



Plan Sections: Rural Zones, General Rural Zone, Rural Lifestyle Zone, Settlement Zone

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

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|--|------------------|--------------------|--------------------|-----------------|---|---|
| Manawa Energy Limited (Manawa Energy) (S438) | S438.141 | General Rural Zone | General Rural Zone | Support in part | Manawa seeks that the notes section of this chapter is amended to clarify that the provisions of this chapter do not apply to ENG activities. This amendment is consistent with the structure of other chapters of the pTTPP. | Amend General Rural Zone Rules: Note by adding the following sentence: 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. |
| Buller Conservation Group (S552) | S552.036 | Rural Zones | AG | Amend | Extracts around the use of agrichemicals. | Include provisions that address the following matters: AGRICHEMICALS Policy 1: Application of Agrichemicals Allow by rules and encourage by other methods, the application of agrichemicals in a manner that avoids the significant adverse effects of off-target exposure to agrichemicals (as identified in Policy 1) beyond the boundary of the property being sprayed. Policy 2: Sensitive Areas Recognise that some areas, places or features are sensitive to the adverse effects off off-target exposure to agrichemicals, including, but not limited to: a) dwelling-houses b) places of public assembly* and public amenity areas* c) domestic and community water supplies d) water bodies⁶⁹ and the banks of a water body e) habitats of significant indigenous flora and fauna (as defined in district plans and Department of Conservation Management Strategies) f) plants and/or |

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| | | | | | | <p>crops which are sensitive to agrichemical(s) being dischargedg) certified organically farmed propertiesPermitted Activity Rule - Spot Spraying Using Hand Held Spray Equipment</p> <p>The discharge of agrichemicals from the ground into air, and any consequent discharge onto land, using hand held spray equipment for spot spraying is a permitted activity subject to the following conditions:a) The discharge does not occur in a public amenity area.b) The agrichemical(s) shall be discharged in a manner that does not contravene any requirement specified in the manufacturer's instructions.c) The discharge shall be undertaken in such a way that no significant adverse effect of off-target drift shall occur beyond the boundary of the property being sprayed.d) The owner or occupier of the property on which spraying is to be undertaken, is required to notify anyone who has requested prior notification. Notification shall be either verbal or in writing and shall be provided between 12 hours and three weeks prior to the commencement of the discharge. Notification shall include the:i) date the agrichemical(s) is to be dischargedii) type of agrichemical(s) to be usediii) location of the dischargeiv) duration of the dischargev) method of discharge.e) Where the agrichemical is being applied in a situation where it may enter water, any downstream water user within one kilometre of the point of discharge must be notified between 12 hours and three weeks prior to</p> |

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| | | | | | | <p>commencement of the discharge. Permitted Activity Rule - Widespread Application of Agrichemical(s) Unless provided for, the discharge of agrichemical(s) into air, into water and into or onto land is a permitted activity subject to the following conditions: a) The agrichemical(s) shall be discharged in a manner that does not contravene any requirement specified in the manufacturer's instructions. b) The discharge shall be undertaken in such a way that no significant adverse effect of off-target drift shall occur beyond the boundary of the property being sprayed. c) Where the agrichemical is being applied to vegetation on the banks and bed of water bodies: i) the application and consequent breakdown of vegetation shall not result in the contamination of domestic or commercial water supplies, or the death of fauna (and/or residues being detected in fish). ii) Where agrichemicals are applied directly to water any downstream water take within one kilometre of the point of discharge must be notified between 12 hours and three weeks prior to commencement of the discharge. d) Within twelve months of the Plan (or this rule) becoming operative: i) Every person undertaking the application of agrichemicals shall have a qualification certified in writing that meets the performance requirements set out in Section 6.2.10, or be under the direct supervision of a person who meets those requirements, or ii) Every contractor or contractor employee undertaking the land based application of agrichemicals shall</p> |

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| | | | | | | <p>hold or be under the on site supervision of a person who holds a current National Certificate in Agrichemical Application, a GROWSAFE® Registered Chemical Applicators Certificate or a qualification that meets the performance requirements for contractors and contractor employees.iii) Every pilot undertaking the aerial application of agrichemicals shall hold a Pilot's Chemical Rating issued by the Civil Aviation Authority or an equivalent qualification.e) The application of agrichemicals shall be undertaken in accordance with New Zealand Standard 8409:2004, Management of Agrichemicals75.f) The owner, occupier, or manager of the property to be sprayed shall prepare a spray plan, or shall arrange for a spray plan to be prepared, at the beginning of each year or spray season, and the spray plan shall:i) contain as a minimum the information as outlined in Section 6.2.7 of this Plan or with reference to Appendix M4 of New Zealand Standard 8409:2004, Management of Agrichemicals.ii) be given to any person within seven days of that person requesting the spray plan.iii) Notwithstanding the requirements of part i) of this condition, for local authority parks and reserves, road side spraying operations and community based spray programmes where the spraying activities for which spray plans are required cover more than 10 properties a single spray plan can be prepared on an annual basis covering all operations. This spray plan must identify as a minimum all known sensitive areas likely to be affected by the</p> |

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| | | | | | | <p>activity and the strategies to be employed to avoid adverse effects on those areas (e.g. specific application techniques, specific notification practices, buffer zones, manning boundaries, restrictions on climate conditions when spraying can occur etc). The plan must be provided to the contractor/applicator prior to spraying commencing. New Zealand Standard 8409:2004 Management of Agrichemicals. This document can be obtained from Standards New Zealand, Private Bag 2439, Wellington 6020The Discharge of Agrichemicals into Air 6-55g) The owner, occupier, or manager of the property to be sprayed shall keep and maintain records of agrichemical use, or shall arrange for records to be kept. These records shall, as a minimum, include the information in Appendix C of the New Zealand Standard 8409:2004 Management of Agrichemicals.h) The owner, occupier, or manager of the property to be sprayed must follow the relevant notification requirements listed in Table 6-4 of this Plan Ground based application on private* property within 50 m of boundary:1. The owner, occupier, or manager of the property to be sprayed shall either:a) provide verbal or written notification to owner(s), or occupier(s) of adjoining properties or to any other person requesting notification between 12 hours and three weeks prior to spraying, orb) Provide written advice (at least once a year) to any person who is likely to be directly affected by spray applications that a spray plan prepared in accordance with condition f) of this rule is available on</p> |

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| | | | | | | request. Notification procedures that have been mutually agreed by the parties shall be specified and noted in the spray plan.c) And in any case, notification of adjoining private property owner(s) or occupier(s) will not be required if written permission has been obtained from them stating that notification can be in some mutually agreed form or that notification is not required.2. Where the boundary is with a public amenity area or place of public assembly the discharger shall place signs so that they are clearly visible to the public at all points where the public commonly have entry, to indicate that agrichemical(s) are being sprayed. The signs shall remain in place for a period equivalent to the contact re-entry time* for the agrichemical(s).....The discharge shall be undertaken in such a way that no significant adverse effect of off-target drift shall occur beyond the boundary of the property being sprayed. |
| Frida Inta (S553) | S553.036 | Rural Zones | AG | Amend | There needs to be rules around the use of agrichemicals. | AGRICHEMICALS These extracts from Waikato District council need to be incorporated into the Te Tai o Poutini Plan. Policy 1: Application of Agrichemicals Allow by rules and encourage by other methods, the application of agrichemicals in a manner that avoids the significant adverse effects of off-target exposure to agrichemicals (as identified in Policy 1) beyond the boundary of the property being sprayed. Policy 2: Sensitive Areas Recognise that some areas, places or features are sensitive to the adverse effects off off-target exposure to agrichemicals, including, but not limited |

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| | | | | | | <p>to:a) dwelling-housesb) places of public assembly* and public amenity areas*c) domestic and community water suppliesd) water bodies69 and the banks of a water bodye) habitats of significant indigenous flora and fauna (as defined in district plans and Department of Conservation Management Strategies)f) plants and/or crops which are sensitive to agrichemical(s) being dischargedg) certified organically farmed propertiesPermitted Activity Rule - Spot Spraying Using Hand Held Spray EquipmentThe discharge of agrichemicals from the ground into air, and any consequent discharge onto land, using hand held spray equipment for spot spraying is a permitted activity subject to the following conditions:a) The discharge does not occur in a public amenity area.b) The agrichemical(s) shall be discharged in a manner that does not contravene any requirement specified in the manufacturer's instructions.c) The discharge shall be undertaken in such a way that no significant adverse effect of off-target drift shall occur beyond the boundary of the property being sprayed.d) The owner or occupier of the property on which spraying is to be undertaken, is required to notify anyone who has requested prior notification. Notification shall be either verbal or in writing and shall be provided between 12 hours and three weeks prior to the commencement of the discharge. Notification shall include the:i) date the agrichemical(s) is to be dischargedii) type of agrichemical(s) to be usediii) location of the dischargeiv)</p> |

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| | | | | | | <p>duration of the discharge.v) method of discharge.e) Where the agrichemical is being applied in a situation where it may enter water, any downstream water user within one kilometre of the point of discharge must be notified between 12 hours and three weeks prior to commencement of the discharge.Permitted Activity Rule - Widespread Application of Agrichemical(s)Unless provided for in Rule 6.2.4.8, the discharge of agrichemical(s) into air, into water and into or onto land is a permitted activity subject to the following conditions:a) The agrichemical(s) shall be discharged in a manner that does not contravene any requirement specified in the manufacturer's instructions.b) The discharge shall be undertaken in such a way that no significant adverse effect of off-target drift shall occur beyond the boundary of the property being sprayed.c) Where the agrichemical is being applied to vegetation on the banks and bed of water bodies:i) the application and consequent breakdown of vegetation shall not result in the contamination of domestic or commercial water supplies, or the death of fauna (and/or residues being detected in fish).ii) Where agrichemicals are applied directly to water any downstream water take within one kilometre of the point of discharge must be notified between 12 hours and three weeks prior to commencement of the discharge.d) Within twelve months of the Plan (or this rule) becoming operative:i) Every person undertaking the application of agrichemicals shall have a qualification certified in writing that meets the</p> |

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| | | | | | | <p>performance requirements set out in Section 6.2.10, or be under the direct supervision of a person who meets those requirements, or ii) Every contractor or contractor employee undertaking the land based application of agrichemicals shall hold or be under the on site supervision of a person who holds a current National Certificate in Agrichemical Application, a GROWSAFE® Registered Chemical Applicators Certificate or a qualification that meets the performance requirements for contractors and contractor employees in Section 6.2.10 iii) Every pilot undertaking the aerial application of agrichemicals shall hold a Pilot's Chemical Rating issued by the Civil Aviation Authority or an equivalent qualification. e) The application of agrichemicals shall be undertaken in accordance with New Zealand Standard 8409:2004, Management of Agrichemicals 75. f) The owner, occupier, or manager of the property to be sprayed shall prepare a spray plan, or shall arrange for a spray plan to be prepared, at the beginning of each year or spray season, and the spray plan shall: i) contain as a minimum the information as outlined in Section 6.2.7 of this Plan or with reference to Appendix M4 of New Zealand Standard 8409:2004, Management of Agrichemicals. ii) be given to any person within seven days of that person requesting the spray plan. iii) Notwithstanding the requirements of part i) of this condition, for local authority parks and reserves, road side spraying operations and community based spray programmes where the spraying activities</p> |

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| | | | | | | <p>for which spray plans are required cover more than 10 properties a single spray plan can be prepared on an annual basis covering all operations. This spray plan must identify as a minimum all known sensitive areas likely to be affected by the activity and the strategies to be employed to avoid adverse effects on those areas (e.g. specific application techniques, specific notification practices, buffer zones, manning boundaries, restrictions on climate conditions when spraying can occur etc). The plan must be provided to the contractor/applicator prior to spraying commencing. New Zealand Standard 8409:2004 Management of Agrichemicals. This document can be obtained from Standards New Zealand, Private Bag 2439, Wellington 6020The Discharge of Agirchemicals into Air 6-55g) The owner, occupier, or manager of the property to be sprayed shall keep and maintain records of agrichemical use, or shall arrange for records to be kept.These records shall, as a minimum, include the information in Appendix C of the New Zealand Standard 8409:2004 Management of Agrichemicals.h) The owner, occupier, or manager of the property to be sprayed must follow the relevant notification requirements listed in Table 6-4 of this Plan Ground based application on private* property within 50 m of boundary:1. The owner, occupier, or manager of the property to be sprayed shall either:a) provide verbal or written notification to owner(s), or occupier(s) of adjoining properties or to any other person requesting notification between 12 hours</p> |

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| | | | | | | <p>and three weeks prior to spraying, orb) Provide written advice (at least once a year) to any person who is likely to be directly affected by spray applications that a spray plan prepared in accordance with condition f) of this rule is available on request. Notification procedures that have been mutually agreed by the parties shall be specified and noted in the spray plan.c) And in any case, notification of adjoining private property owner(s) or occupier(s) will not be required if written permission has been obtained from them stating that notification can be in some mutually agreed form or that notification is not required.2. Where the boundary is with a public amenity area or place of public assembly the discharger shall place signs so that they are clearly visible to the public at all points where the public commonly have entry, to indicate that agrichemical(s) are being sprayed. The signs shall remain in place for a period equivalent to the contact re-entry time* for the agrichemical(s).....The discharge shall be undertaken in such a way that no significant adverse effect of off-target drift shall occur beyond the boundary of the property being sprayed.</p> |
| Jackie and Bart Mathers and Gillman (S228) | S228.003 | Rural Zones | Rural Zones | Support | Under the current BDC District Plan we are simply zoned Rural. We agree with the TTPP proposal to allow for three zones underneath the Rural Zone (GRUZ, RLZ and SETZ). These seem more in line with modern rural lifestyle activities whilst protecting highly productive rural land, and taking in to account potential expansion. | We agree with the TTPP proposal to allow for three zones underneath the Rural Zone (GRUZ, RLZ and SETZ). |

