habitat for indigenous fauna that meets one or more of the WCRPS significance criteria.	Include a requirement in that rule/those rules to undertake an ecological assessment in accordance with Appendix 1 of the WCRPS.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0552	Open Space Zone	OSZ - R22	Amend	The purpose of OSZ is to provide a range of passive and active leisure and recreational activities. This is important for community wellbeing and as such is fundamentally incompatible with mineral prospecting and exploration.	Also include a note that all vegetation clearance associated with mining activities is dealt with under the ECO chapter.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0596	Open Space Zone	OSZ - R22	Amend	Mineral Prospecting and Mineral Exploration should not be permitted or restricted discretionary in the OSZ.	Include at least a discretionary consent requirement for all mining activities, including prospecting, explorations, extraction, processing, and ancillary activities.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0597	Open Space Zone	OSZ - R22	Amend	Mineral Prospecting and Mineral Exploration should not be permitted or restricted discretionary in the OSZ.	Delete Permitted and Restricted Discretionary Activities.
Royal Forest and Bird Protection Society of New	S560.0598	Open Space Zone	OSZ - R22	Amend	The OSZ is also likely to include areas of indigenous vegetation and habitat for indigenous fauna that	Include a requirement in that rule/those rules to undertake an ecological assessment in accordance with Appendix 1 of the WCRPS.

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Zealand Inc. (Forest & Bird) (S560)					meets one or more of the WCRPS significance criteria.	
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0599	Open Space Zone	OSZ - R22	Amend	The OSZ is also likely to include areas of indigenous vegetation and habitat for indigenous fauna that meets one or more of the WCRPS significance criteria.	Also include a note that all vegetation clearance associated with mining activities is dealt with under the ECO chapter.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.658	Open Space Zone	OSZ - R23	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.659	Open Space Zone	OSZ - R24	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.660	Open Space Zone	OSZ - R25	Support	We support this rule.	Retain rule.
Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605)	S605.021	Open Space Zone	OSZ - R25	Oppose	The effects of commercial activities are less and not comparable to industrial activities	Amend OSZ - R25 as follows: Industrial Activities, Commercial Activities other than Retail Introduce a new rule as follows: OSZ - RXX Commercial activities other than Retail Activity Status Discretionary
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.661	Open Space Zone	OSZ - R26	Support	We support this rule.	Retain rule.
Grey District Council (S608)	S608.097	Sport and Active Recreation Zone	SARZ	Amend	Subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
New Zealand Motor Caravan Association (S490)	S490.010	Sport and Active Recreation Zone	SARZ - Sport and Active Recreation 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)	S190.663	Sport and Active Recreation Zone	SARZ - R1	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.200	Sport and Active Recreation Zone	SARZ - R1	Oppose	As per the submission point on NOSZ-R1 above.	Amend the rule to provide clarity on the intent as a rule related to 'Park Facilities and Park Furniture' or whether it is a performance standard for the Natural Open Space Zone, or move the standards for the zone into a separate standards table, with all rules referring to those standards.
Buller District Council (S538)	S538.389	Sport and Active Recreation Zone	SARZ - R1	Support in part	Clause 7 references the exception for infringement of recession 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 Notes rather than in the body of the rule, particularly as it also has relevance for internal boundary infringements.	7 No building shall project beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any RESZ - Residential Zone or SETZ - Settlement Zone boundary except where theneighbouring property owner's writtenapproval is provided to the Council at least 10working days prior to the works commencing. This standard does not apply to: Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.
Grey District Council (S608)	S608.692	Sport and Active Recreation Zone	SARZ - R1	Oppose in part	Refer to comment at NOSZ - R1.	Reword to provide clarity
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.664	Sport and Active Recreation Zone	SARZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.665	Sport and Active Recreation Zone	SARZ - R3	Support	We are pleased to see the inclusion of clause 3(iv) to allow no restriction	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
NPHS/ Te Whatu Ora (S190)					on hours for Civil Defence Emergency purposes.	
Grey District Council (S608)	S608.693	Sport and Active Recreation Zone	SARZ - R3	Oppose in part	Refer to comment at NOSZ - R1.	Reword to provide clarity
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.666	Sport and Active Recreation Zone	SARZ - R4	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.390	Sport and Active Recreation Zone	SARZ - R4	Oppose	Rule 4 standards for Club Rooms are the same standards as for Rule 3 for Community Facilities. The definition of 'community facilities' includes buildings used for recreational and sporting activities which will capture clubrooms. Therefore Rule 4 is considered unnecessary and can be deleted.	Delete Rule 4. If specific mention of club rooms is considered desirable, then this could be included in the Rule 3 heading.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.667	Sport and Active Recreation Zone	SARZ - R5	Support	We support this rule.	Retain rule.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.028	Sport and Active Recreation Zone	SARZ - R5	Support	The Ministry supports these rules to manage the operation of educational facilities in the SARZ. It is noted that the amendment requested by the Ministry for clarity of Education Facilities has been accepted.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.668	Sport and Active Recreation Zone	SARZ - R6	Support	We support this rule.	Retain 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)	S190.669	Sport and Active Recreation Zone	SARZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.670	Sport and Active Recreation Zone	SARZ - R8	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.201	Sport and Active Recreation Zone	SARZ - R8	Support	Waka Kotahi supports the rule as it provides appropriate consideration of the transport standards to ensure safe access is obtained to the site from the transport network, such as the state highway.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.671	Sport and Active Recreation Zone	SARZ - R9	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.391	Sport and Active Recreation Zone	SARZ - R9	Oppose	The Rule 9 standards are the same standards as for Rule 3 and grandstands can be considered a 'community facility' for the purposes of Rule 3 (i.e. the definition extends to buildings used for recreational and sporting activities). Therefore this rule is considered unnecessary and can be deleted.	Delete Rule 9.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.672	Sport and Active Recreation Zone	SARZ - R10	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.202	Sport and Active Recreation Zone	SARZ - R10	Support	Waka Kotahi supports the rule as a controlled activity, as it provides appropriate consideration for vehicle access to the site.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.673	Sport and Active Recreation Zone	SARZ - R11	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.203	Sport and Active Recreation Zone	SARZ - R11	Support	Waka Kotahi supports SARZ-R11 to R14 as restricted discretionary activities that requires appropriate consideration for vehicle access to the site.	Retain as proposed.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.029	Sport and Active Recreation Zone	SARZ - R11	Support	The Ministry supports these rules to manage the operation of educational facilities in the SARZ; however request that educational facilities and research facilities are provided for as separate terms for clarification purposes.	Amend as follows. SARZ - R11 Recreational Activities, Conservation Activities, Community Facilities, Education al Facilities and Research Activities, Clubrooms, Grandstands and Poutini Ngāi Tahu Activities not meeting Permitted Activity rules Activity Status Restricted Discretionary Discretion is restricted to: Design, position and location of any buildings; Landscape measures;
						Hours of Operation; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values.
						Activity status where compliance is not achieved: N/A
Te Mana Ora (Community and Public Health) of the	S190.674	Sport and Active Recreation Zone	SARZ - R12	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)	S450.204	Sport and Active Recreation Zone	SARZ - R12	Support	Waka Kotahi supports SARZ-R11 to R14 as restricted discretionary activities that requires appropriate consideration for vehicle access to the site.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.675	Sport and Active Recreation Zone	SARZ - R13	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.205	Sport and Active Recreation Zone	SARZ - R13	Support	Waka Kotahi supports SARZ-R11 to R14 as restricted discretionary activities that requires appropriate consideration for vehicle access to the site.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.676	Sport and Active Recreation Zone	SARZ - R14	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.206	Sport and Active Recreation Zone	SARZ - R14	Support	Waka Kotahi supports SARZ-R11 to R14 as restricted discretionary activities that requires appropriate consideration for vehicle access to the site.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.677	Sport and Active Recreation Zone	SARZ - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.678	Sport and Active Recreation Zone	SARZ - R16	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and	S190.679	Sport and Active Recreation Zone	SARZ - R17	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.680	Sport and Active Recreation Zone	SARZ - R18	Support	We support this rule.	Retain rule.
Westland District Council (S181)	S181.033	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules.
Ara Poutama Aotearoa, Department of Corrections (S349)	S349.010	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones	Support	Ara Poutama requests that the permitted land use activity rules applying to community corrections activities in the Commercial Zone, Mixed Use Zone, Town Centre Zone, General Industrial and Light Industrial Zone are retained.	Retain the land use activity rules applying to "community corrections activity" in the Commercial Zone, Mixed Use Zone, Town Centre Zone, General Industrial and Light Industrial Zone. These include:• COMZ - R1 • MUZ - R2 • TCZ - R1 • GIZ - R6 • LIZ - R4
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.001	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones	Amend	The majority of Foodstuffs' supermarkets are located within the Commercial, Neighbourhood or Town Centre Zones. Many of these supermarkets are long- established in these areas. Currently the plan provisions, as notified, do not enable supermarket redevelopment in line with the functional and operational needs of supermarkets.	Include Plan provisions that specifically provide for supermarkets.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.011	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones	Support in part	Express provisions are needed for supermarkets. These should recognise their functional and operational needs and allow for design mitigation, rather than operation minimisation.	Provide specific provisions for supermarkerts
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.218	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones	Amend	Poutini Ngāi Tahu values need to be identified, maintained, and enhanced	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment either by including the urban zoning provisions

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Runanga o Makaawhio (S620)					when considered appropriate to do by Poutini Ngãi Tahu.	including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules
Waka Kotahi NZ Transport Agency (S450)	S450.207	Commercial and Mixed Use Zones	CMUZ	Amend	Spelling error in tit0le above P1 - 'Activities and Development in CUMZ - Commercial and Mixed Use Zones'.	Amend CUMZ to CMUZ.
Buller District Council (S538)	S538.396	Commercial and Mixed Use Zones	CMUZ	Oppose in part	Council supports the height and setbacks for commercial zones but has concerns in relation to the practicability of achieving the landscape standards set out in Clause 3. The requirement for areas adjoining the road frontage of all sites to contain a minimum 1.5m landscaping strip is not considered workable for the commercial zones of Reefton or Westport. The requirements for carparks and stormwater facilities are supported in a general sense, however they appear to be directed at larger scale commercial developments which are not anticipated in Reefton or Westport, they are also not expressed in terms of rules, therefore Council requests that these clauses are removed or added as Advice Notes to the Rule. Clause 5 requires fencing or landscaping to screen external storage areas. This standard is supported, but the fencing should be a solid fence to provide effective screening, and the 1.8m is missing	 Amend Rule 1 as follows: 3. Landscaping shall be provided as follows: i) The area adjoining the road frontage of all sites shall contain a minimum 1.5m landscaping strip that will, within two years of being planted reach a minimum height of 1m;ii) On site adjoining a RESZ - Residential Zone a 2m wide landscaping strip shall be provided adjacent to the RESZ - Residential Zone Boundary and shall be planted with species, which at maturity, will screen the buildings from the adjoining sites; and. iii) The planting of 1 tree per 20 carparking spaces is encouraged within any carparking area.iv) Stormwater facilities that provide water quality treatment and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner As an alternative, add standards 3(iii) and (iv) as Advice Notes. 5. External storage is screened by a solid 1.8m fence a minimum of 1.8m high or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					reference to this being a height requirement. Clause 6 references the exception for infringement of recession 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, particularly given it has wider relevance than just recession planes and is also applicable to internal boundary infringements.	6. No building projects beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply toAdvice 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.
Buller District Council (S538)	S538.397	Commercial and Mixed Use Zones	CMUZ	Oppose in part	Minor structures are required to comply with the Rule 1 standards. Given the commercial zoning, Council considers that no additional performance standards are needed for minor structures other than what is already provided for in the rule.	Amend Rule 2 as follows: 1. All performance standards for Rule COMZ- R1are complied with
Buller District Council (S538)	S538.398	Commercial and Mixed Use Zones	CMUZ	Support	Rule 3 is supported	Retain as notified.
Buller District Council (S538)	S538.399	Commercial and Mixed Use Zones	CMUZ	Oppose	The Building Act addresses relocatable buildings, therefore Council seeks the removal of Rule 4.	Delete Rule 4.
Buller District Council (S538)	S538.400	Commercial and Mixed Use Zones	CMUZ	Oppose in part	Council considers the Clause 4 standards for residential buildings/activities in the Commercial Zone to be overly prescriptive and seeks these are simplified to reflect the key requirements of provision of outdoor living space, waste management area and outdoor service area.	 Amend Rule 5 as follows: 4. Each residential unit shall be provided with: (i) An outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; (ii) A single, indoor storage space of 4m³ with a minimum dimension of 1 metre; (iii) Any space designated for waste management, whether private or communal, shall not be located between the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						road boundary and any building and shall be screened form adjoining sites, roads and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metros; and Each residential unit shall be provided with an outdoor living space of: 1. 6m2 minimum area and 1.5 meres minimum dimension for a studio or 1 bedroom unit; 2. 10m2 minimum area and 1.5 metres minimum dimension for a 2 or 3 bedroom unit; 3. 15m2 minimum area and 1.5 metres minimum dimension for a 2 or 3 bedroom unit; 3. 15m2 minimum area and 1.5 metres minimum dimension for 3 or more bedrooms;(v) Each residential unit shall be provided with outlook space from each habitable room from the largest window in the room as follows: 1. A principal living room must have an outlook space with a minimum dimension of 3 metres in width; 2. All other habitable rooms must have an outlook space with a minimum dimension of 1m in width; 3. The width of the outlook species is measure from the centre point of the largest window on the building face to which it applies; 4. Outlook spaces may be within the same site or over a public street or other public open space; 5. Outlook spaces required from different rooms within eh same building may overlap; 6. Outlook spaces must; (a) Be clear and unobstructed by buildings; and (b) Not extend over an outlook space or outdoor living space required by another dwelling.
Te Tai o Poutini Plan Committee (S171)	S171.007	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones - Objectives and Policies	Amend	There is no objective that relates to and supports the framework of the different Commercial and Mixed Use Zones.	Add an additional Objective to the Commercialand Mixed Use Zones that provides direction to support the inclusion of the different