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| Vance & Carol Boyd (S447) | S447.002 | Rural Zones | Rural Zones | Amend | Many satellite dishes are larger than 1m due to rain fade. | Increase the maximum size of Permitted satellite dishes. |
| Cashmere Bay Dairy Ltd (S461) | S461.021 | Rural Zones | Rural Zones | Amend | There are no rules that give effect to Policy RURZ - P16 | The TTPP should include rules for setbacks from infrastructure such as wastewater treatment plants and land disposal areas, transmission infrastructure and water supply catchments |
| Rocky Mining Limited (S474) | S474.044 | Rural Zones | Rural Zones | Amend | | include a requirement to avoid the establishment of sensitive activities, and associated reverse sensitivity effects, in proximity to mineral extraction activities and known mineral resources; |
| Frank and Jo Dooley (S478) | S478.004 | Rural Zones | Rural Zones | Amend | The rules appear to have been written without considering existing property owners - particularly where rezoning has occurred. | Rules to contain provisions that address management of sites being rezoned - they should only be triggered where there is a full infrastructure plan in place. |
| Scenic Hotel Group (S483) | S483.006 | Rural Zones | Rural Zones | Support | | Retain the approach of treating Air BnB as a commercial land use |
| Horticulture New Zealand (S486) | S486.086 | Rural Zones | Rural Zones | Amend | What is important is that urban development and productive land are considered together to provide a planned approach so new urban areas are designed in a manner that maintains the overall productive capacity of highly productive land. We are particularly concerned about reverse sensitivity pressures on growers. | Ensure that the provisions manage reverse sensitivity pressures on horticultural growers |
| West Coast Regional Council (S488) | S488.037 | Rural Zones | Rural Zones | Oppose | Council is concerned that landowners with land within the pTTPP HPL Precinct may not be aware of this Overlay affecting their land, and the restriction on the size of new rural-residential lifestyle blocks | Put the pTTPP HPL provisions on hold and undertake consultation with affected landowners. |
| Papahaua Resources Limited (S500) | S500.031 | Rural Zones | Rural Zones | Amend | | include a requirement to avoid the establishment of sensitive activities, and associated reverse sensitivity effects, in |

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| | | | | | | proximity to mineral extraction activities and known mineral resources; |
| Buller Conservation Group (S552) | S552.179 | General Rural Zone | Rural Zones | Amend | Grammer | 3 For areas disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed |
| Frida Inta (S553) | S553.179 | General Rural Zone | Rural Zones | Amend | Grammer | 3 For areas disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.370 | Rural Zones | Rural Zones | Amend | See Key Issues above for these submission points. | In accordance with the submissions made under the 'Key Issues' section of this submission: - include a section "Other relevant Te Tai o Poutini Plan provisions" and list all relevant chapters with an explanation. |
| Alvin & Kay Godfrey (S580) | S580.002 | Rural Zones | Rural Zones | Support | Recognise the importance of farming | Retain |
| Alvin & Kay Godfrey (S580) | S580.005 | Rural Zones | Rural Zones | Support | Providing for mineral extraction in zones | retain provisions for mineral extractions in zones |
| Anna & Jeremy Hart (S582) | S582.002 | Rural Zones | Rural Zones | Support | Providing for mineral extraction in zones | retain provisions for mineral extractions in zones |
| Steve and Anne Staples (S584) | S584.002 | Rural Zones | Rural Zones | Support | Providing for mineral extraction in zones | retain provisions for mineral extractions in zones |
| Tim Burden (S585) | S585.002 | Rural Zones | Rural Zones | Support | Providing for mineral extraction in zones | retain provisions for mineral extractions in zones |
| Tane & Rachel Little (S586) | S586.002 | Rural Zones | Rural Zones | Support | Providing for mineral extraction in zones | retain provisions for mineral extractions in zones |
| Linda Elcock (S587) | S587.002 | Rural Zones | Rural Zones | Support | Providing for mineral extraction in zones | retain provisions for mineral extractions in zones |

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| Marty & Nicky Von Ah (S588) | S588.002 | Rural Zones | Rural Zones | Support | Providing for mineral extraction in zones | retain provisions for mineral extractions in zones |
| Charmaine Michell (S589) | S589.002 | Rural Zones | Rural Zones | Support | Providing for mineral extraction in zones | retain provisions for mineral extractions in zones |
| Paula Jones (S590) | S590.002 | Rural Zones | Rural Zones | Support | Providing for mineral extraction in zones | retain provisions for mineral extractions in zones |
| Phil and Helen Cook (S600) | S600.002 | Rural Zones | Rural Zones | Support | Providing for mineral extraction in zones across the West Coast. | Support provisions that provide for mineral extraction in zones. |
| Grey District Council (S608) | S608.106 | Rural Zones | Rural Zones | Amend | Subsequent amendment | Remove all references to "Site or Area of Significance to Māori" in the Chapter |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.0543 | Rural Zones | Rural Zones | Amend | | make clear that all vegetation clearance is dealt with by the ECO chapter |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.0544 | Rural Zones | Rural Zones | Amend | | all mining activities require consent (except NOSZ where they should be prohibited), and an ecological assessment in accordance with Appendix 1 of WCRPS is required for all mining activity consent applications. |
| Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441) | S441.065 | Rural Zones | RURZ | Support in part | Silver Fern Farms support this statement insofar as it relates to their activities at the 140 Kumara Junction Highway processing plant. Silver Fern Farms highlight the need to limit lifestyle subdivision as well as non-rural activities which aren't associated with primary production within the zone due to the potential reverse sensitivity effects which may be imposed on existing permitted activities. | Retain as notified |
| Federated Farmers of New Zealand (S524) | S524.112 | Rural Zones | RURZ | Amend | There is no policy providing for rural industry which has a functional need to locate in the Rural zones. There is a rule for rural industry and there should be a | Include a policy for rural industry RURZ-PX Rural industry Recognise and provide for rural industry which support primary production and are an |

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| | | | | | <p>policy that provides direction for the activity. Rural industry would include rural contractor depots, rural trucking depots, research centres, and rural supplies stores.</p> <p>Rural industry is distinct from non-rural activities so RURZP6 is not appropriate for rural industry.</p> | essential component of rural production on the West Coast. |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.371 | Rural Zones | RURZ | Amend | | See above submission points regarding cross referencing chapters. |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.374 | Rural Zones | RURZ | Amend | The policies are almost silent on the need to maintain and protect natural values in these zones. | Include a new policy requiring the maintenance and protection of natural values in these zones. |
| Misato Nomura (S151) | S151.008 | Rural Zones | Rural Zones - Objectives and Policies | Amend | There are currently too many precinct layers that makes the plan harder to read. Some of the precincts are similar and it is not clear if it is necessary to have them separated | Combine some of the precincts. |
| Newcoast Resources Limited (S191) | S191.002 | Rural Zones | Rural Zones - Objectives and Policies | 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 provisions supporting mineral extraction in the rural zones. |
| Richard Arlidge (S419) | S419.005 | Rural Zones | Rural Zones - Objectives and Policies | Oppose in part | Over the past thirty plus years a large number of residents have moved into the rural environments and established their homes and lifestyles seeking a sense of place and a sense of space. This is one of | Amend the rural zones objectives and policies to better reflect that these are significant residential locations and that agriculture and mineral extraction should not be prioritised over rural residential living. |

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| | | | | | the great assets of the West Coast and local authorities have gained valuable rates revenue from this trend. Over time the land use in some areas may change from large scale agricultural production to smaller scale horticultural and agricultural production. The more people resident in rural areas is a positive development of the West Coast lifestyle. | |
| Totally Tourism Limited (S449) | S449.017 | Rural Zones | Rural Zones - Objectives and Policies | Support | These allow for an appropriate mix of development within the Settlement Zone. | Retain objectives and policies as relate to the Settlement Zone, as notified. |
| Frank and Jo Dooley (S478) | S478.021 | Rural Zones | Rural Zones - Objectives and Policies | Amend | increase the ability of existing landholdings to provide for semi-rural living expectations | Amend objectives and policies relating to the Rural Lifestyle Zone to allow for minimum allotment size of 4,000 m ² , including but not limited to recognition within policy RURZ - P4 that 4,000 m ² can provide for large lots anticipated by the policy. |
| Horticulture New Zealand (S486) | S486.085 | Rural Zones | Rural Zones - Objectives and Policies | Amend | HortNZ would encourage the combined plan to consider impacts of policies on potential future horticultural development and recognise that the horticulture industry has potential to grow on the West Coast, particularly considering the predicted climate change effects on the area2. | Ensure policy supports future potential horticultural development on the West Coast |
| West Coast Regional Council (S488) | S488.036 | Rural Zones | Rural Zones - Objectives and Policies | Amend | | Review the pTTPP HPL provisions in terms of whether they meet the NPSHPL provisions, and amend the pTTPP HPL provisions once further consultation with affected landowners is undertaken. |
| Federated Farmers of New Zealand (S524) | S524.104 | Rural Zones | Rural Zones - Objectives and Policies | Support in part | Typo of 'levels' must be amended. On farm accommodation for workers is often provided in close proximity to other dwellings therefore separation distance from neighbours is not guaranteed, as implied by current wording. | Amend statement: Rural areas are also residential environments - characterised by a lower levels of built development. and greater separation distance from neighbours. |

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| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.373 | Rural Zones | Rural Zones - Objectives and Policies | Amend | There is no objective recognising the need to maintain and protect natural values while providing for rural uses. | Include a new objective requiring the maintenance and protection of natural values in these zones. |
| Frank O'Toole (S595) | S595.009 | Rural Zones | Rural Zones - Objectives and Policies | Amend | increase the ability of existing landholdings to provide for semi-rural living expectations | Amend objectives and policies relating to the Rural Lifestyle Zone to allow for minimum allotment size of 4,000 m ² , including but not limited to recognition within policy RURZ - P4 that 4,000 m ² can provide for large lots anticipated by the policy. |
| Snodgrass Road submitters (S619) | S619.053 | Rural Zones | Rural Zones - Objectives and Policies | Amend | New policy which is specific to the Snodgrass Road submitters properties | New policy which is specific to the Snodgrass Road submitters properties which: a. Directs that the continued reasonable use and development of the properties be provided for in this area; b. Directs that the establishment of natural hazard mitigation works be provided for in this area, including dwellings with raised flooring and bunding; and c. Acknowledges that this type of natural hazard mitigation work forms part of the anticipated rural character of the area. |
| Snodgrass Road submitters (S619) | S619.059 | Rural Zones | Rural Zones - Objectives and Policies | Support | Retain Objective EW-O1 and Policies EW P1 - P4 | retain |
| Jackie and Bart Mathers and Gillman (S228) | S228.004 | Rural Zones | Overview | Support | We agree with the statement that places like Granity are now becoming more like commuter towns rather than residential and service towns for the coalfields which were once prevalent in our area. 50 years ago most, if not all, of our local working population would have been working "up the hill". | None stated |
| Foodstuffs (South Island) Properties Limited and | S464.034 | Rural Zones | Overview | Amend | Recognition of the existing environment is needed. Also, the Rural Zones should enable any activity that has a functional | Amend to Read: Rural areas represent the majority of private land within the West Coast/Te Tai o Poutini. They are working |

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| Foodstuffs South Island Limited (S464) | | | | | and operational need to occur in rural environments. Such activities will include ancillary activities such as supermarkets, which enable people to live and work in the rural space. | <p>environments - with farming, mining, tourism, horticulture, and forestry being undertaken alongside a number of smaller industries. They contain native bush, wetlands, renewable electricity generation sites and national grid infrastructure. Rural areas are also residential environments - characterised by a lower levels of built development and greater separation distance from neighbours.</p> <p>The rural area is characterised by its open vistas and natural features that are of importance to the wider community. Components of the rural area include the coastline, waterbodies, vegetation and the absence of builtup areas. Small settlements and townships are a significant feature within the rural areas of the West Coast/Te Tai o Poutini, with numerous coastal and inland settlements around the districts. These settlements include existing commercial activities, such as supermarkets, that service not only the township, but the surrounding rural environment as well. Some of these settlements were once much larger, due to past mining and forestry activities which supported the settlements population. Some are expanding, mainly due to the increase in tourism activities or their proximity to the main centres meaning they are becoming more like commuter areas.</p> |
| Rural Contractors New Zealand Incorporated ("RCNZ") (S489) | S489.003 | Rural Zones | Overview | Support in part | The sixth paragraph states one of the key points in the strategic directions for Ag is to maintain productive values and agricultural viability -this does not also emphasise the | <p>Amend the sixth paragraph as follows: Key points to note are:</p> <ul style="list-style-type: none"> The strategic direction for AG - Agriculture to maintain productive |

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| | | | | | importance of the support industries and services as stated in the strategic objective | values and maintain agricultural viability including through enabling support industries and services. |
| Rural Contractors New Zealand Incorporated ("RCNZ") (S489) | S489.004 | Rural Zones | Overview | Support in part | The seventh paragraph of the overview section states primary production uses are the major activities within the GRUZ - General Rural Zone. Consistent with the strategic policy direction an amendment is sought that appropriately recognises rural support industries and services. | Amend the seventh paragraph of the overview section as follows: add "along with rural support industries and services" after the words "where primary production uses are the major activities" |
| Celine Stokowski Anthony Thrupp (S522) | S522.007 | Rural Zones | Overview | Oppose | The argument for "reverse sensitivity" effectively gives mining an easy way to avoid mitigation of effects and limits development opportunities outside of mining once a single mine is set up in an area. It restricts diversification in the rural sector. | Delete the following text "The importance identified in the strategic direction for MIN-Mineral Extraction in ensuring new development does not compromise existing use...." |
| Buller Conservation Group (S552) | S552.172 | Rural Zones | Overview | Amend | | 3rd paragraphor their proximity to resource extraction sites or the main centres meaning they are becoming more like commuter areas. |
| New Zealand Agricultural Aviation Association (S166) | S166.028 | Rural Zones | Note with Regard to Plantation Forestry | Support in part | It is recognised that the NES-PF applies to forestry activities in rural areas. However, the NES-PF does not include provisions relating to the use of aircraft so forestry production activities need to be explicitly included in provisions for agricultural aviation activities to enable the use of aircraft for forestry production purposes. | Amend the note re plantation forestry to ensure that forestryproduction activities include the use of agricultural aviation. OR Amend the plan to ensure that agricultural aviation activities are part of forestryproduction activities. |
| New Zealand Agricultural Aviation Association (S166) | S166.035 | Rural Zones | Note with Regard to Plantation Forestry | Support in part | Amend RURZ-P28: Enable aircraft movements within the rural area for agricultural aviation activities ancillary to rural production and conservation activities on a seasonal and short-term basis. | Amend The Note for Plantation Forestry to state:Intermittent use of agricultural aircraft for forestry production purposesis permitted. |

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| Michael Orchard (S583) | S583.001 | Rural Zones | Note with Regard to Plantation Forestry | Support | 1 Supports the use of the NES-PF as the principal document regulating exotic production forestry on the West Coast. | Retain approach of relying on NES - PF to manage exotic production forestry. |
| John Brazil (S360) | S360.044 | Rural Zones | Rural Zones Objectives | Support | I support these objectives. | Retain as notified |
| Horticulture New Zealand (S486) | S486.062 | Rural Zones | Rural Zones Objectives | Support | A new objective should be included to give effect to the NPSHPL. | Highly productive land is protected for primary production purposes. |
| Papahaua Resources Limited (S500) | S500.010 | Rural Zones | Rural Zones Objectives | Support | PRL strongly support all provisions that enable mineral extraction across the Region | retain the enablement of mineral extraction in the rural zones |
| Steve Croasdale (S516) | S516.098 | Rural Zones | Rural Zones Objectives | Support | | Retain |
| Federated Farmers of New Zealand (S524) | S524.105 | Rural Zones | Rural Zones Objectives | Not Stated | There is no objective that enables rural production activities in the rural zones. This may be because the structure of the objectives and policies applies generically across all rural zones and not specific to the General Rural Zone. However, to be consistent with the Zone Framework Standard in the National Planning Standards there needs to be objective which clearly set out the expectations for each respective zone. | Amend RURZ-O1 or include as GRUZO1: The General Rural Zone provides for primary production activities and a range of activities that support primary production activities and other activities that require a rural location. |
| Buller District Council (S538) | S538.495 | Rural Zones | Rural Zones Objectives | Support | Council supports the objectives for the Rural Zone. | Retain as notified. |
| Buller Conservation Group (S552) | S552.173 | Rural Zones | Rural Zones Objectives | Amend | | O8 Protect indigenous biodiversity, including SNA's and natural character and waterbodies from encroaching rural development, particularly residential spread. |
| Frida Inta (S553) | S553.173 | Rural Zones | Rural Zones Objectives | Amend | | O8 Protect indigenous biodiversity, including SNA's and natural character and waterbodies from encroaching rural development, particularly residential |

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| | | | | | | spread. |
| Chris & Jan Coll (S558) | S558.470 | Rural Zones | Rural Zones Objectives | Support | | Retain |
| Geoff Volckman (S563) | S563.100 | Rural Zones | Rural Zones Objectives | Support | We support the objectives | Retain |
| Catherine Smart-Simpson (S564) | S564.113 | Rural Zones | Rural Zones Objectives | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.470 | Rural Zones | Rural Zones Objectives | Support | | Retain |
| William McLaughlin (S567) | S567.518 | Rural Zones | Rural Zones Objectives | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.470 | Rural Zones | Rural Zones Objectives | Support | | Retain |
| Koiterangi Lime Co LTD (S577) | S577.092 | Rural Zones | Rural Zones Objectives | Support | | Retain |
| Grey District Council (S608) | S608.107 | Rural Zones | Rural Zones Objectives | Amend | Primary production is the majority activity in the rural zone of the West Coast. | Add a new objective to read: The General Rural Zone is managed to ensure its availability for primary production activities and its long-term protection from being compromised by reserve sensitivity |
| New Zealand Agricultural Aviation Association (S166) | S166.029 | Rural Zones | RURZ - O1 | Support | NZAAA supports Objective RURZ -O1 that seeks to provide for a range of activities, uses and developments that maintain the amenity and rural character values of the rural environment, while retaining highly productive land and rural activities, and supporting a productive rural working environment. | Retain objective RURZ-O1 |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.924 | Rural Zones | RURZ - O1 | Support | We strongly support this objective as retaining highly productive land is essential for production of healthy, locally sourced food which is important for good health outcomes and community resilience. | Retain objective. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Ballance Agri-Nutrients (S345) | S345.006 | Rural Zones | RURZ - O1 | Support | Ballance agrees with supporting the productive rural working environment in order to maintain primary production | Retain objective |
| Te Tumu Paeroa - The office of the Māori Trustee (S440) | S440.044 | Rural Zones | RURZ - O1 | Support | The Māori Trustee is generally comfortable with the objective in the 'Rural zones objectives and policies' chapter. | N/A |
| Ministry of Education Te Tāhuhu o Te Mātauranga (S456) | S456.047 | Rural Zones | RURZ - O1 | Support | The Ministry support Objective RURZ-01 as it provides for a range of activities such as educational facilities to meet the needs of local communities and in turn support a productive rural working environment . | Retain as proposed. |
| Cashmere Bay Dairy Ltd (S461) | S461.004 | Rural Zones | RURZ - O1 | Support | Support Noting that CBDL's land is not within the Highly Productive Land overlay in the TTPP, and that rural-residential activity is a part of the rural environment. | Retain as notified |
| Radio New Zealand (S476) | S476.035 | Rural Zones | RURZ - O1 | Support | | RNZ support the direction to maintain the amenity and rural character values of the rural environment. Retain RURZ-O1 as notified. |
| Horticulture New Zealand (S486) | S486.061 | Rural Zones | RURZ - O1 | Oppose in part | RURZ-O1 provides for a range of activities but there is no specific objective enabling rural production activities which are the prime activity in the RURZ. This would implement the strategic objectives for agriculture in the Plan and also the National Planning Standards Zone framework. | Amend RURZ-O1: Enable primary production activities in the rural zones and provide for a range of activities that support primary production activities, including associated rural industry. |
| TiGa Minerals and Metals Limited (S493) | S493.090 | Rural Zones | RURZ - O1 | Amend | This objective is enabling of activities in the rural zones, however wording could be improved, and should refer to primary production which is defined in the National Planning Standards 2019. | Amend: "To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment." |

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| Westreef Services Limited (S518) | S518.003 | Rural Zones | RURZ - O1 | Support | WSL supports this objective as it seeks to provide a range of activities, uses and developments. | Retain the objective |
| Federated Farmers of New Zealand (S524) | S524.106 | Rural Zones | RURZ - O1 | Oppose in part | As drafted this objective focuses more on the amenity and character of the zone than the activities that occur and contribute to those attributes. It also provides for 'a range of activities' whereas the National Planning Standards are quite specific about the type of activities that are appropriate in the rural zones. | Reword: The function, amenity and character values of the rural environment are maintained through providing for primary production activities and activities which support primary production or which require to be located in a rural environment and which are appropriately located in a rural zone. |
| Peter Jefferies (S544) | S544.003 | Rural Zones | RURZ - O1 | Oppose | I oppose objectives, policies and rules seeking avoidance of fragmentation of the land and lack of ability to have adequate input. | Remove reference to highly productive land |
| Martin & Lisa Kennedy (S545) | S545.003 | Rural Zones | RURZ - O1 | Support | I oppose objectives, policies and rules seeking avoidance of fragmentation of the land and lack of ability to have adequate input. | Remove reference to highly productive land |
| Nick Pupich Sandy Jefferies (S546) | S546.005 | Rural Zones | RURZ - O1 | Oppose | I oppose objectives, policies and rules seeking avoidance of fragmentation of the land and lack of ability to have adequate input. | Remove reference to highly productive land |
| Westland Farm Services (S550) | S550.009 | Rural Zones | RURZ - O1 | Support | The submitter supports this objective which enables a range of activities. | retain |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.105 | Rural Zones | RURZ - O1 | Amend | Enabling of activities in the rural zones, should refer to primary production as in National Planning Standards 2019. | Amend RURZ - O1 as follows: To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment."" |
| Birchfield Coal Mines Ltd (S601) | S601.084 | Rural Zones | RURZ - O1 | Amend | Should refer to primary production which is defined in the National Planning Standards 2019. | Amend RURZ - O1 as follows: "To provide for a range of activities, uses and developments, including primary |

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| | | | | | | production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment." |
| Birchfield Ross Mining Limited (S604) | S604.074 | Rural Zones | RURZ - O1 | Amend | Should refer to primary production which is defined in the National Planning Standards 2019. | Amend RURZ - O1 as follows: "To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment." |
| Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605) | S605.022 | Rural Zones | RURZ - O1 | Support | The submitters support this objective which enables a range of activities. | Retain as notified. |
| Phoenix Minerals Limited (S606) | S606.059 | Rural Zones | RURZ - O1 | Support in part | Fails to be enabling of activities in the rural zones | Amend RURZ - O1 as follows: "To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment." |
| Whyte Gold Limited (S607) | S607.059 | Rural Zones | RURZ - O1 | Amend | Wording should refer to primary production which is defined in the National Planning Standards 2019. | Amend RURZ - O1 as follows: "To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | | working environment." |
| Karamea Lime Company (S614) | S614.141 | Rural Zones | RURZ - O1 | Support | | Retain |
| Peter Langford (S615) | S615.141 | Rural Zones | RURZ - O1 | Support | | Retain |
| Michael Hill (S70) | S70.009 | Rural Zones | RURZ - O2 | Support | | Retain objective as worded in the Proposed Plan |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.925 | Rural Zones | RURZ - O2 | Support | We support this objective. | Retain objective. |
| Ballance Agri-Nutrients (S345) | S345.007 | Rural Zones | RURZ - O2 | Support | Ballance supports the recognition that rural lifestyle development should not conflict with productive rural land use which includes agricultural support activities such as agricultural aviation | Retain Objective |
| Waka Kotahi NZ Transport Agency (S450) | S450.260 | Rural Zones | RURZ - O2 | Support | The intent of the objective is supported as it provides for low density rural lifestyle that is consistent with the rural zoning. | Retain as proposed. |
| Cashmere Bay Dairy Ltd (S461) | S461.005 | Rural Zones | RURZ - O2 | Oppose | CBDL request that this objective be amended to cater for "residential activity" rather than limited to low- density rural lifestyle living. This would be consistent with RURZ - 03 allowing settlements to grow and adapt. | Amend objective to cater for "residential activity" |
| Horticulture New Zealand (S486) | S486.063 | Rural Zones | RURZ - O2 | Oppose in part | The objective relates specifically to rural lifestyle living so would be best located in the RLZ chapter. | Amend RURZ-O2 and includes as RLZ-O1 The Rural Lifestyle zone provides for low density rural lifestyle living which avoiding conflicts and reverse sensitivity effects on rural production activities. |
| Federated Farmers of New Zealand (S524) | S524.107 | Rural Zones | RURZ - O2 | Support in part | RURZ-O2 is related to the Rural Lifestyle zone and should reflect the expectation of that zone. | Amend RURZ-O2 or include as RLZ-O1: The Rural Lifestyle zone provides for low density rural lifestyle living while still enabling primary production to occur, while avoiding conflicts |

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| | | | | | | and reverse sensitivity effects with rural production activities |
| Karamea Lime Company (S614) | S614.142 | Rural Zones | RURZ - O2 | Support | | Retain |
| Peter Langford (S615) | S615.142 | Rural Zones | RURZ - O2 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.926 | Rural Zones | RURZ - O3 | Support | We support this objective. | Retain objective. |
| Cashmere Bay Dairy Ltd (S461) | S461.006 | Rural Zones | RURZ - O3 | Support | CBDL supports the TTPP provision anticipating settlement growth. | Retain as notified |
| Horticulture New Zealand (S486) | S486.064 | Rural Zones | RURZ - O3 | Oppose in part | RURZ-O3 relates to Settlement zones so would be best located in the SETZ. | Move RURZ-O3 to SETZ-O1 |
| Federated Farmers of New Zealand (S524) | S524.108 | Rural Zones | RURZ - O3 | Support in part | Both RURZ-O3 and RURZ-O4 relate to the settlement zones. It would be more appropriate that these were included in the SETZ provisions. | Move RURZ-O3 and RURZ-O4 to SETZ-O1 and O2. |
| Karamea Lime Company (S614) | S614.143 | Rural Zones | RURZ - O3 | Support | | Retain |
| Peter Langford (S615) | S615.143 | Rural Zones | RURZ - O3 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.927 | Rural Zones | RURZ - O4 | Support | We strongly support this objective as it is important to implement hazard management and limit expansion of settlements in high risk locations for good public health outcomes and community resilience. | Retain objective. |
| Waka Kotahi NZ Transport Agency (S450) | S450.261 | Rural Zones | RURZ - O4 | Support | The objective is supported as it provides for the expansion of existing settlements and necessary infrastructure while recognising the potential impacts of natural hazards and reducing the risks associated to these hazards. | Retain as proposed. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Cashmere Bay Dairy Ltd (S461) | S461.007 | Rural Zones | RURZ - 04 | Support | | Retain as notified |
| Horticulture New Zealand (S486) | S486.065 | Rural Zones | RURZ - 04 | Oppose in part | RURZ-04 relates to Settlement zones so would be best located in the SETZ. | Move RURZ-04 to SETZ-O2 |
| Federated Farmers of New Zealand (S524) | S524.126 | Rural Zones | RURZ - 04 | Support in part | Both RURZ-03 and RURZ-04 relate to the settlement zones. It would be more appropriate that these were included in the SETZ provisions. | Move RURZ-03 and RURZ-04 to SETZO1 and O2. |
| Grey District Council (S608) | S608.740 | Rural Zones | RURZ - 04 | Support | Support the objective that supports the expansion of existing settlements and necessary infrastructure while reducing the risk associated with natural hazards. | Retain as proposed. |
| Karamea Lime Company (S614) | S614.144 | Rural Zones | RURZ - 04 | Support | | Retain |
| Peter Langford (S615) | S615.144 | Rural Zones | RURZ - 04 | Support | | Retain |
| Michael Hill (S70) | S70.010 | Rural Zones | RURZ - 05 | Amend | The proposed edits to RURZ - 05 provide in my opinion, a clearer, more inclusive and balanced perspective, taking account of community needs and welfare around proposed new mining sites. The deleted words, in my opinion, add nothing useful to the objective | Amend RURZ - 05 as follows to make it more balanced and inclusive: To support the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects on existing communities are avoided, remedied or mitigated, minimised and rehabilitation of land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.928 | Rural Zones | RURZ - 05 | Support in part | We support this objective for mineral use, extraction and prospecting in rural zone as the quarrying for gravel and aggregates is important especially for road construction and maintenance and also flood/coastal erosion protection works; both of which | Amend RURZ-05 as follows: To support the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided |