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						zones.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.030	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones - Objectives and Policies	Support	The Ministry support Objective CMUZ - O1 as it enables other activities to support the local community such as educational facilities.	Retain as proposed.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.031	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones - Objectives and Policies	Support	The Ministry support Policy CMUZ - P2 as it anticipates activities which meet the needs of local communities, such as educational facilities, with convenient access.	Retain as proposed.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.032	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones - Objectives and Policies	Support	The Ministry support Policy CMUZ - P16 as it provides for community facilites, such as educational facilities, which serve the immediate and local community.	Retain as proposed.
Buller District Council (S538)	S538.392	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Objectives	Support	Council supports the objectives for Commercial and Mixed Zones	Retain as notified.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.008	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Objectives	Support	We support the objectives.	Retain as notified
Chris & Jan Coll (S558)	S558.343	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.343	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Objectives	Support		Retain
William McLaughlin (S567)	S567.402	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.343	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Objectives	Support		Retain
Te Mana Ora (Community and	S190.682	Commercial and Mixed Use Zones	CMUZ - O1	Support	We support this objective.	Retain objective.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Public Health) of the NPHS/ Te Whatu Ora (S190)						
Ara Poutama Aotearoa, Department of Corrections (S349)	S349.007	Commercial and Mixed Use Zones	CMUZ - O1	Support	Ara Poutama requests objective and policy CMUZ - O1 is retained. Objective CMUZ - O1 appropriately enables the development of community corrections activities in commercial and mixed use zones. Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety.	Retain objective CMUZ - O1
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.012	Commercial and Mixed Use Zones	CMUZ - O1	Amend	Provisions within the CMUZ chapter should reflect existing activities and their effects. Rather than restricting commercial activities, the provisions should also recognise that adverse effects can be managed through retention techniques, such as fencing, glazing and soundproofing. Residential activities within commercial areas should have a lower expectation of amenity.	To maintain and enhance the character and amenity values of commercial areas and town centres in a way that enables commercial and other activities to support the local community and visitors, while-minimising adverse effects on amenity within and adjoining the commercial areas managing amenity effects on adjoining sensitive activities.
Buller Conservation Group (S552)	S552.166	Commercial and Mixed Use Zones	CMUZ - O1	Amend		To maintain and enhance the character, including historical heritage, and amenity values of commercial areas and town centres.
Frida Inta (S553)	S553.166	Commercial and Mixed Use Zones	CMUZ - O1	Amend		To maintain and enhance the character, including historical heritage, and amenity values of commercial areas and town centres.
Te Mana Ora (Community and	S190.683	Commercial and Mixed Use Zones	CMUZ - 02	Support	We support this objective.	Retain objective.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.366	Commercial and Mixed Use Zones	CMUZ - O2	Amend	Ensure that "high-quality built environment character" is one that is designed to maintain, and is integrated with, natural values and provision for biodiversity.	Amend in line with submission point and make any consequential changes to the policies and zone rules to give effect to this.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.684	Commercial and Mixed Use Zones	CMUZ - O3	Support	We support this objective.	Retain objective.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.367	Commercial and Mixed Use Zones	CMUZ - O3	Amend	Ensure that a "high-quality urban environment" is one where natural values and biodiversity are maintained and provided for.	Amend in line with submission point and make any consequential changes to the policies and zone rules to give effect to this.
Buller District Council (S538)	S538.393	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Policies	Support	Council supports the suite of policies for Commercial and Mixed Zones with the exception of the minor amendment sought for Policy 14 and clarification on the role of Precincts, as discussed below. Policies CMUZ-PREC3 -P10 - 12 and CMUZ-PREC4-P13 & 14 refer to Westport and Reefton Town Centre Precincts respectively. Clarification is sought on whether there are 'Precincts' for the town centres or whether this is identical to 'Town Centres'.	Retain as notified. Clarify whether 'Precincts' and 'Town Centres' are interchangeable terminology.
Fire and Emergency New Zealand (S573)	S573.077	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Policies	Support	Fire and Emergency supports CMUZ- O1, to the extent that the objective provides for commercial and other activities within the Commercial and Mixed Use Zone. Fire stations in commercial and mixed	Retained as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					use zones are generally compatible wit the scale and amenity levels in these zones. The ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount to the health, safety and wellbeing of people in the community. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and response	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.685	Commercial and Mixed Use Zones	CMUZ - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.686	Commercial and Mixed Use Zones	CMUZ - P2	Support	We support this policy.	Retain policy.
Ara Poutama Aotearoa, Department of Corrections (S349)	S349.013	Commercial and Mixed Use Zones	CMUZ - P2	Support	Ara Poutama requests policy CMUZ - P2 is retained. CMUZ - P2 appropriately enables the development of community corrections activities in commercial and mixed use zones. Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety.	Retain CMUZ - P2

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Waka Kotahi NZ Transport Agency (S450)	S450.208	Commercial and Mixed Use Zones	CMUZ - P2	Support	Waka Kotahi supports the policy as it provides for a range of activities that are anticipated in the zone while ensuring safe access is obtained.	Retain as proposed.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.009	Commercial and Mixed Use Zones	CMUZ - P2	Support	We support the policy	Retain as notified.
Chris & Jan Coll (S558)	S558.344	Commercial and Mixed Use Zones	CMUZ - P2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.344	Commercial and Mixed Use Zones	CMUZ - P2	Support		Retain
William McLaughlin (S567)	S567.403	Commercial and Mixed Use Zones	CMUZ - P2	Support		Retain
Laura Coll McLaughlin (S574)	S574.344	Commercial and Mixed Use Zones	CMUZ - P2	Support		Retain
Grey District Council (S608)	S608.694	Commercial and Mixed Use Zones	CMUZ - P2	Support	Support the policy as it provides for activities while ensuring convenient and safe access.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.687	Commercial and Mixed Use Zones	CMUZ - P3	Support	We support this policy.	Retain policy.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.010	Commercial and Mixed Use Zones	CMUZ - P3	Support	We support the policy	Retain as notified.
Chris & Jan Coll (S558)	S558.345	Commercial and Mixed Use Zones	CMUZ - P3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.345	Commercial and Mixed Use Zones	CMUZ - P3	Support		Retain
William McLaughlin (S567)	S567.404	Commercial and Mixed Use Zones	CMUZ - P3	Support		Retain

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Laura Coll McLaughlin (S574)	S574.345	Commercial and Mixed Use Zones	CMUZ - P3	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.688	Commercial and Mixed Use Zones	CMUZ - P4	Support	We support this policy.	Retain policy.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.013	Commercial and Mixed Use Zones	CMUZ - P4	Amend	Foodstuffs supports good quality design outcomes, but these must fit within the functional and operational needs of supermarkets.	A. New development in CMUZ - Commercial and Mixed Use Zones should have quality design outcomes and is expected to which: Acknowledge, and respond to, the context of the site and the surrounding environment; Ensure the bulk, form and siting of new buildings maintains and enhances the quality of the environment; Provide a quality street frontage with visual interest and connection with the street; and Ensure visual offocts from car parking areas are minimised Enable and provide for operational and functional requirements.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.011	Commercial and Mixed Use Zones	CMUZ - P4	Oppose	These provisions are too restrictive in their scope. They do not They do not adequately recognize that to be functional and provide services the community wants and needs.	Delete points a d.
Chris & Jan Coll (S558)	S558.346	Commercial and Mixed Use Zones	CMUZ - P4	Oppose	Not functional or enable the provision services the community wants and needs.	Delete points a d.
Chris J Coll Surveying Limited (S566)	S566.346	Commercial and Mixed Use Zones	CMUZ - P4	Oppose	Not functional or enable the provision services the community wants and needs.	Delete points a d.
William McLaughlin (S567)	S567.405	Commercial and Mixed Use Zones	CMUZ - P4	Oppose	Not functional or enable the provision services the community wants and needs.	Delete points a d.
Laura Coll McLaughlin (S574)	S574.346	Commercial and Mixed Use Zones	CMUZ - P4	Oppose	Not functional or enable the provision services the community wants and needs.	Delete points a d.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.689	Commercial and Mixed Use Zones	New Locations for CMUZ - Commercial and Mixed Use Zones	Support		
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.690	Commercial and Mixed Use Zones	CMUZ - P5	Support	We support this policy.	Retain policy.
Waka Kotahi NZ Transport Agency (S450)	S450.209	Commercial and Mixed Use Zones	CMUZ - P5	Support	Waka Kotahi supports the policy as it ensures that new Commercial and Mixed Use development has sufficient capacity and suitable connections to the transport network that are safe and efficient.	Retain as proposed.
Grey District Council (S608)	S608.695	Commercial and Mixed Use Zones	CMUZ - P5	Support	Support the policy as it provides for new commercial and mixed use developments have sufficient capacity and suitable connection to wastewater, water supply, stormwater and safe and efficient transport networks.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.691	Commercial and Mixed Use Zones	CMUZ - P6	Support	We support this policy.	Retain policy.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.014	Commercial and Mixed Use Zones	CMUZ - P6	Oppose in part		Recognise the substantial investment by communities in town centres and their infrastructure by ensuring that any new CMUZ - Commercial and Mixed Use Zones are located where they support the function of town centres rather than pulling activity away from the centre.
Te Mana Ora (Community and Public Health) of the	S190.692	Commercial and Mixed Use Zones	CMUZ - P7	Support	We support this policy.	Retain policy.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
NPHS/ Te Whatu Ora (S190)						
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.015	Commercial and Mixed Use Zones	CMUZ - P7	Amend	Supermarkets provide an essential service and are particularly important in natural hazards. Design techniques can mitigate the impact of supermarkets on natural hazard risk, wāhi tapu and SNAs and this should be assessed via a resource consent process.	New CMUZ - Commercial and Mixed Use Zones should not be restricted located in areas subject to significant risks from natural hazards, in wāhi tapu or significant natural areas.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.019	Commercial and Mixed Use Zones	Infrastructure in Commercial and Mixed Use Zones	Amend	Express provisions are needed for supermarkets that recognise their functional and operational needs and allow for design mitigation, rather than minimisation, after CMUZ-PREC2-P9 Town Centre Zone - Hokitika Town Centre Precinct Policies	New provision: Provide for the operational and functional needs of existing anchor tenants, such as supermarkets.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.693	Commercial and Mixed Use Zones	CMUZ - P8	Support	We support this policy.	Retain policy.
Grey District Council (S608)	S608.696	Commercial and Mixed Use Zones	CMUZ - P8	Support	Support this policy that requires where new CUMZ are developed, infrastructure should be funded and installed to the standards required by Councils and the Plan. Significant infrastructure serving multiple properties should be vested to Council for ongoing maintenance and renewal.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.694	Commercial and Mixed Use Zones	CMUZ - P9	Support	We support this policy.	Retain policy.
Waka Kotahi NZ Transport Agency (S450)	S450.210	Commercial and Mixed Use Zones	CMUZ - P9	Support in part	The policy is generally supported by Waka Kotahi as it requires that infrastructure is provided in	Amend the policy to either: Provide a range of transport modes to and from the town centres including public transport,

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Commercial and Mixed Use zones that allows for a range of transport modes to and from town centres, which includes public transport, cycling routes and pedestrian friendly streets for walking. However, Waka Kotahi does not consider that 'parking' is defined as a mode of transport. It is recommended that the policy be amended to remove parking as a mode of transport.	cycling routes and parking and encouraging more pedestrian friendly streets.
Grey District Council (S608)	S608.697	Commercial and Mixed Use Zones	CMUZ - P9	Support in part	Support the intent of the policy, however, it refers to modes of transport. Parking is not considered a mode of transport?	Remove parking for clarity.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.695	Commercial and Mixed Use Zones	CMUZ - P10	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.696	Commercial and Mixed Use Zones	CMUZ - P11	Support	We support this policy.	Retain policy.
Fire and Emergency New Zealand (S573)	S573.078	Commercial and Mixed Use Zones	CMUZ - P11	Support in part	Fire and Emergency seeks an amendment to this policy that ensures all land use activities in the Mixed Use Zone are adequately serviced, particularly in relation to reticulated water supply or an alternative method for firefighting purposes. This will give better effect to CMUZ-O1 and provides a better policy framework for the new standard sought in this zone relating to the requirement to provide water supply.	Amend policy as follows: CMUZ - P11 Ensure that developments are serviced with all required infrastructure in an effective and efficient manner. Where new infrastructure such as roads and three waters (wastewater, water supply with sufficient capacity for firefighting purposes., stormwater) is provided to service new commercial areas across multiple properties then this should be vested with the Council rather than be retained as private infrastructure.
Grey District Council (S608)	S608.698	Commercial and Mixed Use Zones	CMUZ - P11	Support	Support the policy that ensures that developments are serviced with all	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					required infrastructure in an effective and efficient manner. Requires new infrastructure such as roads and three waters which services multiple properties to be vested to Council rather than be retained as private.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.697	Commercial and Mixed Use Zones	CMUZ - P12	Support	We support this policy.	Retain policy.
Waka Kotahi NZ Transport Agency (S450)	S450.211	Commercial and Mixed Use Zones	CMUZ - P12	Support	Waka Kotahi supports the policy as it provides for avoidance of reverse sensitivity effects on the state highway in the Commercial and Mixed Use zone.	Retain as proposed.
Grey District Council (S608)	S608.699	Commercial and Mixed Use Zones	CMUZ - P12	Support	Support the policy as it provides for avoidance of reverse sensitivity effects on strategic infrastructure.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.698	Commercial and Mixed Use Zones	CMUZ - P13	Support	We support this policy.	Retain policy.
Waka Kotahi NZ Transport Agency (S450)	S450.212	Commercial and Mixed Use Zones	CMUZ - P13	Support	The policy is supported as it requires that activities should provide for safe urban design, which includes pedestrian and vehicle safety.	Retain as proposed.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.016	Commercial and Mixed Use Zones	CMUZ - P13	Amend	The avoid policy is unnecessarily restrictive and does not reflect the existing townships, nor does it enable supermarkets to locate where they have a functional and operational need.	Activities in the COMZ - Commercial, MUZ - Mixed-Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that maintain or enhance the amenity of the commercial areas and do not create significant adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and c. Avoid the fragmentation Encourage compact