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| | | | | | have positive public health outcomes. We strongly support the balanced approach that adverse effects are minimised and rehabilitation of land occurs following mineral extraction. We recommend that this objective is amended to further refer to the potential adverse effects on the environment and human health and that these effects are managed appropriately using the effects management hierarchy. | adverse effects to the environment and human health are minimised and managed using the effects management hierarchy , and rehabilitation of the land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations. |
| Suzanne Hills (S443) | S443.036 | Rural Zones | RURZ - O5 | Oppose | It is unnecessary to have a mineral extraction objective and associated policies for the rural zone. All of the policy details are covered by the resource consent process and mineral extraction must remain a discretionary activity requiring resource consent in the rural zone. The Plan is biased towards enabling extractive industries and these objectives and rules appear as a means to avoid the resource consent process. | Delete the objective |
| Waka Kotahi NZ Transport Agency (S450) | S450.262 | Rural Zones | RURZ - O5 | Support | Waka Kotahi supports the objective as it provides for the extraction of mineral resources in the rural zone if the effects are managed. This will ensure that gravel sources are available to use for roading maintenance and upgrades. | Retain as proposed. |
| New Zealand Coal & Carbon Limited (S472) | S472.033 | Rural Zones | RURZ - O5 | Support | | Retain as notified |
| Bathurst Resources Limited and BT Mining Limited (S491) | S491.041 | Rural Zones | RURZ - O5 | Support | | Retain |
| TiGa Minerals and Metals Limited (S493) | S493.091 | Rural Zones | RURZ - O5 | Amend | Wording amendments are suggested to improve this objective. | Amend: To support provide for the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects are minimised managed and |

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| | | | | | | rehabilitation of land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations. |
| Straterra (S536) | S536.056 | Rural Zones | RURZ - O5 | Amend | The word "minimised" does not have the same meaning as "avoided, remedied, or mitigated" which is clear and consistent with the RMA and recognises and provides or responsible minerals activities. | Replace "minimised" with, "avoided, remedied, or mitigated" |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.372 | Rural Zones | RURZ - O5 | Oppose | This blanket support is inappropriate given the requirements of the RMA. | RURZ Objectives and policies |
| Minerals West Coast (S569) | S569.032 | Rural Zones | RURZ - O5 | Amend | At issue is that "minimise" is not defined, is ultra vires. | Amend: ...that provided adverse effects are minimised avoided, remedied, mitigated, offset and/or compensated and rehabilitation of land occurs ... |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.106 | Rural Zones | RURZ - O5 | Amend | recognises the extraction of mineral resources occurs in the rural zone and supported; mineral extraction activities occur outside of minerals extraction zones | Amend RURZ - O5 as follows: To support provide for the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects are minimised managed and rehabilitation of land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations." |
| Birchfield Coal Mines Ltd (S601) | S601.085 | Rural Zones | RURZ - O5 | Amend | Many mineral extraction activities within the West Coast Region occur outside of minerals extraction zones | Amend RURZ - O5 as follows: To support provide for the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects are minimised and rehabilitation of land occurs following mineral extraction, mineral extraction |

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| | | | | | | can be appropriate in a range of locations. |
| Birchfield Ross Mining Limited (S604) | S604.075 | Rural Zones | RURZ - O5 | Amend | Should provide for Mineral extraction these activities to occur in rural zones. | Amend RURZ - O5 as follows: To support provide for the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects are minimised and rehabilitation of land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations. |
| Phoenix Minerals Limited (S606) | S606.060 | Rural Zones | RURZ - O5 | Support in part | Many mineral extraction activities occur outside of minerals extraction zones | Amend RURZ - O5 as follows: To support provide for the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects are minimised and rehabilitation of land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations. |
| Whyte Gold Limited (S607) | S607.060 | Rural Zones | RURZ - O5 | Amend | Many mineral extraction activities occur outside of minerals extraction zones | Amend RURZ - O5 as follows: To support provide for the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects are minimised and rehabilitation of land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations. |
| Karamea Lime Company (S614) | S614.145 | Rural Zones | RURZ - O5 | Support | | Retain |
| Peter Langford (S615) | S615.145 | Rural Zones | RURZ - O5 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the | S190.929 | Rural Zones | RURZ - O6 | Support | We strongly support this objective as appropriate infrastructure is essential for good health outcomes and community resilience. | |

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| NPHS/ Te Whatu Ora (S190) | | | | | | |
| Waka Kotahi NZ Transport Agency (S450) | S450.263 | Rural Zones | RURZ - O6 | Support | Waka Kotahi supports the objective as it ensures that there are appropriate levels of infrastructure servicing for rural communities and development and that on site infrastructure servicing is expected. | Retain as proposed. |
| Cashmere Bay Dairy Ltd (S461) | S461.008 | Rural Zones | RURZ - O6 | Support in part | Noting that most settlements on the West Coast have limited reticulated servicing, on site servicing should generally be allowed where there are no existing Council services and it can be demonstrated that effects from servicing can be contained on site. | Amend the objective so that on site servicing should generally be allowed where there are no existing Council services and it can be demonstrated that effects from servicing can be contained on site. |
| Fire and Emergency New Zealand (S573) | S573.038 | Rural Zones | RURZ - O6 | Support | Fire and Emergency supports RURZ-06 that ensures all rural zones are adequately serviced, particularly in relation to firefighting water supply. | Retain as notified. |
| Grey District Council (S608) | S608.741 | Rural Zones | RURZ - O6 | Support | Support the objective as it ensures that appropriate levels of infrastructure servicing for rural areas, on site infrastructure servicing is expected in these areas. | Retain as proposed. |
| Karamea Lime Company (S614) | S614.146 | Rural Zones | RURZ - O6 | Support | | Retain |
| Peter Langford (S615) | S615.146 | Rural Zones | RURZ - O6 | Support | | Retain |
| John Brazil (S360) | S360.045 | Rural Zones | Rural Zones Policies | Support | I support Policies RURZ - P1 - P12 | Retain policies RURZ -P1 - P12 |
| John Brazil (S360) | S360.046 | Rural Zones | Rural Zones Policies | Support | I support Policies RURZ P15-P28 | Retain Policies RURZ P15-P28 |
| Ministry of Education Te Tāhuhu o Te Mātauranga (S456) | S456.048 | Rural Zones | Rural Zones Policies | Amend | The Ministry acknowledges that the primary purpose of the Rural Zone is to provide for primary production and compatible activities. However, the Ministry considers that educational facilities, particularly early | Add as follows under 'Non-Rural Activities' heading: RURZ - PX Provide for educational facilities as needed |

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| | | | | | childhood centres and schools, should be provided for where there is potential for a population to support them including in the Rural Zone. This will support active modes of transport and reduce trip lengths and times. They should be enabled in this zone as educational facilities are considered essential social infrastructure. The Ministry therefore request the following new policy educational facilities in the Rural Zone. | to support rural communities. |
| Buller District Council (S538) | S538.496 | Rural Zones | Rural Zones Policies | Support | Council supports the suite of policies for the Rural Zone | Retain as notified. |
| Catherine Smart-Simpson (S564) | S564.119 | Rural Zones | Rural Zones Policies | Support | Support RURZ P1 - P12, RURZ P15 - P28 | Retain RURZ P1 - P12, RURZ P15 - P28 |
| Koiterangi Lime Co LTD (S577) | S577.093 | Rural Zones | Rural Zones Policies | Support | Support RURZ P1 - P12, P15 - P28 | Retain RURZ P1 - P12, P15 - P28 |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.107 | Rural Zones | Rural Zones Policies | Amend | policy to support the land surrounding Jackson Bay Port used for port activities are zoned Port Zone | Add a new Rural Zones Policy as follows: Enable the efficient operation, use and development of Jackson Bay Port by providing for port activities within the settlement of Jackson Bay. |
| Grey District Council (S608) | S608.108 | Rural Zones | Rural Zones Policies | Amend | Primary production is the majority activity in the rural zone of the West Coast | Add two policies to read: 1. Enable primary production activities, provided adverse effects are minimised, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the General Rural Zone. 2. Ensure the General Rural Zone provides for activities that require a rural location by: a. enabling primary production activities as the predominant land use; b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|--|------------------|--------------|-----------------------------|-----------------|---|---|
| Steve Croasdale (S516) | S516.099 | Rural Zones | Rural Amenity and Character | Support | | Retain |
| Geoff Volckman (S563) | S563.101 | Rural Zones | Rural Amenity and Character | Support | We support these policies | Retain |
| New Zealand Agricultural Aviation Association (S166) | S166.030 | Rural Zones | RURZ - P1 | Support in part | The policy seeks to enable a variety of activities to occur within the RURZ while maintaining rural amenities and character. Part of the rural character in the RURZ is the noises, smells, and odours that occur as part of rural production activities. These should be specifically recognised in the description of the character of the rural area. | Amend RURZ-P1 by adding: g) Be consistent with the level of noise and odour from rural production activities. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.930 | Rural Zones | RURZ - P1 | Support | We support this policy. | Retain policy. |
| Te Tumu Paeroa - The office of the Māori Trustee (S440) | S440.045 | Rural Zones | RURZ - P1 | Support in part | The Māori Trustee is generally comfortable with the policies in the 'Rural Zones objectives and policies' chapter. However, the Māori Trustee considers the term 'bulk' should be replaced with 'profile' as this is a more commonly known industry term. This will also require all other chapters within the Proposed Plan that refer to 'bulk' to be amended. | The Māori Trustee considers that the following amendment needs to be made to policy RURZ P1. Amendments P1(a.) buildings and structures to have a profile and location that is characteristic of rural environment. The Māori Trustee notes that this amendment will require all other chapters within the Proposed Plan that refer to 'bulk' to be amended. |
| Waka Kotahi NZ Transport Agency (S450) | S450.264 | Rural Zones | RURZ - P1 | Support | The policy is supported as it sets out appropriate setbacks from roads and to be compatible with existing development and the surrounding area, which ensures that cumulative effects can be managed and provides consideration for reverse sensitivity. | Retain as proposed. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---|------------------|--------------|-----------|----------------|---|---|
| Cashmere Bay Dairy Ltd (S461) | S461.009 | Rural Zones | RURZ - P1 | Support | CBDL supports an "enabling" approach to development in the Rural zones where it is compatible with existing development in the vicinity. | Retain as notified |
| Radio New Zealand (S476) | S476.036 | Rural Zones | RURZ - P1 | Support | | RNZ support enablement of activities that maintain rural amenity and character. In particular, RNZ support the direction in c. that activities should be compatible with existing development and the surrounding area. Retain RURZ-P1 as notified. |
| Horticulture New Zealand (S486) | S486.066 | Rural Zones | RURZ - P1 | Oppose in part | The policy is essentially a description of rural character, and it should be clear what is anticipated for the Rural Zones. In particular 'enabling a variety of activities to occur' is not consistent with the National Planning Standards. | Amend RURZ-P1 as follows: Rural character and amenity will be maintained in the GRUZ and RLZ by: Buildings and structures having a bulk and location characteristic of rural environments and primary production activities Maintaining privacy and rural outlook for residential buildings Ensuring activities are compatible with the existing development and surrounding area while recognising that primary production activities can generate noise, odour and dust Having appropriate setbacks from roads and adjacent primary production activities Locating activities sensitively in the environment to minimise adverse visual and cultural effects if sited on ridgelines or ancestral mountains. |
| TiGa Minerals and Metals Limited (S493) | S493.092 | Rural Zones | RURZ - P1 | Support | This policy supports a wide range of activities, which includes minerals extraction. | Retain as notified. |
| Federated Farmers of New Zealand (S524) | S524.109 | Rural Zones | RURZ - P1 | Oppose in part | The policy seeks to provide for a 'variety of activities' to occur within the RURZ. The National Planning Standards are quite specific about the type of activities that are appropriate in the rural zones and using | Amend RURZ-P1: Rural character will be maintained in the GRUZ and RLZ by: Buildings and structures having a bulk and location characteristic of rural environments and primary |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | broad open-ended terminology does not provide direction. | production activities Maintaining privacy and rural outlook for residential buildings Ensuring activities are compatible with the existing development and surrounding area while recognising that primary production activities can generate noise, odour and dust Having appropriate setbacks from roads and adjacent primary production activities Locating activities sensitively in the environment to minimise adverse visual and cultural effects if sited on ridge lines or ancestral mountains. |
| Westland Farm Services (S550) | S550.010 | Rural Zones | RURZ - P1 | Support | supports a range of activities in rural zones, which includes the Settlement Zones. | retain |
| Buller Conservation Group (S552) | S552.174 | Rural Zones | RURZ - P1 | Amend | | g Protect indigenous biodiversity and natural character and waterbodies from inappropriate development. |
| Frida Inta (S553) | S553.174 | Rural Zones | RURZ - P1 | Amend | | g Protect indigenous biodiversity and natural character and waterbodies from inappropriate development. |
| Chris & Jan Coll (S558) | S558.471 | Rural Zones | RURZ - P1 | Support | | Retain |
| Catherine Smart-Simpson (S564) | S564.114 | Rural Zones | RURZ - P1 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.471 | Rural Zones | RURZ - P1 | Support | | Retain |
| William McLaughlin (S567) | S567.519 | Rural Zones | RURZ - P1 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.471 | Rural Zones | RURZ - P1 | Support | | Retain |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---|------------------|--------------|-----------|-----------------|--|--|
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.108 | Rural Zones | RURZ - P1 | Support | supports a wide range of activities, which includes minerals extraction | Retain as notified. |
| Birchfield Coal Mines Ltd (S601) | S601.086 | Rural Zones | RURZ - P1 | Support | Supports a wide range of activities, which includes minerals extraction. | Retain as notified. |
| Birchfield Ross Mining Limited (S604) | S604.076 | Rural Zones | RURZ - P1 | Support | This policy supports a wide range of activities, which includes minerals extraction. The policy is supported. | Retain as notified. |
| Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605) | S605.023 | Rural Zones | RURZ - P1 | Support | Supports a range of activities in rural zones | Retain as notified. |
| Phoenix Minerals Limited (S606) | S606.061 | Rural Zones | RURZ - P1 | Support | Supports a wide range of activities | Retain as notified. |
| Whyte Gold Limited (S607) | S607.061 | Rural Zones | RURZ - P1 | Support | This policy supports a wide range of activities, which includes minerals extraction. | Retain as notified. |
| Karamea Lime Company (S614) | S614.147 | Rural Zones | RURZ - P1 | Support | | Retain |
| Peter Langford (S615) | S615.147 | Rural Zones | RURZ - P1 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.931 | Rural Zones | RURZ - P2 | Support | We strongly support this policy as it is important to provide new housing opportunities away from significant risks to life, and also minimise ribbon residential development for good public health outcomes and community resilience. | Retain policy. |
| Waka Kotahi NZ Transport Agency (S450) | S450.265 | Rural Zones | RURZ - P2 | Support in part | Waka Kotahi supports the integration of residential development with a consolidated form. However, clarity is sought as to whether this would allow for density consistent with residential zoned land in the rural zone or whether this is consistent with the zoning for rural settlements. There is a potential risk that | Amend the policy to provide clarity on the type of residential development within the rural zone that is being sought. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | the rural zone could be developed to a density that is not anticipated and not meet the rural character, if it can be built up to a residential density. | |
| Cashmere Bay Dairy Ltd (S461) | S461.010 | Rural Zones | RURZ - P2 | Support | CBDL supports an "enabling" approach to development in the Rural zones where it is compatible with existing development in the vicinity. | Retain as notified |
| Federated Farmers of New Zealand (S524) | S524.110 | Rural Zones | RURZ - P2 | Support in part | Both RURZ-P2 and P3 relate to settlements and would be more appropriately located in the SETZ zone. | Move RURZ-P2 and P3 to SETZ-P1 and P2. |
| Chris & Jan Coll (S558) | S558.473 | Rural Zones | RURZ - P2 | Support | | Retain |
| Catherine Smart-Simpson (S564) | S564.115 | Rural Zones | RURZ - P2 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.473 | Rural Zones | RURZ - P2 | Support | | Retain |
| William McLaughlin (S567) | S567.520 | Rural Zones | RURZ - P2 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.473 | Rural Zones | RURZ - P2 | Support | | Retain |
| Department of Conservation (S602) | S602.229 | Rural Zones | RURZ - P2 | Amend | Amend Policy RURZ - P2 to remove ambiguity from matter F so that the policy clearly seeks to ensure growth and change does not compromise natural and cultural landscapes. | Amend: Provide for growth and change to settlements that: Improves the long-term viability of the settlements and their communities; Fits with the historic, cultural and environmental character of the existing settlement; Provides new housing opportunities in locations that are away from significant risks to life, safety and property damage from natural hazards; Integrates with the existing residential settlement and maintains a consolidated settlement form; Supports rural community needs by providing for community facilities and educational |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | | facilities; and Does not compromise the dominance of the natural and cultural landscape setting and minimises ribbon residential development along the coastline, on prominent spurs, ridges and skylines and avoids development on the ridgelines and peaks of ancestral mountains. |
| Karamea Lime Company (S614) | S614.148 | Rural Zones | RURZ - P2 | Support | | Retain |
| Peter Langford (S615) | S615.148 | Rural Zones | RURZ - P2 | Support | | Retain |
| Riamne Klempel (S67) | S67.011 | Rural Zones | RURZ - P3 | Support | As for RURZ P2 | Apply this successfully to Barrytown |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.932 | Rural Zones | RURZ - P3 | Support | We strongly support this policy as it is important that expansion of existing settlements should avoid areas of high hazard risk for good public health outcomes and community resilience. | Retain policy. |
| Cashmere Bay Dairy Ltd (S461) | S461.011 | Rural Zones | RURZ - P3 | Support | CBDL supports an "enabling" approach to development in the Rural zones where it is compatible with existing development in the vicinity. | Retain as notified |
| TiGa Minerals and Metals Limited (S493) | S493.093 | Rural Zones | RURZ - P3 | Amend | Should be extended to all primary production activities. | Amend RURZ - P3 as follows: Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary production values. |
| Federated Farmers of New Zealand (S524) | S524.125 | Rural Zones | RURZ - P3 | Support in part | Both RURZ-P2 and P3 relate to settlements and would be more appropriately located in the SETZ zone. | Move RURZ-P2 and P3 to SETZ-P1 and P2. |
| Chris & Jan Coll (S558) | S558.474 | Rural Zones | RURZ - P3 | Support | | Retain |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|--|------------------|--------------|-----------|----------|---|---|
| Catherine Smart-Simpson (S564) | S564.116 | Rural Zones | RURZ - P3 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.474 | Rural Zones | RURZ - P3 | Support | | Retain |
| William McLaughlin (S567) | S567.521 | Rural Zones | RURZ - P3 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.474 | Rural Zones | RURZ - P3 | Support | | Retain |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.109 | Rural Zones | RURZ - P3 | Amend | Provides for management of reverse sensitivity effects on certain activities, should be extended to all primary production activities | Amend RURZ - P3 as follows: Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary production values." |
| Birchfield Coal Mines Ltd (S601) | S601.087 | Rural Zones | RURZ - P3 | Amend | Should be extended to all primary production activities. | Amend RURZ - P3 as follows: Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary production values. |
| Birchfield Ross Mining Limited (S604) | S604.077 | Rural Zones | RURZ - P3 | Amend | Should be extended to all primary production activities | Amend RURZ - P3 as follows: Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary production values. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Phoenix Minerals Limited (S606) | S606.062 | Rural Zones | RURZ - P3 | Support in part | Effects extend to all primary production activities and should therefore be applied to all of those | Amend RURZ - P3 as follows: Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary production values. |
| Whyte Gold Limited (S607) | S607.062 | Rural Zones | RURZ - P3 | Amend | The policy provides for management of reverse sensitivity effects on certain activities, however this should be extended to all primary production activities. Wording amendments are proposed to rectify this. | Amend RURZ - P3 as follows: Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary production values. |
| Karamea Lime Company (S614) | S614.149 | Rural Zones | RURZ - P3 | Support | | Retain |
| Peter Langford (S615) | S615.149 | Rural Zones | RURZ - P3 | Support | | Retain |
| SOPHIA ALLAN (S82) | S82.008 | Rural Zones | RURZ - P4 | Support | | We support low traffic and moderate noise levels. We also support setbacks from property boundaries |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.933 | Rural Zones | RURZ - P4 | Support | We support this policy. | Retain policy. |
| Ballance Agri-Nutrients (S345) | S345.008 | Rural Zones | RURZ - P4 | Support | Ballance supports the recognition that rural lifestyle development should not conflict with productive rural land use which includes agricultural support activities such as agricultural aviation | Retain policy |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|--|------------------|--------------|-------------------|-----------------|---|---|
| Waka Kotahi NZ Transport Agency (S450) | S450.266 | Rural Zones | RURZ - P4 | Support | Waka Kotahi supports that rural lifestyle development is provided for as long as it has appropriate setbacks, has low traffic volumes and that large lots have onsite infrastructure servicing. | Retain as proposed. |
| Cashmere Bay Dairy Ltd (S461) | S461.012 | Rural Zones | RURZ - P4 | Oppose | "Large lots" may not be the most appropriate development at settlement outskirts, and could result in fragmentation of the rural land resource. "Production values" appears to be more a matter of control rather than a characteristic of residential activity. | Amend policy to identify that "Large lots" may not be the most appropriate development at settlement outskirts, and could result in fragmentation of the rural land resource. |
| Horticulture New Zealand (S486) | S486.067 | Rural Zones | RURZ - P4 | Support in part | HortNZ supports a provision that rural lifestyle will not conflict with rural production activities. However it would be best to use the defined term 'rural production activities' rather than 'rural production values'. | Amend RURZ-P4 by replacing 'rural production values' with rural production activities.' |
| Westland Farm Services (S550) | S550.011 | Rural Zones | RURZ - P4 | Support | recognises and provides for a mix of activities in rural lifestyle areas. | retain |
| Chris & Jan Coll (S558) | S558.475 | Rural Zones | RURZ - P4 | Support | | Retain |
| Catherine Smart-Simpson (S564) | S564.117 | Rural Zones | RURZ - P4 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.475 | Rural Zones | RURZ - P4 | Support | | Retain |
| William McLaughlin (S567) | S567.522 | Rural Zones | RURZ - P4 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.475 | Rural Zones | RURZ - P4 | Support | | Retain |
| Karamea Lime Company (S614) | S614.150 | Rural Zones | RURZ - P4 | Support | | Retain |
| Peter Langford (S615) | S615.150 | Rural Zones | RURZ - P4 | Support | | Retain |
| Te Mana Ora (Community and | S190.934 | Rural Zones | Production Values | Support | We support the policy in this section. | Retain policy. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Public Health) of the NPHS/ Te Whatu Ora (S190) | | | | | | |
| Steve Croasdale (S516) | S516.100 | Rural Zones | Production Values | Support | | Retain |
| SOPHIA ALLAN (S82) | S82.009 | Rural Zones | RURZ - P5 | Support | | support |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.935 | Rural Zones | RURZ - P5 | Support | We strongly support this policy as retaining highly productive land is essential for production of healthy locally sourced food which important for good health outcomes and community resilience. | Retain policy. |
| Cashmere Bay Dairy Ltd (S461) | S461.013 | Rural Zones | RURZ - P5 | Support | Noting that CBDL's land is not within the Highly Productive Land overlay in the TTPP. | Retain as notified |
| Horticulture New Zealand (S486) | S486.068 | Rural Zones | RURZ - P5 | Support in part | RURZ-P5 provides for highly productive land which is supported. The policy should give effect to the NPSHPL and amendments are sought for this. | Amend RURZ-P5: Recognise that there are only small areas of highly productive land on the West Coast and they will be prioritised for primary production purposes. |
| Federated Farmers of New Zealand (S524) | S524.111 | Rural Zones | RURZ - P5 | Support in part | Recognition of highly productive land is supported. However this policy applies specifically to the GRUZ. | Move RURZ-P5 to GRUZ-P1 |
| Chris & Jan Coll (S558) | S558.476 | Rural Zones | RURZ - P5 | Support | | Retain |
| Geoff Volckman (S563) | S563.102 | Rural Zones | RURZ - P5 | Support | We support this policy | Retain |
| Catherine Smart-Simpson (S564) | S564.118 | Rural Zones | RURZ - P5 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.476 | Rural Zones | RURZ - P5 | Support | | Retain |
| William McLaughlin (S567) | S567.523 | Rural Zones | RURZ - P5 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.476 | Rural Zones | RURZ - P5 | Support | | Retain |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Karamea Lime Company (S614) | S614.151 | Rural Zones | RURZ - P5 | Support | | Retain |
| Peter Langford (S615) | S615.151 | Rural Zones | RURZ - P5 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.936 | Rural Zones | Non-Rural Activities | Support | We support the policies in this section. | Retain policies. |
| Steve Croasdale (S516) | S516.101 | Rural Zones | Non-Rural Activities | Support | | Retain |
| Chris & Jan Coll (S558) | S558.477 | Rural Zones | Non-Rural Activities | Support | | Retain |
| Geoff Volckman (S563) | S563.103 | Rural Zones | Non-Rural Activities | Support | We support these policies | Retain |
| Chris J Coll Surveying Limited (S566) | S566.477 | Rural Zones | Non-Rural Activities | Support | | Retain |
| William McLaughlin (S567) | S567.524 | Rural Zones | Non-Rural Activities | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.477 | Rural Zones | Non-Rural Activities | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.937 | Rural Zones | RURZ - P6 | Support | We support this policy. | Retain policy. |
| Manawa Energy Limited (Manawa Energy) (S438) | S438.137 | Rural Zones | RURZ - P6 | Support | Manawa supports the recognition of non rural activities within the rural zone and seeks explicit recognition of regionally significant infrastructure as important within the zone. | Amend RURZ - P6 as follows: Recognise that the rural areas may be the most appropriate location for some utility, regionally significant infrastructure , industrial or commercial uses to establish, where these have a functional relationship with rural areas or a functional or operational need to locate in that area , provided the character and amenity of the rural areas is maintained and adverse effects are managed. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441) | S441.066 | Rural Zones | RURZ - P6 | Support in part | Silver Fern Farm support this policy insofar as it relates to its activities and notes that a prime example of why this policy is necessary is their Plant at 140 Kumara Junction Highway, Hokitika. Under the Operative Plan, this site is classed as Rural Zone, however, under the Proposed Plan, this land would change to General Industrial and would be located at the boundary of the General Rural Zone. This Policy is appropriate for highlighting that some industrial activities have a functional need to be located in proximity to rural areas, however Silver Fern Farm notes that the zoning difference between the two areas will likely have differing amenity requirements based on the types of activities conducted in each area. Silver Fern Farms are of the view that this should be addressed in the case of 140 Kumara Junction Highway and mention that in respect to this, prior acceptance of reduced amenity in these areas should be expected. | Retain Operative Plan definition of Rural Zoning definition. |
| Waka Kotahi NZ Transport Agency (S450) | S450.267 | Rural Zones | RURZ - P6 | Support | Waka Kotahi supports the policy as it is agreed that some non-rural activities are most appropriate for the rural zone. The policy also ensures that adverse effects are managed for these non-rural activities, which can ensure that safe access is obtained. | Retain as proposed. |
| Radio New Zealand (S476) | S476.037 | Rural Zones | RURZ - P6 | Support | | RNZ support provision for certain activities where they maintain the character and amenity of the rural environment and where adverse effects can be managed. However, RNZ is concerned that this wording does not adequately recognise some of the limitations infrastructure providers face. Often rural areas are the only functional location for |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | | some infrastructure, although there may be no direct relationship with the surrounding rural land itself. Amend as follows: Recognise that the rural areas may be the most appropriate location for some utility, industrial or commercial uses to establish, where these have a functional relationship with rural areas, provided the character and amenity of the rural areas is maintained and adverse effects are managed. In particular, critical infrastructure may have a functional need to be located in rural areas in order to operate effectively. |
| Horticulture New Zealand (S486) | S486.069 | Rural Zones | RURZ - P6 | Oppose in part | If non-rural activities locate in the rural areas, they should not create adverse effects or reverse sensitivity effects on rural production activities. An activity should have a functional need to locate in the rural area. | Amend RURZ-P6: Only provide for non-rural activities where there is a functional need to locate in the rural area and adverse effects on rural character and primary production activities are avoided remedied or mitigated. |
| Rural Contractors New Zealand Incorporated ("RCNZ") (S489) | S489.005 | Rural Zones | RURZ - P6 | Support | The policy recognises the functional need for some activities to locate in rural areas. | Retain the policy as notified. |
| Westreef Services Limited (S518) | S518.004 | Rural Zones | RURZ - P6 | Support | WSL supports this policy as it seeks to provide a range of activities, uses and developments. | Retain the policy |
| Federated Farmers of New Zealand (S524) | S524.113 | Rural Zones | RURZ - P6 | Support | Appreciate that where an activity has a functional relationship with rural areas then it may be appropriate to locate that activity in a rural zone, provided any adverse effects are managed and a new policy is introduced as above where an activity supports primary production. | Retain as notified in addition to new policy RURZ-PX above. |
| Westland Farm Services (S550) | S550.012 | Rural Zones | RURZ - P6 | Support | strongly supported, which recognises that activities such as the submitter's agricultural service industry have a | retain |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | relationship with the rural area, and are appropriately located in such areas. | |
| Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605) | S605.024 | Rural Zones | RURZ - P6 | Support | Recognises that activities have a relationship with the rural area | Retain as notified. |
| Karamea Lime Company (S614) | S614.152 | Rural Zones | RURZ - P6 | Support | | Retain |
| Peter Langford (S615) | S615.152 | Rural Zones | RURZ - P6 | Support | | Retain |
| Riarnne Klempel (S67) | S67.010 | Rural Zones | RURZ - P7 | Support | As for RURZ P2 | Apply this successfully to Barrytown |
| SOPHIA ALLAN (S82) | S82.010 | Rural Zones | RURZ - P7 | Support | | support |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.938 | Rural Zones | RURZ - P7 | Support | We support this policy. | Retain policy. |
| Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441) | S441.067 | Rural Zones | RURZ - P7 | Support in part | As mentioned in RURZ - P6, above. | Retain Operative Plan definition of Rural Zoning definition. |
| Cashmere Bay Dairy Ltd (S461) | S461.014 | Rural Zones | RURZ - P7 | Support in part | Noting that most settlements on the West Coast have limited reticulated servicing, on site servicing should generally be allowed where there are no existing Council services and it can be demonstrated that effects from servicing can be contained on site. | Amend to recognise that most settlements on the West Coast have limited reticulated servicing, and that on site servicing should generally be allowed where there are no existing Council services and it can be demonstrated that effects from servicing can be contained on site. |
| Westreef Services Limited (S518) | S518.005 | Rural Zones | RURZ - P7 | Support | WSL supports this objective as it seeks to provide a range of activities, uses and developments. | Retain the policy. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---|------------------|--------------|-----------------|-----------------|--|--|
| Karamea Lime Company (S614) | S614.153 | Rural Zones | RURZ - P7 | Support | | Retain |
| Peter Langford (S615) | S615.153 | Rural Zones | RURZ - P7 | Support | | Retain |
| Michael Hill (S70) | S70.011 | Rural Zones | RURZ - P8 | Support | | Retain this policy in its current form. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.939 | Rural Zones | RURZ - P8 | Support | We support this policy. | Retain policy. |
| Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441) | S441.068 | Rural Zones | RURZ - P8 | Support in part | As mentioned in RURZ - P6, above. | Retain Operative Plan definition of Rural Zoning definition. |
| Westreef Services Limited (S518) | S518.006 | Rural Zones | RURZ - P8 | Support | WSL supports this objective as it seeks to provide a range of activities, uses and developments. | Retain the policy |
| Westland Farm Services (S550) | S550.013 | Rural Zones | RURZ - P8 | Support | specifically seeks to provide for commercial activities within settlements | retain |
| Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605) | S605.025 | Rural Zones | RURZ - P8 | Support | This policy specifically seeks to provide for commercial activities within settlements. | Retain as notified. |
| Karamea Lime Company (S614) | S614.154 | Rural Zones | RURZ - P8 | Support | | Retain |
| Peter Langford (S615) | S615.154 | Rural Zones | RURZ - P8 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.940 | Rural Zones | Visitor Economy | Support | We support the policies in this section. | Retain policies. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---|------------------|--------------|-----------------|-----------------|---|--|
| Steve Croasdale (S516) | S516.102 | Rural Zones | Visitor Economy | Support | | Retain |
| Chris & Jan Coll (S558) | S558.478 | Rural Zones | Visitor Economy | Support | | Retain |
| Geoff Volckman (S563) | S563.104 | Rural Zones | Visitor Economy | Support | We support these policies | Retain |
| Chris J Coll Surveying Limited (S566) | S566.478 | Rural Zones | Visitor Economy | Support | | Retain |
| William McLaughlin (S567) | S567.525 | Rural Zones | Visitor Economy | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.478 | Rural Zones | Visitor Economy | Support | | Retain |
| SOPHIA ALLAN (S82) | S82.011 | Rural Zones | RURZ - P9 | Support | | Support |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.941 | Rural Zones | RURZ - P9 | Support | We support this policy. | Retain policy. |
| Federated Farmers of New Zealand (S524) | S524.114 | Rural Zones | RURZ - P9 | Support in part | Recognition of the visitor economy is needed but the location of tourism in the RURZ should not adversely affect rural production | Amend RURZ-P10 by adding and which do not adversely effect rural production activities |
| Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605) | S605.026 | Rural Zones | RURZ - P9 | Support | Recognises that rural areas form an important part of the vistor economy. | Retain as notified. |
| Karamea Lime Company (S614) | S614.155 | Rural Zones | RURZ - P9 | Support | | Retain |
| Peter Langford (S615) | S615.155 | Rural Zones | RURZ - P9 | Support | | Retain |
| Michael Hill (S70) | S70.012 | Rural Zones | RURZ - P10 | Support | | Retain this policy in its current form. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---|------------------|--------------|-------------------------------|-----------------|---|---|
| SOPHIA ALLAN (S82) | S82.012 | Rural Zones | RURZ - P10 | Support | | Support |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.942 | Rural Zones | RURZ - P10 | Support | We support this policy. | Retain policy. |
| Federated Farmers of New Zealand (S524) | S524.124 | Rural Zones | RURZ - P10 | Support in part | Recognition of the visitor economy is needed but the location of tourism in the RURZ should not adversely affect rural production | Amend RURZ-P10 by adding and which do not adversely effect rural production activities |
| Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605) | S605.027 | Rural Zones | RURZ - P10 | Support | Supports the development of appropriate tourism and visitor business such as the one owned by the submitter. | Retain as notified. |
| Karamea Lime Company (S614) | S614.156 | Rural Zones | RURZ - P10 | Support | | Retain |
| Peter Langford (S615) | S615.156 | Rural Zones | RURZ - P10 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.943 | Rural Zones | Infrastructure in Rural Areas | Support | We largely support the policies in this section. | Retain policies with amendment to RURZ-P11. |
| SOPHIA ALLAN (S82) | S82.013 | Rural Zones | RURZ - P11 | Support | | Support |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.944 | Rural Zones | RURZ - P11 | Support in part | We support this policy apart from the wording in RURZ-P11(c) as we are aware of significant regions on the West Coast, particularly inland and northern Buller, where supplementary networked rural water supplies may become necessary for rural lifestyle areas due to insufficient natural rainfall. We also note that onsite waste water treatment generally works better for households with more restricted | Amend RURZ-P11 as follows: c. On site provision of water supply and/or existence of networked rural water supply ; and on-site land treatment and disposal of stormwater and wastewater. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | water supplies as high water using appliances can overload capacity of septic tanks/effluent disposal fields and lead to surface flooding. | |
| Cashmere Bay Dairy Ltd (S461) | S461.015 | Rural Zones | RURZ - P11 | Support | This policy supports the rural character anticipated within these zones. | Retain as notified |
| Steve Croasdale (S516) | S516.103 | Rural Zones | RURZ - P11 | Support | | Retain |
| Chris & Jan Coll (S558) | S558.479 | Rural Zones | RURZ - P11 | Support | | Retain |
| Geoff Volckman (S563) | S563.105 | Rural Zones | RURZ - P11 | Support | We support this policy | Retain |
| Chris J Coll Surveying Limited (S566) | S566.479 | Rural Zones | RURZ - P11 | Support | | Retain |
| William McLaughlin (S567) | S567.526 | Rural Zones | RURZ - P11 | Support | | Retain |
| Fire and Emergency New Zealand (S573) | S573.039 | Rural Zones | RURZ - P11 | Amend | Fire and Emergency supports this policy however an amendment to the policy is sought that ensures all land use activities in the General Rural Zone are adequately serviced, particularly in relation to firefighting water supply. | Amendment sought. RURZ-P11 a. ... b. ... c. On site provision of water supply with sufficient capacity for firefighting purposes and on-site land treatment and disposal of stormwater and wastewater. |
| Laura Coll McLaughlin (S574) | S574.479 | Rural Zones | RURZ - P11 | Support | | Retain |
| David Ellerm (S581) | S581.053 | Rural Zones | RURZ - P11 | Amend | | Ament a. Roads with roadside ditches which are efficient to maintain rather than kerb and channel; |
| David Ellerm (S581) | S581.054 | Rural Zones | RURZ - P11 | Amend | | Add d. Where the design, allotment shape, location and layout replicate a residential zone subdivision, the design and provision of sealed roads, pedestrian cycle ways, fire |