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						urban form of town centres.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.012	Commercial and Mixed Use Zones	CMUZ - P13	Oppose in part	These provisions are too restrictive in their scope. They do not adequately recognize that to be functional and provide services the community wants and needs. The commercial zone should not be constrained by such an emphasis on traditional "amenity values".	Amend as follows: Activities in the COMZ Commercial, MUZ - Mixe&Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that enhance the amenity of the commercial areas- do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and avoid the fragmentation of town centres
Chris & Jan Coll (S558)	S558.347	Commercial and Mixed Use Zones	CMUZ - P13	Amend	Should not be constrained by such an emphasis on traditional "amenity values".	Amend as follows: Activities in the COMZ - Commercial, MUZ - Mixed-Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that maintain or enhance the amenity of the commercial areas and do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and Avoid the fragmentation of town centres.
Chris J Coll Surveying Limited (S566)	S566.347	Commercial and Mixed Use Zones	CMUZ - P13	Amend	Should not be constrained by such an emphasis on traditional "amenity values".	Amend as follows: Activities in the COMZ - Commercial, MUZ - Mixed-Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that maintain or enhance the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						amonity of the commorcial areas and do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and Avoid the fragmentation of town centres.
William McLaughlin (S567)	S567.406	Commercial and Mixed Use Zones	CMUZ - P13	Amend	Should not be constrained by such an emphasis on traditional "amenity values".	Amend as follows: Activities in the COMZ - Commercial, MUZ - Mixed-Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that maintain or enhance the amenity of the commercial areas and do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and Avoid the fragmentation of town centres.
Laura Coll McLaughlin (S574)	S574.347	Commercial and Mixed Use Zones	CMUZ - P13	Amend	Should not be constrained by such an emphasis on traditional "amenity values".	Amend as follows: Activities in the COMZ - Commercial, MUZ - Mixed-Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that maintain or enhance the amenity of the commercial areas and do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and Avoid the fragmentation of town centres.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.700	Commercial and Mixed Use Zones	CMUZ - P13	Support	Support the policy as it provides for safe urban design including pedestrian and vehicle safety.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.699	Commercial and Mixed Use Zones	CMUZ - P14	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.700	Commercial and Mixed Use Zones	CMUZ - P15	Support in part	Te Mana Ora strongly supports the emphasis on pedestrian-orientated street layout and encouraging pedestrian movement. Street designs that encourage active transport, for example walking and cycling, provide considerable physical and mental health benefits. To further support pedestrian movement and a healthy street design, Te Mana Ora recommends that public places to sit and rest and appropriate shade and shelter are incorporated into the Town Centre Zones.	Amend CMUZ-P15 as follows: Activities within the TCZ- Town Centre Zones should: a). Maintain or enhance natural and historic features and built form; g). Provide a high-quality pedestrian environment, with pedestrian orientated street layout including specific places for pedestrians to stop and rest, appropriate shade and shelter, slower vehicle speeds in pedestrian areas, clearly marked and accessible pedestrian crossings.
Waka Kotahi NZ Transport Agency (S450)	S450.213	Commercial and Mixed Use Zones	CMUZ - P15	Support	The policy is supported as it provides for a range of transport options, a highquality pedestrian environment, and efficient stormwater infrastructure.	Retain as proposed.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.017	Commercial and Mixed Use Zones	CMUZ - P15	Oppose in part	Customers of supermarkets often require vehicles to transport their groceries, so supermarkets are not reliant on pedestrian movement. The National Planning Standards definition for the Town Centre Zone (TCZ) describes the TCZ as: Areas used predominantly for: in smaller urban areas, a range of	a.Activities within the TCZ - Town Centre Zones should: Maintain or enhance natural and historic features and built form; Adaptively reuse existing heritage buildings where practicable; Recognise and implement good urban design; Provide for low-speed vehicle movement; Allow for noise associated with commercial

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					commercial, community, recreational and residential activities. in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs. The TCZ should therefore provide for a range of commercial activities, not solely ones reliant on pedestrian movement or fine grain retail.	activities including bars and restaurants; Provide for commercial signs associated with on- site activities; Provide a high-quality pedestrian environment, with pedestrian oriented street layout; Have consolidated on-street parking; Have efficient wastewater, water supply and stormwater infrastructure that maximises the use of existing services; Allow for a range of transport options; and Have new buildings built to a high quality design standard up to the street frontage and predominantly with verandahs over the footpath; and Be activities reliant on pedestrian movement.
Grey District Council (S608)	S608.701	Commercial and Mixed Use Zones	CMUZ - P15	Support	Support the policy as it provides for low speed vehicle movements, high quality pedestrian environment, consolidated on-street parking, efficient wastewater, water supply and stormwater infrastructure that maximises the use of existing services, allows for a range of transport options.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.701	Commercial and Mixed Use Zones	CMUZ - P16	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.702	Commercial and Mixed Use Zones	CMUZ - P17	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the	S190.703	Commercial and Mixed Use Zones	CMUZ - P18	Support	We support this policy.	Retain policy.

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)	S190.704	Commercial and Mixed Use Zones	CMUZ - P19	Support	We support this policy.	Retain policy.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.020	Commercial and Mixed Use Zones	Additional Policies for Town Centre Precincts	Amend	Express provisions are needed for supermarkets that recognise their functional and operational needs and allow for design mitigation, rather than minimisation, after CMUZ-PREC3- P12 Town Centre Zone - Westport/Kawatiri Town Centre Precinct Policies	New provision: Provide for the operational and functional needs of existing anchor tenants, such as supermarkets .
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.021	Commercial and Mixed Use Zones	Additional Policies for Town Centre Precincts	Amend	Express provisions are needed for supermarkets that recognise their functional and operational needs and allow for design mitigation, rather than minimisation, after CMUZ-PREC4- P15 Town Centre Zone - Reefton Town Centre Precinct Policies	New provision:Provide for the operational and functional needs of existing anchor tenants, such as supermarkets.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.705	Commercial and Mixed Use Zones	CMUZ - PREC1 - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.706	Commercial and Mixed Use Zones	CMUZ - PREC1 - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.707	Commercial and Mixed Use Zones	CMUZ - PREC1 - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and	S190.708	Commercial and Mixed Use Zones	CMUZ - PREC1 - P4	Support	Te Mana Ora strongly supports the development of green corridors	Maintain policy.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Public Health) of the NPHS/ Te Whatu Ora (S190)					connecting the Grey/ Māwhera River to Victoria Park, Sawyers Creek Wetlands and the lagoon. Green corridors are a vital way to support and increase biodiversity in urban settings, as well as support walking and cycling through these green corridors. Green corridors also provide natural infrastructure in tree canopies that provide essential shade and shelter. As an example, after the Christchurch earthquakes, Christchurch's 'red zone' around the Avon/ Otakaro River has been transformed into an ecological corridor that many residents in Christchurch enjoy walking, cycling, and spending leisure time in.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.709	Commercial and Mixed Use Zones	CMUZ - PREC1 - P5	Support in part	Te Mana Ora supports the emphasis on a vibrant, active pedestrian environment and further recommends that healthy streets design, that further encourages walking and cycling is considered alongside the Crime Prevention through Environment Design (CPTED) principles.	Amend CMUZ-PREC1-P5 as follows: d. Create a vibrant, active pedestrian environment with places to sit and rest, appropriate shade and shelter, a slower vehicle speed in the pedestrian environment, and clearly marked and accessible pedestrian crossings.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.018	Commercial and Mixed Use Zones	CMUZ - PREC1 - P5	Amend		 a. Require high quality design outcomes in the TCZ - PREC1 - Greymouth/Māwhera Town Centre Precinct which adhere to the Greymouth/Māwhera Town Centre Design Guidelines. In particular, new development and additions and alterations to existing buildings are expected to: Acknowledge, and respond to, the context of the site and the surrounding environment; Create visual interest and be in keeping with streetscape values; Address Poutini Ngāi Tahu and historic heritage

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						values and design elements; Create a vibrant, active pedestrian environment; Take into account sustainable building design and Crime Prevention through Environmental Design (CPTED) principles; Utilise the Greymouth Pounamu and Māori Heritage paint palette on building frontages; and Ensure continuous verandah coverage on the Main Street Frontage of the TCZ - PREC1 - Greymouth/Māwhera Town Centre Precinct-; and Take into account the operational and functional needs of activities.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.710	Commercial and Mixed Use Zones	CMUZ - PREC1 - P6	Support in part	Te Mana Ora supports this policy but suggests that it is amended slightly for clarity.	Amend CMUZ-PREC1-P6 as follows: Encourage walking and cycling access to and along the Grey/Māwhera River to the adjacent MUZ - Mixed Use Zone, the West Coast Wilderness Trail and Māwheranui Walkway.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.711	Commercial and Mixed Use Zones	CMUZ - PREC2 - P7	Support in part	Te Mana Ora supports the emphasis on a high quality pedestrian environment and suggest some specific amendments to support a healthy street design that encourages walking and cycling, and supports the safety of pedestrians and cyclists.	Amend CMUZ - PREC2 as follows: Reinforce the pedestrian priority in the TCZ - PREC2 - Hokitika Town Centre Precinct by requiring verandas and other shade and shelter, places to sit and rest, slower vehicle speeds in the pedestrian area, clearly marked and accessible pedestrian crossings, active street frontage and a high quality pedestrian environment which reflects the Hokitika Town Centre Design Guidelines.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.712	Commercial and Mixed Use Zones	CMUZ - PREC2 - P8	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.713	Commercial and Mixed Use Zones	CMUZ - PREC2 - P9	Support in part	Te Mana Ora strongly supports the promotion of pedestrian links and pedestrian focused activity to link the Hokitika town centre to the Gibson Quay/ Hokitika River and to the Hokitika beachfront. Te Mana Ora	Amend CMUZ -PREC2-P9 as follows: Promote pedestrian and cycling links and pedestrian and cycling focused activity to link the Hokitika town centre to the Gibson Quay/ Hokitika beachfront.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					recommends that the policy be amended to include cycling as well. Enabling active transport routes, for walking and cycling, is critical to supporting community health and wellbeing, both for physical and mental health, but also enabling community cohesion and connections.	
Buller District Council (S538)	S538.394	Commercial and Mixed Use Zones	Town Centre Zone - Westport/Kawatiri Town Centre Precinct Policies	Support	Council supports the suite of policies for Commercial and Mixed Zones with the exception of the minor amendment sought for Policy 14 and clarification on the role of Precincts, as discussed below. Policies CMUZ-PREC3 -P10 - 12 and CMUZ-PREC4-P13 & 14 refer to Westport and Reefton Town Centre Precincts respectively. Clarification is sought on whether there are 'Precincts' for the town centres or whether this is identical to 'Town Centres'.	Retain as notified. Clarify whether 'Precincts' and 'Town Centres' are interchangeable terminology.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.714	Commercial and Mixed Use Zones	CMUZ - PREC3 - P10	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.715	Commercial and Mixed Use Zones	CMUZ - PREC3 - P11	Support in part	Te Mana Ora supports the emphasis on a high quality pedestrian environment and suggest some specific amendments to support a healthy street design that encourages walking and cycling, and supports the safety of pedestrians and cyclists.	Amend CMUZ-PREC3-P11 as follows: Reinforce Palmerston Street between Henley St and Rintoul St as the heart of Westport/Kawatiri by requiring verandas, active street frontage, and a high quality pedestrian environment with places to sit and rest, appropriate share and shelter, a slower vehicle speed in the pedestrian environment, and clearly marked and accessible pedestrian crossings.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.716	Commercial and Mixed Use Zones	CMUZ - PREC3 - P12	Support in part	Te Mana Ora strongly supports the promotion of pedestrian links and pedestrian focused activity to link Victoria Square to the Buller/ Kawatiri Riverfront. Te Mana Ora recommends that the policy be amended to include cycling as well. Enabling active transport routes, for walking and cycling, is critical to supporting community health and wellbeing, both for physical and mental health, but also enabling community cohesion and connections.	Amend CMUZ-PREC2-P12 Promote pedestrian and cycling links and pedestrian and cycling focused activity to link Victoria Square to the Buller/ Kawatiri Riverfront.
Buller District Council (S538)	S538.395	Commercial and Mixed Use Zones	Town Centre Zone - Reefton Town Centre Precinct Policies	Support	Council supports the suite of policies for Commercial and Mixed Zones with the exception of the minor amendment sought for Policy 14 and clarification on the role of Precincts, as discussed below. Policies CMUZ-PREC3 -P10 - 12 and CMUZ-PREC4-P13 & 14 refer to Westport and Reefton Town Centre Precincts respectively. Clarification is sought on whether there are 'Precincts' for the town centres or whether this is identical to 'Town Centres'.	Retain as notified. Clarify whether 'Precincts' and 'Town Centres' are interchangeable terminology.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.717	Commercial and Mixed Use Zones	CMUZ - PREC4 - P13	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.718	Commercial and Mixed Use Zones	CMUZ - PREC4 - P14	Support	We support this policy.	Retain policy.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.022	Commercial Zone	Overview	Support	Foodstuffs supports the overview of the Commercial Zone (COMZ), particularly because it recognises that commercial activities are often accessed by car.	Retain overview
New Zealand Motor Caravan Association (S490)	S490.011	Commercial Zone	Commercial 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.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.003	Commercial Zone	Commercial Zone Rules	Oppose	The proposed conditions for commercial zones seem very restrictive and we are not confident that the rules allow our sort of development (no verandah and few windows)	Ensure the plan rules allow for developments such as the Martin and Co building and Lumberland Building Market Westport as a Permitted Activity
Karen Lippiatt (S439)	S439.031	Commercial Zone	Permitted Activities	Not Stated	Need to be able to live in the commercial zone, I don't see if this is allowed in the rules,	Ensure rules allow for people to live in the commercial zone.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.720	Commercial Zone	COMZ - R1	Support	We support this rule.	Retain rule.
Griffen & Smith Ltd (S253)	S253.008	Commercial Zone	COMZ - R1	Amend	Rule COMZ - R1(4) is too restrictive when taking the purpose of the zone into consideration. The Zone is designed to accommodate predominately large-format buildings, yet this rule restricts building length to 20m where sites adjoin Residential zones. A significant number of Commercial sites adjoin Residential zones. Although this does not affect the Mitre 10 Mega site, Griffen & Smith	Remove the building length restrictions from the rule.
					consider that a 20m building length would unduly restrict new development in the Commercial Zone.	