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| | | | | | | fighting and street lights are required. |
| Grey District Council (S608) | S608.742 | Rural Zones | RURZ - P11 | Support | Support the policy that recognises that subdivision and development in GRUZ, RLS, SETZ - PREC3 and SETZ - PREC4 should recognise the character and form of rural infrastructure. | Retain as proposed. |
| Karamea Lime Company (S614) | S614.157 | Rural Zones | RURZ - P11 | Support | | Retain |
| Peter Langford (S615) | S615.157 | Rural Zones | RURZ - P11 | Support | | Retain |
| SOPHIA ALLAN (S82) | S82.014 | Rural Zones | RURZ - P12 | Support | | Support |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.945 | Rural Zones | RURZ - P12 | Support | We strongly support settlement zones (SETZ_PREC2) with local community and commercial areas that provide sufficient wastewater treatment, water supply, refuse disposal, roading, footpaths, open space and parking infrastructure and servicing - all of which are essential for good public health outcomes and community resilience. | Retain policy. |
| Cashmere Bay Dairy Ltd (S461) | S461.016 | Rural Zones | RURZ - P12 | Oppose | This policy should be clarified to provide for onsite servicing within SETZ Settlement zoning, where settlements are not already fully serviced with reticulated infrastructure. | Amend the policy to provide for onsite servicing within SETZ Settlement zoning, where settlements are not already fully serviced with reticulated infrastructure. |
| Steve Croasdale (S516) | S516.104 | Rural Zones | RURZ - P12 | Support | | Retain |
| Chris & Jan Coll (S558) | S558.480 | Rural Zones | RURZ - P12 | Support | | Retain |
| Geoff Volckman (S563) | S563.106 | Rural Zones | RURZ - P12 | Support | We support this policy | Retain |
| Chris J Coll Surveying Limited (S566) | S566.480 | Rural Zones | RURZ - P12 | Support | | Retain |
| William McLaughlin (S567) | S567.527 | Rural Zones | RURZ - P12 | Support | | Retain |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Laura Coll McLaughlin (S574) | S574.480 | Rural Zones | RURZ - P12 | Support | | Retain |
| Grey District Council (S608) | S608.743 | Rural Zones | RURZ - P12 | Support | Support the policy that ensures sufficient wastewater , water supply, refuse disposal, roading, footpath, parking infrastructure servicing is provided as part of a new development. | Retain as proposed. |
| Karamea Lime Company (S614) | S614.158 | Rural Zones | RURZ - P12 | Support | | Retain |
| Peter Langford (S615) | S615.158 | Rural Zones | RURZ - P12 | Support | | Retain |
| SOPHIA ALLAN (S82) | S82.015 | Rural Zones | RURZ - P13 | Support | | Support |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.946 | Rural Zones | RURZ - P13 | Support | We strongly support for settlement zones (SETZ_PREC2) that community scale infrastructure is vested in Council where there are more than 10 privately owned lots on public health grounds. We are aware of some existing subdivisions on the West Coast which are having on-going issues around lack of provision of appropriate infrastructure. | Retain policy. |
| Cashmere Bay Dairy Ltd (S461) | S461.017 | Rural Zones | RURZ - P13 | Support | This policy avoids complications associated with privately-owned community infrastructure. However, as noted earlier, CBDL consider that onsite servicing is appropriate for rural zones. | Retain as notified |
| Chris & Jan Coll (S558) | S558.481 | Rural Zones | RURZ - P13 | Oppose | | Delete |
| Chris J Coll Surveying Limited (S566) | S566.481 | Rural Zones | RURZ - P13 | Oppose | | Delete |
| William McLaughlin (S567) | S567.528 | Rural Zones | RURZ - P13 | Oppose | | Delete |
| Laura Coll McLaughlin (S574) | S574.481 | Rural Zones | RURZ - P13 | Oppose | | Delete |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Grey District Council (S608) | S608.744 | Rural Zones | RURZ - P13 | Support | Support the policy where community scale infrastructure is developed to support more than 10 privately owned lots this should be to appropriate standards and vested in the Council to ensure ongoing maintenance and renewal. | Retain as proposed. |
| SOPHIA ALLAN (S82) | S82.016 | Rural Zones | RURZ - P14 | Support | | Support |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.947 | Rural Zones | RURZ - P14 | Support | We support this policy. | Retain policy. |
| Waka Kotahi NZ Transport Agency (S450) | S450.268 | Rural Zones | RURZ - P14 | Support | The policy is supported as any new infrastructure that is required to support rural lifestyle development or settlement expansion must be funded at the expense of the developer. This will ensure that any transport infrastructure, such as safe vehicles crossings or new intersections, will be paid for and built to the appropriate requirements. | Retain as proposed. |
| Cashmere Bay Dairy Ltd (S461) | S461.018 | Rural Zones | RURZ - P14 | Oppose | This policy does not recognise that some rural lifestyle/Settlement development is more appropriately serviced using onsite infrastructure. | Amend policy to recognise that some rural lifestyle/Settlement development is more appropriately serviced using onsite infrastructure. |
| Chris & Jan Coll (S558) | S558.482 | Rural Zones | RURZ - P14 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.482 | Rural Zones | RURZ - P14 | Support | | Retain |
| William McLaughlin (S567) | S567.529 | Rural Zones | RURZ - P14 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.482 | Rural Zones | RURZ - P14 | Support | | Retain |

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|--|------------------|--------------|---------------------|----------|---|--------------------------------|
| Grey District Council (S608) | S608.745 | Rural Zones | RURZ - P14 | Support | Support that new infrastructure should be put in place at the time of development at the expense of the developer. | Retain as proposed. |
| Steve Croasdale (S516) | S516.105 | Rural Zones | Reverse sensitivity | Support | | Retain |
| Chris & Jan Coll (S558) | S558.484 | Rural Zones | Reverse sensitivity | Support | | Retain |
| Geoff Volckman (S563) | S563.107 | Rural Zones | Reverse sensitivity | Support | We support these policies | Retain |
| Chris J Coll Surveying Limited (S566) | S566.484 | Rural Zones | Reverse sensitivity | Support | | Retain |
| William McLaughlin (S567) | S567.530 | Rural Zones | Reverse sensitivity | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.484 | Rural Zones | Reverse sensitivity | Support | | Retain |
| SOPHIA ALLAN (S82) | S82.017 | Rural Zones | RURZ - P15 | Support | | Support |
| New Zealand Agricultural Aviation Association (S166) | S166.031 | Rural Zones | RURZ - P15 | Support | This policy is supported as important to enable existing activities to maintain support to rural production activities and the economy of the region. | Retain RURZ-P15 |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.948 | Rural Zones | RURZ - P15 | Support | We strongly support this policy to design in sufficient buffers between rural and development of sensitive land uses (e.g. residential) for good public health outcomes and community resilience. | Retain policy. |
| Ballance Agri-Nutrients (S345) | S345.009 | Rural Zones | RURZ - P15 | Support | Ballance supports the recognition of reverse sensitivity and importance of new development not impacting established primary production support activities including agricultural aviation | Retain policy |
| Manawa Energy Limited (Manawa Energy) (S438) | S438.138 | Rural Zones | RURZ - P15 | Support | Manawa supports the recognition of the potential for reverse sensitivity effects on consented activities and existing rural uses within the rural zone. | Retain RURZ - P15 as notified. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Suzanne Hills (S443) | S443.042 | Rural Zones | RURZ - P15 | Amend | he objective to ensure reverse sensitivity from new subdivisions does not compromise existing mineral extraction activities is applicable in the converse: to ensure reverse sensitivity from new mineral extraction does not compromise established residents or their activities, | Rewrite to clarify that reverse sensitivity of new developments from existing rural uses and consented activities encompasses all new developments, including new mineral extraction activities. |
| Waka Kotahi NZ Transport Agency (S450) | S450.269 | Rural Zones | RURZ - P15 | Support in part | Waka Kotahi supports the intent of the policy. However, it is sought that the policy be clearer that new development should be designed and located to address reverse sensitivity effects related to noise from lawfully established activities, which includes the operation of the state highway network. | Amend the policy as follows: New development should be designed and located with sufficient buffers so that existing rural uses and consented lawfully established activities are not unreasonably compromised by the proximity of sensitive neighbouring activities. |
| Cashmere Bay Dairy Ltd (S461) | S461.019 | Rural Zones | RURZ - P15 | Oppose | "Unreasonably" is a subjective term that may be difficult to determine. Reverse sensitivity effects can be tested and addressed at the resource consent stage if necessary. | Amend so that reverse sensitivity effects can be tested and addressed at the resource consent stage if necessary. |
| Horticulture New Zealand (S486) | S486.070 | Rural Zones | RURZ - P15 | Support in part | HortNZ supports the policy for reverse sensitivity but considers that use of the defined term 'lawfully established activities' who be more appropriate rather than 'existing rural uses and consented activities'. | Amend RURZ-P15 by replacing 'existing rural uses and consented activities' with 'lawfully established activities'. |
| TiGa Minerals and Metals Limited (S493) | S493.094 | Rural Zones | RURZ - P15 | Support | The policy provides for management of reverse sensitivity effects and is supported. | Retain as notified. |
| Federated Farmers of New Zealand (S524) | S524.115 | Rural Zones | RURZ - P15 | Support in part | The policy for reverse sensitivity is supported but 'existing rural uses and consented activities' would be better to refer to 'lawfully established activities' which is a defined term in the plan. | Amend RURZ-P15 by replacing 'existing rural uses and consented activities' with 'lawfully established activities'. |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.110 | Rural Zones | RURZ - P15 | Support | Provides for management of reverse sensitivity effects | Retain as notified. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Birchfield Coal Mines Ltd (S601) | S601.088 | Rural Zones | RURZ - P15 | Support | The policy provides for management of reverse sensitivity effects and is supported. | Retain as notified. |
| Birchfield Ross Mining Limited (S604) | S604.078 | Rural Zones | RURZ - P15 | Support | The policy provides for management of reverse sensitivity effects and is supported. | Retain as notified. |
| Phoenix Minerals Limited (S606) | S606.063 | Rural Zones | RURZ - P15 | Support | Provides for management of reverse sensitivity | Retain as notified. |
| Whyte Gold Limited (S607) | S607.063 | Rural Zones | RURZ - P15 | Support | The policy provides for management of reverse sensitivity effects. | Retain as notified. |
| Karamea Lime Company (S614) | S614.159 | Rural Zones | RURZ - P15 | Support | | Retain |
| Peter Langford (S615) | S615.159 | Rural Zones | RURZ - P15 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.949 | Rural Zones | RURZ - P16 | Support | We strongly support this policy to design in sufficient buffers around infrastructure such as wastewater treatment plants and land disposal areas and sensitive land uses (e.g. residential) for good public health outcomes and community resilience. | Retain policy. |
| Manawa Energy Limited (Manawa Energy) (S438) | S438.139 | Rural Zones | RURZ - P16 | Support in part | Manawa supports the recognition of the potential for reverse sensitivity effects within the rural zone, and the establishment of buffers around such infrastructure activities to protect them from such uses. It requests that renewable electricity generation activities/ regionally significant infrastructure is specifically included as an activity for which a buffer will be provided. | Amend RURZ - P16 as follows: There should be sufficient buffers provided from infrastructure such as wastewater treatment plants and land disposal areas, renewable electricity generation activities, transmission and other regionally significant infrastructure and water supply catchments to avoid reverse sensitivity effects on the infrastructure. |
| Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441) | S441.069 | Rural Zones | RURZ - P16 | Amend | Reverse sensitivity effects can also impede industrial activities and that should be acknowledged in this policy. | Amend as follows: There should be sufficient buffers provided from infrastructure such as wastewater treatment plants and land disposal areas, transmission infrastructure, and water supply catchments and industry to avoid reverse sensitivity effects on the infrastructure. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Cashmere Bay Dairy Ltd (S461) | S461.020 | Rural Zones | RURZ - P16 | Support | The TTPP should include rules for setbacks from these activities. | Retain as notified. |
| Radio New Zealand (S476) | S476.038 | Rural Zones | RURZ - P16 | Support | | RNZ support the direction to maintain sufficient buffers from infrastructure to avoid reverse sensitivity effects. However, RNZ consider a specific reference to telecommunication / radio communication equipment is appropriate as this infrastructure often raises concerns for residents of new developments located nearby. Amend as follows: There should be sufficient buffers provided from infrastructure such as wastewater treatment plants and land disposal areas, transmission infrastructure, and water supply catchments and telecommunication and radiocommunications infrastructure , to avoid reverse sensitivity effects on the infrastructure. |
| Horticulture New Zealand (S486) | S486.071 | Rural Zones | RURZ - P16 | Support in part | It would be more appropriate that infrastructure is not compromised by reverse sensitivity effects. | Amend RURZ-P16 by replacing 'to avoid reverse sensitivity effects on infrastructure' with ' to ensure that infrastructure is not compromised by reverse sensitivity effects. ' |
| David Ellerm (S581) | S581.055 | Rural Zones | RURZ - P16 | Amend | | There should be ... water supply, ground water source protection zone catchments to avoid reverse sensitivity effects on the infrastructure. |
| Grey District Council (S608) | S608.746 | Rural Zones | RURZ - P16 | Support | Support the policy that provides there should be sufficient buffers from infrastructure such as wastewater treatment plants and land disposal area, water supply catchments to avoid reverse sensitivity effects on the infrastructure. | Retain as proposed. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Karamea Lime Company (S614) | S614.160 | Rural Zones | RURZ - P16 | Support | | Retain |
| Peter Langford (S615) | S615.160 | Rural Zones | RURZ - P16 | Support | | Retain |
| Steve Croasdale (S516) | S516.106 | Rural Zones | Papakāingahousing | Support | | Retain |
| Chris & Jan Coll (S558) | S558.485 | Rural Zones | Papakāingahousing | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.485 | Rural Zones | Papakāingahousing | Support | | Retain |
| William McLaughlin (S567) | S567.531 | Rural Zones | Papakāingahousing | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.485 | Rural Zones | Papakāingahousing | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.950 | Rural Zones | RURZ - P17 | Support | We strongly support this policy enabling the housing needs of Poutini Ngāi Tahu whānau to be met in rural areas and locations safe from significant natural hazards for good public health and safety outcomes and community resilience. | Retain policy. |
| Te Tumu Paeroa - The office of the Māori Trustee (S440) | S440.046 | Rural Zones | RURZ - P17 | Support in part | <p>The Māori Trustee supports and acknowledges Poutini Ngāi Tahu position as mana whenua of their lands and treaty partner of Te Tai o Poutini.</p> <p>The Māori Trustee administers whenua Māori on behalf of Māori landowners in Te Tai o Poutini and notes that it is likely that not all Māori landowners are registered members of Poutini Ngāi Tahu. As the policy currently reads, Māori landowners will only be able to utilise this papakāinga provision if they are registered members of Poutini Ngāi Tahu. The Māori Trustee therefore considers that the definition of papakāinga needs to be amended as suggested in paragraph 9. The Māori</p> | <p>The Māori Trustee considers that the following amendment needs to be made to policy RURZ P17.</p> <p>Amendments P17. Enable the housing needs of Poutini Ngāi Tahu whānau and Māori landowners to be met in rural areas and locations safe from significant natural hazards.</p> |

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| | | | | | Trustee also notes that the use of 'Poutini Ngāi Tahu whānui' is not currently referenced in the papakāinga definition. To maintain consistency with the Proposed Plan it is suggested that 'whānui' be removed from this policy. | |
| Geoff Volckman (S563) | S563.108 | Rural Zones | RURZ - P17 | Support | We support this policy | Retain |
| Karamea Lime Company (S614) | S614.161 | Rural Zones | RURZ - P17 | Support | | Retain |
| Peter Langford (S615) | S615.161 | Rural Zones | RURZ - P17 | Support | | Retain |
| Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620) | S620.242 | Rural Zones | RURZ - P17 | Support | The policy support Poutini Ngāi Tahu housing options and enables the relationship with whenua to be maintained. | Retain as notified |
| Graeme Cavaney (S121) | S121.003 | Rural Zones | Mineral Extraction | Support | So that current land that is un-useable or currently not productive ie scrub and gorse be mined and repurposed for use after reinstatement. That current land with mature native trees with small return below surface does not get decimated unnecessarily or at all. | That mining on private property is allowed to continue with regulations on reinstatement of pollution in place. |
| New Zealand Coal & Carbon Limited (S472) | S472.034 | Rural Zones | Mineral Extraction | Support | | Retain Mineral Extraction Policies as notified |
| Bathurst Resources Limited and BT Mining Limited (S491) | S491.042 | Rural Zones | Mineral Extraction | Support | Ensure that this section applies to minerals extraction, exploration and prospecting | Amend the heading: Mineral Extraction, Exploration and Prospecting |
| Steve Croasdale (S516) | S516.107 | Rural Zones | Mineral Extraction | Support | | REtain |
| Chris & Jan Coll (S558) | S558.486 | Rural Zones | Mineral Extraction | Support | | Retain |