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Anything much larger than a standard residential dwelling would require resource consent, and we consider that this would discourage development. Setback, recession plane and landscaping requirements for the zone are sufficient to address amenity concerns.	
Waka Kotahi NZ Transport Agency (S450)	S450.214	Commercial Zone	COMZ - R1	Oppose	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 Commercial Activities, Community Facilities, Emergency Service Facilities, Service Facilities, Community Corrections Activity, Educational Facilities and Visitor Accommodation Activities and Buildings. 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 COMZ-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.	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.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.033	Commercial Zone	COMZ - R1	Support in part	The Ministry support Rule COMZ - R1 as it provides for educational facilities in the Commercial Zone as a permitted activity assuming performance standards are complied with. The Ministry considers that educational facilities should be provided for in this zone as	Amend as follows COMZ - R1 Commercial Activities, Community Facilities, Educational Facilities and Visitor Accommodation Activities and Buildings Activity Status Permitted Where: The maximum height above ground level is 12 metres except that this standard does not apply

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					educational facilities are considered essential social infrastructure. The Ministry support the activity status of Restricted Discetionary where standards 4 and 5 are not complied with. However, the Ministry requests an activity status of restricted discretionary where compliances is not achieved with standards 1 -4. This provides flexibility without unreasonable restrictions for educational facilities that may be best places within the commercial zone to serve the education needs of commercial areas.	to hose drying towers at Emergency Service Facilities Any building or structure is set back: 3m from any RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone; and 3m from the road boundary except for; site with frontage to two roads in the COMZ - Commercial Zone can have a 3m setback on one road boundary; Landscaping shall be provided as follows: The area adjoining the road frontage of all sites shall contain a minimum 1.5m landscaping strip that will, within two years of being planted, reach a minimum height of 1m; On sites adjoining a RESZ - Residential Zone a 2m wide landscaping strip shall be provided adjacent to the RESZ - Residential Zone boundary and shall be planted with species, which at maturity, will screen the buildings from the adjoining sites; and The planting of 1 tree per 20 carparking spaces is encouraged within any carparking area. Stormwater facilities that provide water quality treatment and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner. The maximum building length is 20m where this abuts a RESZ - Residential Zone; External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; and No building projects beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where neighbouring property owner's written approval is provided to

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						 the Council at least 10 working days prior to the works commencing. This standard does not apply to: Road boundaries; Buildings on adjoining sites that have a common wall along the boundary; Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard.; Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (eg finials, spires) provided these do not exceed the recession plane by more than 3m vertically; Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically. Advice Notes: Any landscaping required by this rule may be located in common areas, where the development comprises land and/or buildings in separate unit titles. The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply. Activity status where compliance is not achieved: Restricted Discretionary where standards 1-4 are not complied with. Discretion is restricted to: Design, position and location of any buildings; Landscape measures; Hours of Operation; Vehicle access and parking design and location; and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Management of effects on natural character, landscape, historical and cultural values and biodiversity values. Visual impact on the amenity of the adjoining residential zone.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.023	Commercial Zone	COMZ - R1	Amend	Applying discretionary status to breaches of urban design and landscaping conditions is excessive. Restricted discretionary status is more appropriate and allows urban design mitigations to still be considered.	Activity status where compliance not achieved: Restricted Discretionary where standards 3 , 4 , 5 and 6 are not complied with. Discretionary where standards 1- 24 are not complied with.
Davis Ogilvie & Partners Ltd (S465)	S465.035	Commercial Zone	COMZ - R1	Amend	Rule COMZ - R1(3)(iii) states that tree planting within car parks is "encouraged". Rules in District Plans should be clear and enforceable; terminology such as "encouraged" is not appropriate.	That 1 tree per 20 car parking spaces should be " <i>required</i> " rather than encouraged.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.014	Commercial Zone	COMZ - R1	Support in part	We support the rule in principle but believe that it is too onerous especially with regards to landscaping and building height	Amend to landscaping provisions to be less onerous. Amend points 1 as follows: The maximum height above ground level is 4-2 15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities
Chris & Jan Coll (S558)	S558.350	Commercial Zone	COMZ - R1	Amend	Too onerous especially with regards to landscaping.	Amend to landscaping provisions to be less onerous.
Chris & Jan Coll (S558)	S558.352	Commercial Zone	COMZ - R1	Amend	too onerous especially with regards to building height.	Amend point 1 as follows: The maximum height above ground level is 42 15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.350	Commercial Zone	COMZ - R1	Amend	Too onerous especially with regards to landscaping.	Amend to landscaping provisions to be less onerous.
Chris J Coll Surveying Limited (S566)	S566.352	Commercial Zone	COMZ - R1	Amend	too onerous especially with regards to building height.	Amend point 1 as follows: The maximum height above ground level is 12 15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;
William McLaughlin (S567)	S567.409	Commercial Zone	COMZ - R1	Amend	Too onerous especially with regards to landscaping.	Amend to landscaping provisions to be less onerous.
William McLaughlin (S567)	S567.410	Commercial Zone	COMZ - R1	Amend	too onerous especially with regards to building height.	Amend point 1 as follows: The maximum height above ground level is 12 15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;
Fire and Emergency New Zealand (S573)	S573.079	Commercial Zone	COMZ - R1	Support in part	Maximum height Fire and Emergency support that the maximum height is 12m and that the standard does not include hose drying towers at Emergency Service Facilities. External storage It is important to Fire and Emergency that screening of external storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. Fire and Emergency therefore seeks	Amend as follows 5. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place. a. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					an amendment to COMZ-R1 (5) to provide for this.	
Laura Coll McLaughlin (S574)	S574.350	Commercial Zone	COMZ - R1	Amend	Too onerous especially with regards to landscaping.	Amend to landscaping provisions to be less onerous.
Laura Coll McLaughlin (S574)	S574.352	Commercial Zone	COMZ - R1	Amend	too onerous especially with regards to building height.	Amend point 1 as follows: The maximum height above ground level is 12 15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.721	Commercial Zone	COMZ - R2	Support	We support this rule.	Retain rule.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.015	Commercial Zone	COMZ - R2	Oppose in part	We do not support point 1. It is unnecessary and onerous	Delete point 1.
Chris & Jan Coll (S558)	S558.353	Commercial Zone	COMZ - R2	Amend	We do not support point 1. It is unnecessary and onerous.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.353	Commercial Zone	COMZ - R2	Amend	We do not support point 1. It is unnecessary and onerous.	Delete point 1.
William McLaughlin (S567)	S567.411	Commercial Zone	COMZ - R2	Amend	We do not support point 1. It is unnecessary and onerous.	Delete point 1.
Fire and Emergency New Zealand (S573)	S573.080	Commercial Zone	COMZ - R2	Support in part	Fire and Emergency support that each activity is amended to reflect COMZ-R1 changes.	Retain as notified
Laura Coll McLaughlin (S574)	S574.353	Commercial Zone	COMZ - R2	Amend	We do not support point 1. It is unnecessary and onerous.	Delete point 1.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.722	Commercial Zone	COMZ - R3	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Griffen & Smith Ltd (S253)	S253.011	Commercial Zone	COMZ - R3	Amend	Rule COMZ - R3 (Fences, Walls and Retaining Walls) sets a maximum height at 2m. The amenity values of this height restriction are acknowledged; however, in the Commercial Zone, this height limit may not be practical as higher fences are likely to be required in this zone for security purposes.	Amend Rule COMZ - R3 so that fences (or parts of fences) that are higher than 2m are required to be permeable e.g., wire or netting when adjoining a Residential zone or fronting onto a road.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.016	Commercial Zone	COMZ - R3	Support	We support the rule	Retain as notified
Chris & Jan Coll (S558)	S558.354	Commercial Zone	COMZ - R3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.354	Commercial Zone	COMZ - R3	Support		Retain
William McLaughlin (S567)	S567.412	Commercial Zone	COMZ - R3	Support		Retain
Fire and Emergency New Zealand (S573)	S573.081	Commercial Zone	COMZ - R3	Support in part	Fire and Emergency support that each activity is amended to reflect COMZ-R1 changes.	Retain as notified
Laura Coll McLaughlin (S574)	S574.354	Commercial Zone	COMZ - R3	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.723	Commercial Zone	COMZ - R4	Support	We support this rule.	Retain rule.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.017	Commercial Zone	COMZ - R4	Oppose	This rule is unnecessary.	Delete
Chris & Jan Coll (S558)	S558.003	Commercial Zone	COMZ - R4	Oppose	These are unnecessary and too restrictive.	Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.355	Commercial Zone	COMZ - R4	Oppose	This rule is unnecessary.	Delete.
Chris J Coll Surveying Limited (S566)	S566.003	Commercial Zone	COMZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.355	Commercial Zone	COMZ - R4	Oppose	This rule is unnecessary.	Delete.
William McLaughlin (S567)	S567.003	Commercial Zone	COMZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.413	Commercial Zone	COMZ - R4	Oppose	This rule is unnecessary.	Delete.
Fire and Emergency New Zealand (S573)	S573.082	Commercial Zone	COMZ - R4	Support in part	Fire and Emergency support that each activity is amended to reflect COMZ-R1 changes.	Retain as notified
Laura Coll McLaughlin (S574)	S574.003	Commercial Zone	COMZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.355	Commercial Zone	COMZ - R4	Oppose	This rule is unnecessary.	Delete.
Grey District Council (S608)	S608.702	Commercial Zone	COMZ - R4	Support	Support the rule which requires relocated buildings to be connected to all infrastructure services.	Retain as proposed.
New Zealand Heavy Haulage Association Inc (S616)	S616.001	Commercial Zone	COMZ - 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

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						 than [2] months of the building being moved to the site. 5. All other reinstatement work required by the building inspection report and the buildingconsent 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.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.724	Commercial Zone	COMZ - R5	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.215	Commercial Zone	COMZ - R5	Support	The rule is supported as the advice notes includes reference to the Noise chapter for acoustic insulation requirements.	Retain as proposed.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.018	Commercial Zone	COMZ - R5	Oppose	The rule is too complex and onerous.	Amend to be less complex and less onerous
Chris & Jan Coll (S558)	S558.356	Commercial Zone	COMZ - R5	Amend	The rule is too complex and onerous.	Amend to be less complex and less onerous.
Chris J Coll Surveying Limited (S566)	S566.356	Commercial Zone	COMZ - R5	Amend	The rule is too complex and onerous.	Amend to be less complex and less onerous.
William McLaughlin (S567)	S567.414	Commercial Zone	COMZ - R5	Amend	The rule is too complex and onerous.	Amend to be less complex and less onerous.
Fire and Emergency New Zealand (S573)	S573.083	Commercial Zone	COMZ - R5	Support in part	Fire and Emergency support that each activity is amended to reflect COMZ-R1 changes.	Retain as notified
Laura Coll McLaughlin (S574)	S574.356	Commercial Zone	COMZ - R5	Amend	The rule is too complex and onerous.	Amend to be less complex and less onerous.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.098	Commercial Zone	COMZ - R5	Amend	Typo - wrong word in Conditon 4.v(3)	Change " species " to " spaces "
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.725	Commercial Zone	COMZ - R6	Support	We support this rule.	Retain rule.
Griffen & Smith Ltd (S253)	S253.009	Commercial Zone	COMZ - R6	Support	The Restricted Discretionary status for non-compliance with the recession plane performance standard (COMZ - R6) is supported. It is noted that this rule does not refer to non-compliance with the building length performance standard referred to in its title.	Retain COMZ - R6
Buller District Council (S538)	S538.401	Commercial Zone	COMZ - R6	Support in part	Council supports Rule 6, but considers that the matters of discretion should extend to considering the character and amenity of the surrounding area, shading and loss of sunlight given these are likely to be key considerations where external storage, building length and recession plan standards are breached.	Amend Rule 6 as follows: Discretion is restricted to: a. Material being stored; b. Period of time for storage; c. Distance from boundary; and d. Bulk location and design of storage, buildings and structures; e. Shading and loss of sunlight; and f. Character and amenity of surrounding areas .
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.019	Commercial Zone	COMZ - R6	Support in part	Point 1 for these rules should allow for existing, legal noncompliance with COMZ RI.	Amend as follows: 1. All performance standards for Rule COMZ - RI other than those that relate to External Storage andRecession Planes are complied with or the activity does not increase extent o existin noncompliance with performance standards for Rule COMZ - RI;
Chris & Jan Coll (S558)	S558.357	Commercial Zone	COMZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with COMZ - R1.	Amend as follows: 1. All performance standards for Rule COMZ - R1 other than those that relate to External Storage and Recession Planes are complied

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						with or the activity does not increase extent of existing non-compliance with performance standards for Rule COMZ - R1;
Chris J Coll Surveying Limited (S566)	S566.357	Commercial Zone	COMZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with COMZ - R1.	Amend as follows: 1. All performance standards for Rule COMZ - R1 other than those that relate to External Storage and Recession Planes are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule COMZ - R1;
William McLaughlin (S567)	S567.415	Commercial Zone	COMZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with COMZ - R1.	Amend as follows: 1. All performance standards for Rule COMZ - R1 other than those that relate to External Storage and Recession Planes are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule COMZ - R1;
Laura Coll McLaughlin (S574)	S574.357	Commercial Zone	COMZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with COMZ - R1.	Amend as follows: 1. All performance standards for Rule COMZ - R1 other than those that relate to External Storage and Recession Planes are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule COMZ - R1;
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.726	Commercial Zone	COMZ - R7	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.402	Commercial Zone	COMZ - R7	Oppose	Council is seeking removal of rules managing Relocated Buildings.	Delete Rule 7.
Martin & Co Westport Ltd and Lumberland	S543.020	Commercial Zone	COMZ - R7	Oppose	This rule is unnecessary.	Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Building Market Westport (S543)						
Chris & Jan Coll (S558)	S558.004	Commercial Zone	COMZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.004	Commercial Zone	COMZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.004	Commercial Zone	COMZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.004	Commercial Zone	COMZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.727	Commercial Zone	COMZ - R8	Support	We support this rule.	Retain rule.
Griffen & Smith Ltd (S253)	S253.010	Commercial Zone	COMZ - R8	Amend	The Zone is designed to accommodate predominately large- format buildings, yet this rule restricts building length to 20m where sites adjoin Residential zones. A significant number of Commercial sites adjoin Residential zones. A 20m building length would unduly restrict new development in the Commercial Zone. Anything much larger than a standard residential dwelling would require resource consent, and we consider that this would discourage development. Provided setback, landscaping and recession plane requirements are met amenity concerns are adequately dealt with.	Remove the maximum building length requirement set out in Discretionary Rule COMZ - R8(2).
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.034	Commercial Zone	COMZ - R8	Oppose	The Ministry opposes this rule COMZ -R8 to manage the operation of educational facilities in the Commercial Zone	Amend as follows: Activity status: Discretionary Where: The maximum height is 15m; Maximum building length abutting a residential

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					The Ministry considers that educational facilities should be provided for in this zone as educational facilities are considered essential social infrastructure. The Ministry request that educational facilities are managed as outlined in COMZ-R1 with a permitted activity status and restricted discretionary when compliance is not achieved.	zone is 35m; and Any building or structure is set back 3m from any Residential Zone or Open Space Zone. Activity status where compliance not achieved: Non complying
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.024	Commercial Zone	COMZ - R8	Amend	Supermarkets have a built form usually requiring a long building length. This is necessary for supermarkets to store goods and offer a range of products to consumers.	1. Where: The maximum height is 15m; Maximum building length abutting a residential zone is 35m, excluding expansions to or redevelopment of existing supermarkets ; and Any building or structure is set back 3m from any Residential Zone or Open Space Zone.
Buller District Council (S538)	S538.404	Commercial Zone	COMZ - R8	Support	Rules 8 to 11 are supported.	Retain as notified.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.021	Commercial Zone	COMZ - R8	Support in part	There should be no conditions included as part of this rule. It is appropriate that all activities listed in the rule be considered as part of a Discretionary Activity application.	Delete condition 1 3. Amend as follows: Activity status where compliance not achieved: non complying NA
Chris & Jan Coll (S558)	S558.005	Commercial Zone	COMZ - R8	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris & Jan Coll (S558)	S558.358	Commercial Zone	COMZ - R8	Amend	There should be no conditions included as part of this rule.	Delete condition 1 - 3.
Chris & Jan Coll (S558)	S558.359	Commercial Zone	COMZ - R8	Amend	All activities listed in the rule be considered as part of a Discretionary Activity application.	Amend as follows: Activity status where compliance not achieved: Non-complying N/A.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.005	Commercial Zone	COMZ - R8	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)	S566.358	Commercial Zone	COMZ - R8	Amend	There should be no conditions included as part of this rule.	Delete condition 1 - 3.
Chris J Coll Surveying Limited (S566)	S566.359	Commercial Zone	COMZ - R8	Amend	All activities listed in the rule be considered as part of a Discretionary Activity application.	Amend as follows: Activity status where compliance not achieved: Non complying N/A.
William McLaughlin (S567)	S567.005	Commercial Zone	COMZ - R8	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
William McLaughlin (S567)	S567.416	Commercial Zone	COMZ - R8	Amend	There should be no conditions included as part of this rule.	Delete condition 1 - 3.
William McLaughlin (S567)	S567.417	Commercial Zone	COMZ - R8	Amend	All activities listed in the rule be considered as part of a Discretionary Activity application.	Amend as follows: Activity status where compliance not achieved: Non complying N/A.
Laura Coll McLaughlin (S574)	S574.005	Commercial Zone	COMZ - R8	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Laura Coll McLaughlin (S574)	S574.358	Commercial Zone	COMZ - R8	Amend	There should be no conditions included as part of this rule.	Delete condition 1 - 3.
Laura Coll McLaughlin (S574)	S574.359	Commercial Zone	COMZ - R8	Amend	All activities listed in the rule be considered as part of a Discretionary Activity application.	Amend as follows: Activity status where compliance not achieved: Non-complying N/A.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.728	Commercial Zone	COMZ - R9	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.405	Commercial Zone	COMZ - R9	Support	Rules 8 to 11 are supported.	Retain as notified.
Martin & Co Westport Ltd and Lumberland	S543.022	Commercial Zone	COMZ - R9	Support	We support this rule.	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Building Market Westport (S543)						
Chris & Jan Coll (S558)	S558.360	Commercial Zone	COMZ - R9	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.360	Commercial Zone	COMZ - R9	Support		Retain
William McLaughlin (S567)	S567.418	Commercial Zone	COMZ - R9	Support		Retain
Laura Coll McLaughlin (S574)	S574.360	Commercial Zone	COMZ - R9	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.729	Commercial Zone	COMZ - R10	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.406	Commercial Zone	COMZ - R10	Support	Rules 8 to 11 are supported.	Retain as notified.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.023	Commercial Zone	COMZ - R10	Oppose	This is too onerous and should be a Discretionary Activity.	Amend status to Discretionary.
Chris & Jan Coll (S558)	S558.361	Commercial Zone	COMZ - R10	Amend	This is too onerous and should be a Discretionary Activity.	Amend status to Discretionary.
Chris J Coll Surveying Limited (S566)	S566.361	Commercial Zone	COMZ - R10	Amend	This is too onerous and should be a Discretionary Activity.	Amend status to Discretionary.
William McLaughlin (S567)	S567.419	Commercial Zone	COMZ - R10	Amend	This is too onerous and should be a Discretionary Activity.	Amend status to Discretionary.
Laura Coll McLaughlin (S574)	S574.361	Commercial Zone	COMZ - R10	Amend	This is too onerous and should be a Discretionary Activity.	Amend status to Discretionary.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.730	Commercial Zone	COMZ - R11	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Buller District Council (S538)	S538.403	Commercial Zone	COMZ - R11	Support	Rules 8 to 11 are supported.	Retain as notified.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.024	Commercial Zone	COMZ - R11	Support	We do not support this rule.	Delete
Chris & Jan Coll (S558)	S558.363	Commercial Zone	COMZ - R11	Oppose		Delete
Chris J Coll Surveying Limited (S566)	S566.363	Commercial Zone	COMZ - R11	Oppose		Delete
William McLaughlin (S567)	S567.420	Commercial Zone	COMZ - R11	Oppose		Delete
Laura Coll McLaughlin (S574)	S574.363	Commercial Zone	COMZ - R11	Oppose		Delete
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.219	Mixed Use Zone	MUZ	Amend	Poutini Ngāi Tahu values need to be identified, maintained, and enhanced when considered appropriate to do by Poutini Ngāi Tahu.	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment either by including in the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules
New Zealand Motor Caravan Association (S490)	S490.012	Mixed Use Zone	Mixed Use 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.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.732	Mixed Use Zone	MUZ - R1	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.216	Mixed Use Zone	MUZ - R1	Oppose	As per COMZ-R1	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

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.035	Mixed Use Zone	MUZ - R1	Support in part	The Ministry support Rule MUZ-R1 in part as it provides for community activities in the Mixed Use Zone as a permitted activity. However the Ministry request that the activity status of restricted discretionary where compliance is not achieved. This provides flexibility without unreasonable resturctions for education facilities that may be best placed in the Mixed Used Zone to serve the education needs of the Mixed Use area	Amend as follows Activity Status: Permitted Where: This is not visitor accommodation subject to Rule MUZ - R5; Performance standards for Rule MUZ - R1 are complied with; and This is not a commercial garage, service station or emergency service activity located on a Façade Control Street. Activity status where compliance is not achieved: Non-complying Restricted Discretionary Discretion is restricted to Design, position and location of any buildings; Landscape measures; Hours of Operation; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values.
Buller District Council (S538)	S538.408	Mixed Use Zone	MUZ - R1	Oppose in part	 While Council supports a maximum ground floor area, 500m² is considered too large for mixed use zoning and requests this is reduced to 300m². Clause 5 requires fencing or landscaping to screen external storage areas. This standard is supported, but the fencing should be 	 Amend rule 1 as follows The maximum ground floor area of the building is 500-300m²; External storage is screened by a solid 1.8m a minimum of 1.8m high or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					a solid fence to provide effective screening and the 1.8m is missing reference to this being a height requirement. Clause 7 references the exception for infringement of recession boundaries where neighbours written approval has been obtained i.e. the Deemed Permitted Boundary Activities process. It is suggested that reference to this	 No building projects 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 neighbouringproperty owner's written approval is provided to the Council at least 10 working days prior tothe works commencing This standard does not apply to Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.
Fire and Emergency New Zealand (S573)	S573.084	Mixed Use Zone	MUZ - R1	Support	Maximum Fire and Emergency support that the maximum height is 12m and that the standard does not include hose drying towers at Emergency Service Facilities. External storage It is important to Fire and Emergency that screening of external storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. Fire and Emergency therefore seeks an amendment to MUZ-R1 (5) to provide for this.height	Amend as follows 5. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place. a. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.
Te Mana Ora (Community and	S190.733	Mixed Use Zone	MUZ - R2	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Public Health) of the NPHS/ Te Whatu Ora (S190)						
Buller District Council (S538)	S538.409	Mixed Use Zone	MUZ - R2	Support	Rule 2 is supported.	Retain as notified.
Fire and Emergency New Zealand (S573)	S573.085	Mixed Use Zone	MUZ - R2	Support in part	Fire and Emergency support the MUZ-R2 provided the amendments to R1 are made.	Retain as notified
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.734	Mixed Use Zone	MUZ - R3	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.217	Mixed Use Zone	MUZ - R3	Support	Waka Kotahi supports the advice note in this rule that requires all carparking and vehicle service access to comply with the standards in the Transport chapter.	Retain as proposed.
Buller District Council (S538)	S538.410	Mixed Use Zone	MUZ - R3	Oppose	The Transport Performance Standards (Appendix 1) address requirements for car parking and vehicle access in TRN S12 including for the Mixed Use Zones. Council considers these provide sufficient control and additional standards are not considered necessary in the Mixed Use Zone and removal of Rule 3 is requested. It is noted that the MUZ Rule 1 performance standards require landscaping to be provided for sites adjoining residential zones to ensure amenity is maintained, so there is no need to duplicate this requirement. As an alternative, if further carparking performance standards are considered necessary, they should be inserted into the TRN S12 performance standards to provide a	Delete Rule 3.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					consistent approach across the plan framework.	
Fire and Emergency New Zealand (S573)	S573.086	Mixed Use Zone	MUZ - R3	Oppose	Fire and Emergency oppose MUZ-R3 (1) which requires car parking and vehicle service access to be made at the side or rear of the building. This is not a practical option for fire appliances which in order to ensure quick response times occur, vehicle access needs to be at the front of the building for direct exit from the site to the road. Fire appliances require quick manoeuvring on a site and if the access was to be to the rear or side this would result in additional maneuvering to exit. Fire and Emergency support the exclusion of emergency service activities from being included within the provisions.	Amendment south 6. Emergency Service activities are excluded from standards 1 - 5.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.735	Mixed Use Zone	MUZ - R4	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.218	Mixed Use Zone	MUZ - R4	Support	The rule is supported as the advice notes includes reference to the Noise chapter for acoustic insulation requirements.	Retain as proposed.
Davis Ogilvie & Partners Ltd (S465)	S465.034	Mixed Use Zone	MUZ - R4	Oppose	Whilst Rule MUZ - R4(1)(ii) is acknowledged as retaining a more commercial amenity in this zone, subsection (5) appears contrary to this.	Amend the rule to allow for side or rear access e.g., via a right of way or driveway/walkway beside a commercial business on the site.
Buller District Council (S538)	S538.411	Mixed Use Zone	MUZ - R4	Oppose in part	The Mixed Use Zone for Westport comprises an area of residential housing and businesses sandwiched between the railway line and The Esplanade and adjoining reserve	Amend Rule 4 as follows: Activity Status Permitted Where: 1. The residential activity or papakainga is:Located above street level; orLocated at street level but

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					 land. As a consequence, the properties front The Esplanade and reserve land and Clause 1(ii) is not workable for Westport's Mixed Use Zone. It is also noted that there are no height, bulk or boundary setback standards for residential activities, which is considered an omission. Council considers this can be addressed by requiring compliance with the Rule 1 standards but notes that these do not specify road or internal boundary setbacks and these are considered necessary for standalone residential buildings to maintain amenity. If compliance with the Rule 1 standards is required, these already include a requirement to screen outdoor storage areas from adjoining sites, therefore Clauses 2 and 3 are not considered necessary. 	with nofrontage to public open spaces orstreets except for access;All performance standards for Rule MUZ-Rule 1 are complied with; 2. Each residential unit shall be provided with awaste management area of 2m2 per unit eachwith a minimum dimension of 1.5m in either aprivate or communal area;3. Any space designed for waste management, whether private or communal, shall be locatedbetween the road boundary and any building, and shall be screened from adjoining sites, roads and adjoining outdoor living spaces byscreening of the waste management area to aheight of 1.5m; Standalone residential units are setback a minimum of 4.5m from road boundaries and 1m from internal boundaries
Fire and Emergency New Zealand (S573)	S573.087	Mixed Use Zone	MUZ - R4	Support	Fire and Emergency support these standards provided R1 is amended.	Retain as notified.
Grey District Council (S608)	S608.703	Mixed Use Zone	MUZ - R4	Support	Support the rule that requires provision for carparking and vehicle service access is at the side or rear of the building. Support the advice note that requires the rule to comply with the standards outlined in the Transport Chapter.	Retain as proposed.
Grey District Council (S608)	S608.734	Mixed Use Zone	MUZ - R4	Support	Support that reinstatement work includes connections to al infrastructure services.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.220	Mixed Use Zone	MUZ - R4	Support	Encourages modern/diverse types of papakāinga.	retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.736	Mixed Use Zone	MUZ - R5	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.219	Mixed Use Zone	MUZ - R5	Support	The rule is supported as the advice notes includes reference to the Noise chapter for acoustic insulation requirements.	Retain as proposed.
Buller District Council (S538)	S538.412	Mixed Use Zone	MUZ - R5	Oppose in part	For the reasons stated above, Council seeks the removal of Clauses 1(iii) and 2 and that compliance with the Rule 1 standards are inserted.	Amend Rule 5 as follows: 1. The visitor accommodation is located: i) In a Heritage Building listed in Schedule One; or ii)-Above street level; oriii) At street level but with no frontage to public opens spaces or streets except for access. ² . Any space designed for waste management, whether private or communal, shall not belocated between the road boundary and anybuilding, and shall be screened form adjoiningsites, roads and adjoining outdoor living spacesby screening of the waste management area to a height of 1.5 metresAll performance standards for Rule MUZ-Rule 1 are complied with;
Fire and Emergency New Zealand (S573)	S573.088	Mixed Use Zone	MUZ - R5	Support	Fire and Emergency support these standards provided R1 is amended.	Retain as notified.
Te Mana Ora (Community and Public Health) of the	S190.737	Mixed Use Zone	MUZ - R6	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
NPHS/ Te Whatu Ora (S190)						
Buller District Council (S538)	S538.413	Mixed Use Zone	MUZ - R6	Oppose in part	Minor structures are required to comply with the Rule 1 standards. Given the mixed use zoning, Council considers that the only additional standard is boundary setbacks and suggests that the residential standards are used.	Amend Rule 2 as follows: 1. All performance standards for Rule COMZ- R1are complied withStructures are setback a minimum of 4.5m from the road boundary and 1m from internal boundaries.
Fire and Emergency New Zealand (S573)	S573.089	Mixed Use Zone	MUZ - R6	Support	Fire and Emergency support these standards provided R1 is amended.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.738	Mixed Use Zone	MUZ - R7	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.414	Mixed Use Zone	MUZ - R7	Support	Rule 7 is supported	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.739	Mixed Use Zone	MUZ - R8	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.415	Mixed Use Zone	MUZ - R8	Oppose	The Building Act addresses relocatable buildings, therefore Council seeks the removal of Rule 8.	Delete Rule 8.
Chris & Jan Coll (S558)	S558.006	Mixed Use Zone	MUZ - R8	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.006	Mixed Use Zone	MUZ - R8	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.006	Mixed Use Zone	MUZ - R8	Oppose	These are unnecessary and too restrictive.	Delete
Fire and Emergency New Zealand (S573)	S573.090	Mixed Use Zone	MUZ - R8	Support	Fire and Emergency support these standards provided R1 is amended.	Retain as notified.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.006	Mixed Use Zone	MUZ - R8	Oppose	These are unnecessary and too restrictive.	Delete
Grey District Council (S608)	S608.704	Mixed Use Zone	MUZ - R8	Support	Support the rule which requires relocated buildings to be connected to all infrastructure services.	Retain as proposed.
New Zealand Heavy Haulage Association Inc (S616)	S616.002	Mixed Use Zone	MUZ - R8	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 buildingconsent 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.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.740	Mixed Use Zone	MUZ - R9	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Buller District Council (S538)	S538.416	Mixed Use Zone	MUZ - R9	Support	Rules 9 to 14 are supported.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.741	Mixed Use Zone	MUZ - R10	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.417	Mixed Use Zone	MUZ - R10	Support	Rules 9 to 14 are supported.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.742	Mixed Use Zone	MUZ - R11	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.418	Mixed Use Zone	MUZ - R11	Support	Rules 9 to 14 are supported.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.743	Mixed Use Zone	MUZ - R12	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.419	Mixed Use Zone	MUZ - R12	Support	Rules 9 to 14 are supported.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.745	Mixed Use Zone	MUZ - R13	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.420	Mixed Use Zone	MUZ - R13	Support	Rules 9 to 14 are supported.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.746	Mixed Use Zone	MUZ - R14	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.421	Mixed Use Zone	MUZ - R14	Support	Rules 9 to 14 are supported.	Retain as notified.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.221	Neighbourhood Centre Zone	NCZ	Amend	Poutini Ngāi Tahu values need to be identified, maintained, and enhanced when considered appropriate to do by Poutini Ngāi Tahu.	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment by including in the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.748	Neighbourhood Centre Zone	NCZ - R1	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.220	Neighbourhood Centre Zone	NCZ - R1	Oppose	As per COMZ-R1	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.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.036	Neighbourhood Centre Zone	NCZ - R1	Support in part	The Ministry request that educational facilities are specifcally provided for as a permitted activity as they play an important role in servicing the community. The Ministry considers that educational facilities should be provided for in this zone as educational facilities are considered essential social infrastructure. The Ministry support the activity status of Restricted Discetionary where standards 9-12 are not complied with. However, the Ministry requests an activity status of	 a. Amend as follows: NC1-R1 Commercial, Community and Visitor Accommodation Activities, Educational Facilities and Buildings Activity Status Permitted Where: Community Facilities, Emergency Services Facilities, retail and office activities are a maximum of 250m2 gross floor area per activity provided; The activity does not include: Drive through restaurants; Service stations; Motor vehicle sales; Yard-based retail activities; Trade retail and trade suppliers; or Bars/taverns;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					restricted discretionary where compliances is not achieved with standards 1 -8. This provides flexibility without unreasonable restrictions for educational facilities that may be best places within the neighbourhood centre zone to serve the education needs of commercial areas.	The maximum height above ground level is 10 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities; External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; Maximum site coverage is 60%; No more than one heavy vehicle is stored on the site; The activity shall be limited to the following hours of operation: 6am - 11pm weekdays; and 7am - 10 pm weekends and public holidays; except where The entire activity is located within a building; and There are no visitors, customers or deliveries outside the above hours. The maximum building length is 20m where this abuts a RESZ - Residential Zone; Any building or structure is set back 2m from a RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone boundary; 3m from the road boundary; or For sites with frontage to two roads in the NCZ - Neighbourhood Centre Zone: 3m on one road boundary; and 1.5m on the other road boundary; A landscape buffer of 1m width must be provided along the frontage between the street and any car parking, loading or service areas which are visible from the street frontage. This rule excludes access points; No building shall protrude beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any residential site boundary except where

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						neighbouring property owner's written approval is provided to the Council 10 working days to the works commencing
						This standard does not apply to: Road boundaries; Buildings on adjoining sites that have a common wall along the boundary; Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.
						Advice Note: The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply.
						Activity status where compliance not achieved: Restricted Discretionary where standards 9 to 12 are not complied with.
						Discretionary where standards 1 to 8 are not complied with.Discretion is restricted to: Design and location of buildings; Design and location of parking, loading and access areas; Landscape measures

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.025	Neighbourhood Centre Zone	NCZ - R1	Amend	No supermarket is likely to be able to operate with a floor space of 250m2 or less. The activity requires much greater floor space and currently exists with floor levels of at least 1000m2 in Neighbourhood Centre Zones.	 Where: 1. Community Facilities, Emergency Service Facilities, retail and office activities are a maximum of 250m2 gross floor area per activity, or 1000m2 per supermarket, provided; 2. The activity does not include: i. Drive through restaurants; ii. Service stations; iii. Motor vehicle sales; iv. Yard-based retail activities; v. Trade retail and trade suppliers; or vi. Bars/taverns; 3. The maximum height above ground level is 10 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities; 4. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; 5. Maximum site coverage is 60%; 6. No more than one heavy vehicle is stored on the site; 7. Activities other than Emergency Services shall be limited to the following hours of operation: i. 6am - 11pm weekdays; and ii. 7am - 10 pm weekends and public holidays; except where a. The entire activity is located within a building; and b. There are no visitors, customers or deliveries outside the above hours. 8. The maximum building length is 20m where this abuts a RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone boundary; ii. 3m from the road boundary; or iii. For sites with frontage to two roads in the NCZ -

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						 Neighbourhood Centre Zone: a. 3m on one road boundary; and b. 1.5m on the other road boundary; 10. A landscape buffer of 1m width must be provided along the frontage between the street and any car parking, loading or service areas which are visible from the street frontage. This rule excludes access points; 11. No building shall protrude beyond
Fire and Emergency New Zealand (S573)	S573.091	Neighbourhood Centre Zone	NCZ - R1	Support in part	Floor areas Fire and Emergency support the standards set out in NCZ-R1. A maximum gross floor area of 250m2 will be appropriate for new fire stations. Heavy vehicles Fire and Emergency request that standard 6 is amended to exclude fire appliances from heavy vehicles stored on site as more than one fire appliance is likely to be located on site at any one time and any associated vehicles to assist Fire and Emergency.	Amendment sought: 6. No more than one heavy vehicle is stored on site excluding vehicles associated with emergency service activities
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.749	Neighbourhood Centre Zone	NCZ - R2	Support	We support this rule.	Retain rule.
Fire and Emergency New Zealand (S573)	S573.092	Neighbourhood Centre Zone	NCZ - 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,	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
					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.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.750	Neighbourhood Centre Zone	NCZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.751	Neighbourhood Centre Zone	NCZ - R4	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.007	Neighbourhood Centre Zone	NCZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.007	Neighbourhood Centre Zone	NCZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.007	Neighbourhood Centre Zone	NCZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Fire and Emergency New Zealand (S573)	S573.093	Neighbourhood Centre Zone	NCZ - R4	Support in part	Fire and Emergency support these standards provided that NCZ-R1 is amended.	Retain as notified.
Laura Coll McLaughlin (S574)	S574.007	Neighbourhood Centre Zone	NCZ - R4	Oppose	These are unnecessary and too restrictive.	Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.705	Neighbourhood Centre Zone	NCZ - R4	Support	Support the rule which requires relocated buildings to be connected to all infrastructure services.	Retain as proposed.
New Zealand Heavy Haulage Association Inc (S616)	S616.003	Neighbourhood Centre Zone	NCZ - 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.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.752	Neighbourhood Centre Zone	NCZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.753	Neighbourhood Centre Zone	NCZ - R6	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)	S190.754	Neighbourhood Centre Zone	NCZ - R7	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.008	Neighbourhood Centre Zone	NCZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.008	Neighbourhood Centre Zone	NCZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.008	Neighbourhood Centre Zone	NCZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.008	Neighbourhood Centre Zone	NCZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.755	Neighbourhood Centre Zone	NCZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.756	Neighbourhood Centre Zone	NCZ - R9	Support	We support this rule.	Retain rule.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.026	Neighbourhood Centre Zone	NCZ - R9	Amend	As above.	 Where: 1. The gross floor area is greater than 250m2 per activity or 1000m2 per supermarket, but all other Performance Standards for 1- 8 for Rule TCZ - R1 are complied with. Discretion is restricted to: Design and location of buildings; Design and location of parking, loading and access areas; and Landscape measures.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.757	Neighbourhood Centre Zone	NCZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.758	Neighbourhood Centre Zone	NCZ - R11	Support	We support this rule.	Retain rule.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.027	Neighbourhood Centre Zone	NCZ - R11	Oppose in part	The rules as notified effectively make all supermarkets a noncomplying activity due to the gross floor area restrictions. This is inappropriate given that supermarkets currently exist in the NCZ and are a common feature of any township.	Where: Retail and office activities are a maximum of 250m2 gross floor area per activity, excluding expansions to or redevelopment of supermarkets ; The activity does not include: Drive through restaurants; Service stations; Yard-based retail activities; Motor vehicle sales; or Trade retail and trade suppliers.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.759	Neighbourhood Centre Zone	NCZ - R12	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.009	Neighbourhood Centre Zone	NCZ - R12	Oppose	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)	S566.009	Neighbourhood Centre Zone	NCZ - R12	Oppose	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
William McLaughlin (S567)	S567.009	Neighbourhood Centre Zone	NCZ - R12	Oppose	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.009	Neighbourhood Centre Zone	NCZ - R12	Oppose	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.760	Neighbourhood Centre Zone	NCZ - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.761	Neighbourhood Centre Zone	NCZ - R14	Support	We support this rule.	Retain rule.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.222	Town Centre Zone	TCZ	Amend	Poutini Ngāi Tahu values need to be identified, maintained, and enhanced when considered appropriate to do by Poutini Ngāi Tahu.	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment either by including in the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.028	Town Centre Zone	Overview	Amend		Amend to Read: The TCZ - Town Centre Zone is found in the four main town centres of Reefton, Greymouth/Māwhera, Westport/Kawatiri and Hokitika. There are common policies and rules across the TCZ - Town Centre Zone, however each town centre has a Precinct where specific additional policies and rules apply. The four centres are generally characterised by 2-3 storey buildings located up to the street with verandahs and retail display windows. These town centres are pedestrian oriented and parking is available on the street. Residential living above ground floor and mixed use activities are provided for.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						A supermarket is present and occupies town centres as an anchor tenant. Existing supermarkets have specific operational and functional needs, including, but not limited to, large gross floor area, extended hours of operation, increased vehicle access and larger built form. High quality design of supermarkets is achieved through methods that do not disrupt their operational and functional needs such as building recesses, material/colour variation or landscaping.
						 The location of the Hokitika, Greymouth/Māwhera and Westport/Kawatiri town centres on the coast and adjacent to large rivers, means parts of the town centres are subject to risk from existing and future flood and coastal inundation. Te Tai o Poutini Plan acknowledges this is an existing risk and enables development within the TCZ - Town Centre Zone and MUZ - Mixed Use Zone that responds to and manages the risk. However, it is also acknowledged that over time a movement away from the most hazardous locations is desired, and this is reflected in other parts of the Te Tai o Poutini Plan through the NH - Natural Hazards provisions.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.002	Town Centre Zone	Town Centre Zone Rules	Support	TCZs should be enabling of extensions and redevelopment for existing commercial activities, such as supermarkets.	Amend provisions to be more enabling of extensions and redevelopment of supermarkets.
Te Mana Ora (Community and Public Health) of the	S190.763	Town Centre Zone	TCZ - R1	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)	S450.221	Town Centre Zone	TCZ - R1	Oppose	As per COMZ-R1	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.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.029	Town Centre Zone	TCZ - R1	Amend	Current supermarkets in the TCZ do not achieve the conditions of TCZ-R1, despite existing in the TCZ already. A TCZ may be appropriate for these areas, but the pTTPP rules do not give effect to the TCZ described in the National Planning Standards.	 Where: Any building is located: On the front boundary of the site; b. With no setback from the street boundary, except that a recess of up to 0.5m within the facade of the building is permitted; Any building is setback a minimum of 3m from any RESZ - Residential Zone boundary; All external storage is screened by a 1.8m fence or landscaping so it is not visible from any adjoining residential zone boundary or any adjoining public space; The ground floor facade of all buildings with a Main Street Frontage must have: So% of the facade devoted to display windows or 75% of its height for at least 50% of the ground floor building frontage; and One public entrance with glazing comprising at least 40% of the doors; except that Any Heritage Building in Schedule One is exempt from this requirement. No building shall create a featureless facade or blank wall on a Main Street Frontage at ground floor level wider than 3m; No building shall project beyond a building envelope
						conditions 1, 4 and 5 of this rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Buller District Council (S538)	S538.424	Town Centre Zone	TCZ - R1	Oppose in part	Rule 1 is generally supported, provided the following concerns are addressed. Clause 3 requires fencing or landscaping to screen external storage areas. This standard is supported, but the fencing should be a solid fence to provide effective screening and the 1.8m is missing reference to this being a height requirement. Council is concerned that Clause 4 (a) is not necessarily appropriate for all commercial activities e.g. service providers such as dentists, and compliance with the standard is relatively complicated. Council's preference is that a simpler standard is adopted that achieves the same purpose of creating appealing street frontages. Clause 5 is also considered unnecessary given the requirement for a percentage of the building frontage to be clear glazing and Council requests this clause is removed. Clause 6 references the exception for infringement of recession 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 Notes rather than in the body of the rule, particularly given it has wider relevance than just recession planes	Amend Rule 1 as follows: 3. All external storage is screened by a solid 1.8m a minimum of 1.8m high or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; 4. The ground floor façade of all buildings with a Main Street Frontage must have: (a) 50% of the façade devoted to display windows or 75% of its height for at least50% of the ground floor building frontage At least 50% of the building frontage at ground floor must be clear glazing; and (b) One public entrance with glazing comprising at least 40% of the door; except that (c) Any Heritage Building in Schedule One is exempt from this requirement. 5. No building shall create a featureless façade or blank wall on a Main Street Frontage at ground floor level wider than 3m. 6. No building shall project beyond a building envelope defined by a recession plane as identified in accordance with Appendix Two to commence 2.5m above any RESZ-Residential Zone boundary except where the neighbouring property owner's written approval is provided to the Council 10 working days to the works commencing. This standard does not apply to: Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					and is also applicable to internal boundary infringements.	
Fire and Emergency New Zealand (S573)	S573.094	Town Centre Zone	TCZ - R1	Support in part	Fire and Emergency supports in part the standards with TCZ-R1, subject to an additional standard that requires commercial activities and buildings, community corrections 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 SETZ - Settlement 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.	Amendment sought: 4. The ground floor façade of all buildings excluding Emergency Service Facilities with a Main Street Frontage must have 7. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available. 8. 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 Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.764	Town Centre Zone	TCZ - R2	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.030	Town Centre Zone	TCZ - R2	Amend	As above.	 3. Where: All performance standards from Rule TCZ - R1 are complied with; Any commercial activity on a Main Street Frontage does not include: Motor vehicle sales yards; Service stations; Yard based retail; Trade retail and trade suppliers; Drive through restaurants. Town Centre Zone TCZ-R2 Amend As above. Where: All performance standards from Rule TCZ - R1 are complied with; Any commercial activity on a Main Street Frontage does not include: Motor vehicle sales yards; Service stations; Yard based retail; Trade retail and trade suppliers; Drive through restaurants. Tont performance standards from Rule TCZ - R1 are complied with; Any commercial activity on a Main Street Frontage does not include: Motor vehicle sales yards; Service stations; Yard based retail; Trade retail and trade suppliers; Drive through restaurants. The maximum height above ground level is 12 metres except that hose drying towers at an Emergency Service Facility are exempt from this standard; Every building with a Main Street Frontage must erect a cantilevered continuous verandah to cover the full width of the footpath except that this does not apply to Heritage Buildings identified in Schedule One; and New buildings and additions and alterations to any Main Street Frontage façade must demonstrate that they meet the Hokitika Town Centre Urban Design Guidelines. Existing supermarkets are not subject to conditions 4 and 5 of this rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Fire and Emergency New Zealand (S573)	S573.095	Town Centre Zone	TCZ - R2	Support in part	Fire and Emergency support the standards provided the amendment is made to TCZ-R1.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.765	Town Centre Zone	TCZ - R3	Support	We support this rule.	Retain rule.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.031	Town Centre Zone	TCZ - R3	Amend	As above.	 1. Where: All performance standards from Rule TCZ - R1 are complied with; The maximum height above ground level is 20 metres; Every building with a Main Street Frontage must erect a cantilevered continuous verandah (with no decorative poles) to extend from the shop frontage to be 400mm inside the kerbline. This requirement for a verandah does not apply to Historic Heritage buildings identified in Schedule One. Advice Note: The verandah shall extend from the shop frontage to be 400mm inside the kerbline. The verandah, if on a corner, shall be splayed so as to be 400mm back from the kerbline. When designing new buildings in Greymouth/Māwhera Town Centre developers are encouraged to use the Greymouth/Māwhera Town Centre and Mixed Use Urban Design Guidelines. Existing supermarkets are not subject to condition 3 of this rule.
Fire and Emergency New Zealand (S573)	S573.096	Town Centre Zone	TCZ - R3	Support in part	Fire and Emergency support the standards provided the amendment is made to TCZ-R1.	Retain as notified.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.223	Town Centre Zone	TCZ - R3	Amend	See submission point on UFD-O1 - use of design guidelines is encourage	amend rules to ensure the design guidelines need to be complied with to be a permitted

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Runanga o Makaawhio (S620)					but not a requirement as other similar rules.	activity.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.766	Town Centre Zone	TCZ - R4	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.425	Town Centre Zone	TCZ - R4	Support	Rules 4 and 5 are supported, but it is noted that the titles refer to Town Centre Precincts and as discussed above, clarification is sought on this.	Retain as notified.
Fire and Emergency New Zealand (S573)	S573.097	Town Centre Zone	TCZ - R4	Support in part	Fire and Emergency support the standards provided the amendment is made to TCZ-R1.	Retain as notified.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.224	Town Centre Zone	TCZ - R4	Amend	See submission point on UFD-O1 - use of design guidelines is encourage but not a requirement as other similar rules.	amend rules to ensure the design guidelines need to be complied with to be a permitted activity.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.767	Town Centre Zone	TCZ - R5	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.426	Town Centre Zone	TCZ - R5	Support	Rules 4 and 5 are supported, but it is noted that the titles refer to Town Centre Precincts and as discussed above, clarification is sought on this.	Retain as notified.
Fire and Emergency New Zealand (S573)	S573.098	Town Centre Zone	TCZ - R5	Support in part	Fire and Emergency support the standards provided the amendment is made to TCZ-R1	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.768	Town Centre Zone	TCZ - R6	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.222	Town Centre Zone	TCZ - R6	Support	Waka Kotahi supports the advice note in this rule that requires all carparking and vehicle service access to comply	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					with the standards in the Transport chapter.	
Buller District Council (S538)	S538.427	Town Centre Zone	TCZ - R6	Not Stated	The Transport Performance Standards (Appendix 1) address requirements for car parking and vehicle access in TRN S12, including for the Commercial Zone. Council considers these provide sufficient control and additional standards are not considered necessary. As an alternative, if further carparking performance standards are considered necessary, they should be inserted into the TRN S12 performance standards to provide a consistent approach across the Plan framework.	Delete Rule 6.
Fire and Emergency New Zealand (S573)	S573.099	Town Centre Zone	TCZ - R6	Not Stated	Fire and Emergency oppose TCZ-R6 (1) which requires car parking and vehicle service access to be made at the side or rear of the building. This is not a practical option for fire appliances which in order to ensure quick response times occur, vehicle access needs to be at the front of the building for direct exit from the site to the road. Fire appliances require quick manoeuvring on a site and if the access was to be to the rear or side this would result in additional maneuvering to exit. Fire and Emergency support the exclusion of emergency service activities from being included within the provisions.	Amendment south Emergency Service activities are excluded from standards 1 - 5.
Grey District Council (S608)	S608.706	Town Centre Zone	TCZ - R6	Support	support the intent of the rule that provides provisions for carparking and vehicle service access.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.769	Town Centre Zone	TCZ - R7	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.223	Town Centre Zone	TCZ - R7	Support	The rule is supported as the advice notes includes reference to the Noise chapter for acoustic insulation requirements.	Retain as proposed.
Buller District Council (S538)	S538.428	Town Centre Zone	TCZ - R7	Support	Rule 7 is supported.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.770	Town Centre Zone	TCZ - R8	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.224	Town Centre Zone	TCZ - R8	Support	The rule is supported as the advice notes includes reference to the Noise chapter for acoustic insulation requirements.	Retain as proposed.
Buller District Council (S538)	S538.429	Town Centre Zone	TCZ - R8	Oppose in part	Rule 8 is required to comply with the Rule 1 performance standards which already includes a requirement to screen outdoor storage areas from adjoining sites, therefore Clause 3 is considered an unnecessary duplication.	Amend Rule 8 as follows: 3. Any space designated for waste management,whether private or communal, shall be locatedbetween the road boundary and any building,and shall be screened from adjoining sites,roads and adjoining outdoor living spaces byscreening of the waste management area to aheight of 1.5 metres.
Fire and Emergency New Zealand (S573)	S573.100	Town Centre Zone	TCZ - R8	Support in part	Fire and Emergency support the standards provided the amendment is made to TCZ-R1.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.771	Town Centre Zone	TCZ - R9	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.430	Town Centre Zone	TCZ - R9	Oppose in part	Rule 9 is supported, but the reference in Clause 3 to providing pedestrian	Amend Rule 9 as follows:

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					 weather cover for 80% of the footpath frontage has the potential to be confusing and pose issues for determining compliance with the standard. Council considers that the percentage reference can be removed without affecting the outcome sought for pedestrian weather protection. It is also noted that there is a minor grammar error in Rule 3. 	3. If the building to be demolished is on a Main Street Frontage that then a pedestrian weather cover must be provided over the adjacent footpath for 80% of the frontage
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.772	Town Centre Zone	TCZ - R10	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.431	Town Centre Zone	TCZ - R10	Support	Rules 10 to 12 are supported.	Retain as notified.
Fire and Emergency New Zealand (S573)	S573.101	Town Centre Zone	TCZ - R10	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	Amendment sought 1. 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
					enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.773	Town Centre Zone	TCZ - R11	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.432	Town Centre Zone	TCZ - R11	Support	Rules 10 to 12 are supported.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.774	Town Centre Zone	TCZ - R12	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.433	Town Centre Zone	TCZ - R12	Support	Rules 10 to 12 are supported.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.775	Town Centre Zone	TCZ - R13	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.434	Town Centre Zone	TCZ - R13	Oppose	The Building Act addresses Relocatable Buildings, therefore Council seeks the removal of Rule 13.	Delete Rule 13
Chris & Jan Coll (S558)	S558.010	Town Centre Zone	TCZ - R13	Oppose	These are unnecessary and too restrictive.	Delete.
Chris J Coll Surveying Limited (S566)	S566.010	Town Centre Zone	TCZ - R13	Oppose	These are unnecessary and too restrictive.	Delete.
William McLaughlin (S567)	S567.010	Town Centre Zone	TCZ - R13	Oppose	These are unnecessary and too restrictive.	Delete.
Laura Coll McLaughlin (S574)	S574.010	Town Centre Zone	TCZ - R13	Oppose	These are unnecessary and too restrictive.	Delete.
Te Mana Ora (Community and Public Health) of the	S190.776	Town Centre Zone	TCZ - R14	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
NPHS/ Te Whatu Ora (S190)						
Buller District Council (S538)	S538.435	Town Centre Zone	TCZ - R14	Support	Rule 14 is supported.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.777	Town Centre Zone	TCZ - R15	Support	We support this rule.	Retain rule.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.032	Town Centre Zone	TCZ - R15	Amend	Applying a non-complying status effectively makes all supermarkets a non-complying activity with the TCZ. This is inappropriate given the current and long-established existence of supermarkets in these areas. It also does not give effect to the National Planning Standards descriptions of TCZs.	Activity status where compliance not achieved: Non-complying Discretionary
Buller District Council (S538)	S538.436	Town Centre Zone	TCZ - R15	Oppose in part	Council does not agree with the activity status approach to commercial activities, community facilities etc where the permitted performance standards are breached. Rule 15 essentially establishes a two tier approach where ground floor façade, recession plane or height infringements are treated as discretionary activities with all other infringements non-complying. Council considers this is unnecessarily complicated and requests that all infringements of the standards are treated as discretionary activities given the activities covered by the Rule are all anticipated within the commercial zone.	Amend Rule 15 as follows: Commercial Activities and Buildings Buildings, community Facilities, Community Corrections Activities and Emergency Service Facilities not meeting the Permitted Activity standards for Ground Floor Façade, Recession Plane or Height. Activity Status Discretionary Where:1. All other performance standards for Rule TCZR1 and where relevant for TCZ-R2, TCZ-R3, TCZR4 and TCZ-R5 are complied with. And remove reference to 'Non-complying' accordingly.
					It is also noted that 'Building' is repeated twice in the rule title.	

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.099	Town Centre Zone	TCZ - R15	Amend	typo - duplication of word "buildings"	Amend to insert correct word. Possibly "relocated"
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.778	Town Centre Zone	TCZ - R16	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.437	Town Centre Zone	TCZ - R16	Support	Rule 16 is supported.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.779	Town Centre Zone	TCZ - R17	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.438	Town Centre Zone	TCZ - R17	Support in part	Rule 17 is supported, but it is noted that while it sits within the list of discretionary activities, it is missing the reference to this in the Rule.	Insert 'Activity Status Discretionary' into Rule 17.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.780	Town Centre Zone	TCZ - R18	Support	We support this rule.	Retain rule.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.033	Town Centre Zone	TCZ - R18	Amend	As above.	Activity Status Non-complying Discretionary
Buller District Council (S538)	S538.439	Town Centre Zone	TCZ - R18	Oppose	For the reasons stated in Rule 15, Council seeks the removal of this rule.	Delete Rule 18.
Grey District Council (S608)	S608.100	Town Centre Zone	TCZ - R18	Amend	typo - missing word	Amend to add missing word. Possibly "relocated"
Te Mana Ora (Community and Public Health) of the	S190.781	Town Centre Zone	TCZ - R19	Support	We support this rule.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
NPHS/ Te Whatu Ora (S190)						
Buller District Council (S538)	S538.440	Town Centre Zone	TCZ - R19	Support	Rule 19 is supported.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.782	Town Centre Zone	TCZ - R20	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.441	Town Centre Zone	TCZ - R20	Oppose	For the reasons stated above, Council is seeking the removal of parking and vehicle access rules from the Town Centre Zone given these are managed through the Transport Performance Standards.	Delete Rule 20.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.783	Town Centre Zone	TCZ - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.784	Town Centre Zone	TCZ - R21	Support	We support this rule.	Retain rule.
Chris & Jan Coll (S558)	S558.339	Open Space Zone	Controlled Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Chris J Coll Surveying Limited (S566)	S566.339	Open Space Zone	Controlled Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Laura Coll McLaughlin (S574)	S574.339	Open Space Zone	Controlled Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.365	Sport and Active Recreation Zone	Sport and Active Recreation Zone	Amend	Support approach of listing all relevant chapters. ECO chapter is missing.	Include ECO chapter and make clear that its provisions apply both generally and to identified SNAs in Schedule Four. All vegetation clearance is dealt with under the ECO chapter.
Avery Bros (S510)	S510.079	Commercial Zone	Commercial Zone	Support	We support that Lot 4 DP 15375 and Lot 1 DP 15375 are zoned Commercial Zone (i.e. part of 103 Alma Road and 20 Gillows Dam Road). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from surrounding land use and housing density changes.	Retain as notified.
Bradshaw Farms (S511)	S511.079	Commercial Zone	Commercial Zone	Support	We support that Lot 4 DP 15375 and Lot 1 DP 15375 are zoned Commercial Zone (i.e. part of 103 Alma Road and 20 Gillows Dam Road). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from surrounding land use and housing density changes.	Retain as notified.
Paul Avery (S512)	S512.079	Commercial Zone	Commercial Zone	Support	We support that Lot 4 DP 15375 and Lot 1 DP 15375 are zoned Commercial Zone (i.e. part of 103 Alma Road and 20 Gillows Dam	Retain as notified.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Road). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from surrounding land use and housing density changes.	
Brett Avery (S513)	S513.079	Commercial Zone	Commercial Zone	Support	We support that Lot 4 DP 15375 and Lot 1 DP 15375 are zoned Commercial Zone (i.e. part of 103 Alma Road and 20 Gillows Dam Road). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from surrounding land use and housing density changes.	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.594	Open Space and Recreation Zones	Overview	Support	Te Mana Ora endorses the importance of Open Space and Recreation Zones. It is critical to protect these spaces for community wellbeing - both in terms of engaging with the natural environment and for recreation and leisure activities.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.617	Natural Open Space Zone	Overview	Support	Te Mana Ora endorses the importance of the Natural Open Space Zone. It is critical to protect these spaces for community wellbeing - both in terms of engaging with the natural environment and for recreation and leisure 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)	S190.635	Open Space Zone	Overview	Support	Te Mana Ora endorses the importance of the Open Space Zone and the facilities and structures within this zone. It is critical to protect these spaces for community wellbeing, civic engagement, and community recreation and leisure activities. We note there is a small error in Paragraph 2 and suggest a correction.	Suggest the following correction to the overview: The zone includes civic spaces, land with community facilitiesIn some cases they also the zone is also used for locations for quarrying and mineral extraction before the land is remediated for other open space uses.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.662	Sport and Active Recreation Zone	Overview	Support	Te Mana Ora endorses the importance of the Sport and Active Recreation Zone. It is critical to protect these spaces for community wellbeing and for recreation and leisure activities.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.681	Commercial and Mixed Use Zones	Overview	Support	Te Mana Ora recognises the importance of Commercial and Mixed Used Zones to community health and wellbeing, economic activities, and for access to community and public services. We largely support the objectives and policies in this section with some specific amendments to create healthy streets in and around the town centres on the West Coast/ Te Tai o Poutini.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.719	Commercial Zone	Overview	Support	Te Mana Ora recognises the importance of Commercial Zones to community health and wellbeing, economic activities, and for accessing community and public services. We support the rules in the Commercial Zone.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.731	Mixed Use Zone	Overview	Support	Te Mana Ora recognises the importance of Mixed Used Zones to community health and wellbeing, economic activities, and for accessing community and public services. We	

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					support the rules of the Mixed Use Zone to create healthy environments for living and working in the transitional zones between commercial/industrial areas and residential areas at the edge of the town centres on the West Coast/ Te Tai o Poutini.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.747	Neighbourhood Centre Zone	Overview	Support	Te Mana Ora recognises the importance of a Neighbourhood Centre Zone to community health and wellbeing, economic activities, and for accessing community and public services. We support the rules of the Neighbourhood Centre Zone to create healthy environments for small scale commercial, retail and community activities within surrounding residential neighbourhoods on the West Coast/ Te Tai o Poutini.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.762	Town Centre Zone	Overview	Support	Te Mana Ora recognises the importance of Town Centre Zone to community health and wellbeing, economic activities, and for accessing community and public services. We support the rules in the Town Centre Zone for the four main town centres of Greymouth/Mawhera, Hokitika, Reefton and Westport/Kawatiri.	
Manawa Energy Limited (Manawa Energy) (S438)	S438.128	Open Space and Recreation Zones	Overview	Support in part	Many of the Manawa assets are located in (or partly within) the Open Space Zone, however the overview does not make any reference to renewable hydro electricity generation activities as a key activity existing in these areas. Manawa considers that Renewable Electricity Generation assets should be specifically	Add the following to the end of the first paragraph in the Overview: A number of renewable electricity generation activities are located within this zone and these activities provide a crucial role in ensuring provision of electricity supply to the West Coast and are recognised as regionally significant assets.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					recognised within this zone to acknowledge that they are existing and longstanding modifications to these areas and provide a significant resource for the Region. This also acts to recognise these existing schemes such that there is no unreasonable assumption that these zones are unmodified.	
Manawa Energy Limited (Manawa Energy) (S438)	S438.134	Open Space Zone	Overview	Support in part	Manawa request that comments are included in the overview acknowledging the existence of Renewable Electricity Generation facilities within this zone, and the value of this resource throughout the Region.	Add the following to the end of the third paragraph of the Overview: Additionally, a number of renewable electricity generation activities are located within this zone and these activities provide a crucial role in ensuring provision of electricity supply to the West Coast, and are recognised as regionally significant assets.
Buller District Council (S538)	S538.423	Town Centre Zone	Overview	Support in part	The overview statement for the Town Centre Zone states that each town centre has a Precinct where specific additional policies and rules apply. There are no Precincts showing on the Zone Maps, therefore clarification is sought on whether there are Precincts and whether these are synonymous with Town Centres.	Clarify whether there are any Precincts which apply to the main town centres of Reefton and Westport.
Frida Inta (S553)	S553.164	Natural Open Space Zone	Overview	Amend		The purpose of the NOSZ - Natural Open Space Zone is to recognise and provide for open spaces that contain high natural, ecological and landscape values. The zone also applies to a variety of parks and reserves, coastal and riverside esplanade reserves, scenic reserves, local purpose reserves and recreation reserves and many areas of LINZ land, particularly that of rivers and estuaries
Royal Forest and Bird Protection Society of New	S560.334	Open Space and Recreation Zones	Overview	Not Stated	Forest & Bird is concerned with the approach set out in the Energy chapter which suggests that the Open	Amend the statement regarding DOC's obligations under the Plan in line with s4 RMA.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Zealand Inc. (Forest & Bird) (S560)					Space and Recreational zone provisions do not apply to activities addressed in that chapter.	
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.350	Natural Open Space Zone	Overview	Amend		The purpose of the NOSZ- Natural Open Space Zone is to and landscape values; and includes all public conservation land .
Birchfield Coal Mines Ltd (S601)	S601.077	Open Space and Recreation Zones	Overview	Support	The overview notes that minerals extraction can occur within the Open Space Zones.	Retain the following wording: "The nature of the West Coast, with its extensive mineral deposits, combined with 84% of the land area being located in public conservation estate, means that provision is also made for mineral extraction within the Open Space Zone."
Department of Conservation (S602)	S602.198	Open Space Zone	Overview	Amend	Amend the explanatory paragraph regarding permissions under other Acts to include concessions as an example of these other permissions that may be needed, as this is a common requirement for activities in the Open Space Zone where activities are on public conservation land.	Amend:Activities and uses on publicly owned land are required to obtain permission (such as a lease, or a licence, or concession) from the relevant administering authority. This is in addition to any requirements under Te Tai o Poutini Plan and the RMA. All activities will also have regard to any relevant reserve management plans or National Park management plans and legislation (Reserves Act 1977 and the Conservation Act 1987)
Department of Conservation (S602)	S602.212	Open Space Zone	Overview	Amend	Amend the explanatory paragraph regarding permissions under other Acts to include concessions as an example of these other permissions that may be needed, as this is a common requirement for activities in the Open Space Zone where activities are on public conservation land.	Amend:Activities and uses on publicly owned land are required to obtain permission (such as a lease, or a licence, or concession) from the relevant administering authority. This is in addition to any requirements under Te Tai o Poutini Plan and the RMA. All activities will also have regard to any relevant reserve management plans or National Park management plans and legislation (Reserves Act 1977 and the Conservation Act 1987)
Chris & Jan Coll (S558)	S558.341	Open Space Zone	Restricted Discretionary Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						standards.
Chris J Coll Surveying Limited (S566)	S566.341	Open Space Zone	Restricted Discretionary Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.744	Mixed Use Zone	Non-Complying Activities	Support		
Chris & Jan Coll (S558)	\$558.338	Open Space Zone	Permitted Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Chris J Coll Surveying Limited (S566)	S566.338	Open Space Zone	Permitted Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Laura Coll McLaughlin (S574)	S574.338	Open Space Zone	Permitted Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.