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| Geoff Volckman (S563) | S563.109 | Rural Zones | Mineral Extraction | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.486 | Rural Zones | Mineral Extraction | Support | | Retain |
| William McLaughlin (S567) | S567.532 | Rural Zones | Mineral Extraction | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.486 | Rural Zones | Mineral Extraction | Support | | Retain |
| Avery Brothers (S609) | S609.097 | Rural Zones | Mineral Extraction | Support | Recognising the importance of mining to the West Coast. | Retain provisions |
| Michael Hill (S70) | S70.013 | Rural Zones | RURZ - P18 | Oppose | Mineral extraction has been an integral part of commercial activities in the Grey District for over 150 years. There is no need for an 'enabling' policy in support of it. All aspects relating to the consenting of mining are adequately 'enabled' through the RMA and elsewhere in the plan. | Remove this policy |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.951 | Rural Zones | RURZ - P18 | Support in part | We support this policy, however, recommend that this policy also references the effects management hierarchy, as a structured approach to manage the adverse effects of mineral extraction to the health of the environment and of the population. | Amend RURZ-P18 as follows: Recognise that mineral resources are fixed in location and enable mineral extraction activities provided that adverse effects on the health of the environment and the population are avoided, remedied or mitigated using the effects management hierarchy. |
| Suzanne Hills (S443) | S443.037 | Rural Zones | RURZ - P18 | Oppose | It is unnecessary to have a mineral extraction objective and associated policies for the rural zone. The Plan is biased towards enabling extractive industries and these objectives and rules appear as a means to avoid the resource consent process. | Delete the policy |
| Bathurst Resources Limited and BT Mining Limited (S491) | S491.043 | Rural Zones | RURZ - P18 | Amend | Include the full effects hierarchy | Amend: Recognise that mineral resources are fixed in location and enable mineral extraction activities provided adverse effects are avoided, remedied or mitigated, offset or |

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| | | | | | | compensated. |
| TiGa Minerals and Metals Limited (S493) | S493.095 | Rural Zones | RURZ - P18 | Amend | Include the ability to offset or compensate to provide for effects management hierarchy. | Amend RURZ - P18 as follows: Recognise that mineral resources are fixed in location and enable mineral extraction activities provided adverse effects are avoided, remedied, or mitigated, offset or compensated for. |
| Westreef Services Limited (S518) | S518.007 | Rural Zones | RURZ - P18 | Support | WSL supports this policy as it supports mineral extraction in the rural environment. | Retain the policy |
| Celine Stokowski Anthony Thrupp (S522) | S522.008 | Rural Zones | RURZ - P18 | Support | | Retain as notified |
| Straterra (S536) | S536.017 | Rural Zones | RURZ - P18 | 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', |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.375 | Rural Zones | RURZ - P18 | Oppose | This policy is inadequate to appropriately manage adverse effects, in particular it does not give effect to Chapter 7 WCRPS. | Delete |
| Minerals West Coast (S569) | S569.038 | Rural Zones | RURZ - P18 | Amend | Inconsistent wording | Amend: Recognise that mineral resources are fixed in location and enable mineral extraction activities have a functional, technical, operational or locational need to be sited in the particular location provided adverse effects are avoided, remedied, or mitigated, offset or compensated. |
| WMS Group (HQ) Limited and WMS | S599.111 | Rural Zones | RURZ - P18 | Amend | Should include the ability to offset or compensate | Recognise that mineral resources are fixed in location and enable mineral extraction |

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| Land Co. Limited (S599) | | | | | | activities provided adverse effects are avoided, remedied, or mitigated, offset or compensated for. |
| Birchfield Coal Mines Ltd (S601) | S601.089 | Rural Zones | RURZ - P18 | Amend | Should include the ability to offset or compensate | Amend RURZ - P18 as follows: Recognise that mineral resources are fixed in location and enable mineral extraction activities provided adverse effects are avoided, remedied, or -mitigated, offset or compensated for. |
| Birchfield Ross Mining Limited (S604) | S604.079 | Rural Zones | RURZ - P18 | Amend | Should include the ability to offset or compensate | Amend RURZ - P18 as follows: Recognise that mineral resources are fixed in location and enable mineral extraction activities provided adverse effects are avoided, remedied, or -mitigated, offset or compensated for. |
| Phoenix Minerals Limited (S606) | S606.064 | Rural Zones | RURZ - P18 | Support in part | Should include the full effects management hierarchy | Amend RURZ - P18 as follows: Recognise that mineral resources are fixed in location and enable mineral extraction activities provided adverse effects are avoided, remedied, or -mitigated, offset or compensated for. |
| Whyte Gold Limited (S607) | S607.064 | Rural Zones | RURZ - P18 | Support in part | Should include the ability to offset or compensate to provide for the full effects management hierarchy. | Amend RURZ - P18 as follows: Recognise that mineral resources are fixed in location and enable mineral extraction activities provided adverse effects are avoided, remedied, or -mitigated, offset or compensated for. |
| Karamea Lime Company (S614) | S614.162 | Rural Zones | RURZ - P18 | Support | | Retain |
| Peter Langford (S615) | S615.162 | Rural Zones | RURZ - P18 | Support | | Retain |

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| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.0538 | Rural Zones | RURZ - P18 | Amend | Alterative Relief | Amend to ensure that natural values must be protected in accordance with Chapter 7 WCRPS and other natural values have specific reference for protection. |
| Michael Hill (S70) | S70.014 | Rural Zones | RURZ - P19 | Amend | As written this policy is entirely biased towards mineral extraction at the expense of existing businesses and communities. As such it ignores the objectives outlined in MIN - 06 (a) (vi) "The wellbeing of people and communities". | Amend this policy as follows: "Manage conflicts between proposed and existing mineral extraction activities and other land uses by ensuring that: <ol style="list-style-type: none"> 1. Standards to minimise impacts on the amenity, rural character and natural values of rural areas are met; and 2. Mineral extraction activities that are incompatible with the effects and well being of local communities and businesses effects of mineral extraction activities are not established close to existing communities and business mineral extraction activities. |
| SOPHIA ALLAN (S82) | S82.018 | Rural Zones | RURZ - P19 | Oppose | This rule creates a reverse sensitivity where once a mine or other large scale activity is established other activities may be restricted ie tourism and accommodation | Limit noise, dust, traffic, and activities associated with heavy industry that is out of keeping and charactor in our rural areas. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.952 | Rural Zones | RURZ - P19 | Support | We strongly support this policy as managing conflicts between mineral extraction activities and other land uses ensuring appropriate standards are implemented and buffering between incompatible land uses occurs ensures good public health outcomes. | Retain policy. |
| Suzanne Hills (S443) | S443.038 | Rural Zones | RURZ - P19 | Oppose | It is unnecessary to have a mineral extraction objective and associated policies for the rural zone. The Plan is biased | Delete the policy |

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| | | | | | towards enabling extractive industries and these objectives and rules appear as a means to avoid the resource consent process. | |
| TiGa Minerals and Metals Limited (S493) | S493.096 | Rural Zones | RURZ - P19 | Amend | This policy is supported, however amendments are sought for consistency | Amend: Manage conflicts ...: a. Standards to manage adverse effects minimise impacts on the amenity, rural character and natural values of rural areas are met; and b. |
| Westreef Services Limited (S518) | S518.008 | Rural Zones | RURZ - P19 | Support | WSL supports this policy as it supports mineral extraction in the rural environment. | Retain the policy |
| Celine Stokowski Anthony Thrupp (S522) | S522.012 | Rural Zones | RURZ - P19 | Oppose | The argument for "reverse sensitivity" effectively gives mining an easy way to avoid mitigation of effects and limits development opportunities outside of mining once a single mine is set up in an area. It restricts diversification in the rural sector. | Delete the policy |
| Straterra (S536) | S536.057 | Rural Zones | RURZ - P19 | Amend | The word "minimised" does not have the same meaning as "avoided, remedied, or mitigated" which is clear and consistent with the RMA and recognises and provides or responsible minerals activities. | Replace "minimised" with, "avoided, remedied, or mitigated". |
| Minerals West Coast (S569) | S569.033 | Rural Zones | RURZ - P19 | Amend | At issue is that "minimise" is not defined, is ultra vires. | Amend: ...that provided adverse effects are minimised avoided, remedied, mitigated, offset and/or compensated and rehabilitation of land occurs ... |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.112 | Rural Zones | RURZ - P19 | Amend | Amendments are sought for consistency | Amend RURZ - P19 as follows: Manage conflicts between mineral extraction activities and other land uses by ensuring that: a. Standards to manage adverse effects minimise impacts on the amenity, rural character and natural values of rural areas are met; and b. Activities that are incompatible with the effects |

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| | | | | | | of mineral extraction activities are not established close to existing mineral extraction activities. |
| Birchfield Coal Mines Ltd (S601) | S601.090 | Rural Zones | RURZ - P19 | Amend | Amendments are sought for consistency | Amend RURZ - P19 as follows: Manage conflicts between mineral extraction activities and other land uses by ensuring that: a. Standards to manage adverse effects minimise impacts on the amenity, rural character and natural values of rural areas are met; and b. Activities that are incompatible with the effects of mineral extraction activities are not established close to existing mineral extraction activities. |
| Birchfield Ross Mining Limited (S604) | S604.080 | Rural Zones | RURZ - P19 | Amend | Amendments are sought for consistency | Amend RURZ - P19 as follows: Manage conflicts between mineral extraction activities and other land uses by ensuring that: a. Standards to manage adverse effects minimise impacts on the amenity, rural character and natural values of rural areas are met; and b. Activities that are incompatible with the effects of mineral extraction activities are not established close to existing mineral extraction activities. |
| Phoenix Minerals Limited (S606) | S606.065 | Rural Zones | RURZ - P19 | Amend | Amendments for consistency | Amend RURZ - P19 as follows: Manage conflicts between mineral extraction activities and other land uses by ensuring that: a. Standards to manage adverse effects minimise impacts on the amenity, rural character and natural values of rural areas are met; and b. Activities that are incompatible with the effects of mineral extraction activities are not established close to existing mineral extraction activities. |
| Whyte Gold Limited (S607) | S607.065 | Rural Zones | RURZ - P19 | Support in part | Amendments are sought for consistency. | Amend RURZ - P19 as follows: Manage conflicts between mineral extraction activities and other land uses by ensuring that: a. Standards to manage adverse effects minimise impacts on the amenity, rural character |

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| | | | | | | and natural values of rural areas are met; and b. Activities that are incompatible with the effects of mineral extraction activities are not established close to existing mineral extraction activities. |
| Karamea Lime Company (S614) | S614.163 | Rural Zones | RURZ - P19 | Support | | Retain |
| Peter Langford (S615) | S615.163 | Rural Zones | RURZ - P19 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.953 | Rural Zones | RURZ - P20 | Support | We support this policy | Retain policy. |
| Westreef Services Limited (S518) | S518.009 | Rural Zones | RURZ - P20 | Support | WSL supports this policy as it supports mineral extraction in the rural environment. | Retain the policy. |
| Celine Stokowski Anthony Thrupp (S522) | S522.009 | Rural Zones | RURZ - P20 | Support | | Retain as notified |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.376 | Rural Zones | RURZ - P20 | Amend | Because there is no consistent SNA schedule, this is inadequate to protect significant biodiversity. | Amend to ensure that all natural values are protected. |
| Karamea Lime Company (S614) | S614.164 | Rural Zones | RURZ - P20 | Support | | Retain |
| Peter Langford (S615) | S615.164 | Rural Zones | RURZ - P20 | Support | | Retain |
| Michael Hill (S70) | S70.015 | Rural Zones | RURZ - P21 | Amend | This amendment has been extended to address Objective MIN 06 (a) (vi) "The wellbeing of people and communities". | Amend this policy as follows: Require proposals for new mineral extraction activities to provide adequate information on the establishment and operation of the mineral extraction activity, measures to reduce and/or avoid adverse effects and rehabilitation of the mineral extraction area, and measures to avoid adverse effects on existing local commercial businesses and the wellbeing |

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| | | | | | | of people and communities. |
| SOPHIA ALLAN (S82) | S82.019 | Rural Zones | RURZ - P21 | Amend | Because otherwise its death to the native environment by a thousand cuts. | Rehabilitation of land should be to its original stat be that native bush or farmland |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.954 | Rural Zones | RURZ - P21 | Support | We strongly support this policy as it requires measures being implemented to reduce and/or avoid adverse effects and ensure rehabilitation occurs for good public health outcomes. | Retain policy. |
| Suzanne Hills (S443) | S443.039 | Rural Zones | RURZ - P21 | Oppose | It is unnecessary to have a mineral extraction objective and associated policies for the rural zone. The Plan is biased towards enabling extractive industries and these objectives and rules appear as a means to avoid the resource consent process. | Delete the policy |
| TiGa Minerals and Metals Limited (S493) | S493.097 | Rural Zones | RURZ - P21 | Support | This policy requires the provision of adequate information to assess effects and is supported. | Retain as notified. |
| Westreef Services Limited (S518) | S518.010 | Rural Zones | RURZ - P21 | Support | WSL supports this policy as it supports mineral extraction in the rural environment. | Retain the policy. |
| Celine Stokowski Anthony Thrupp (S522) | S522.010 | Rural Zones | RURZ - P21 | Support | | Retain as notified |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.377 | Rural Zones | RURZ - P21 | Support in part | Amend to require an ecological assessment in accordance with Appendix 1, WCRPS. Also amend to require effects management in accordance with Chapter 7 WCRPS. | Amend to require an ecological assessment in accordance with Appendix 1, WCRPS. Also amend to require effects management in accordance with Chapter 7 WCRPS. |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.113 | Rural Zones | RURZ - P21 | Support | Requires the provision of adequate information to assess effects | Retain as notified |
| Birchfield Coal Mines Ltd (S601) | S601.091 | Rural Zones | RURZ - P21 | Support | This policy requires the provision of adequate information to assess effects | Retain as notified. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Birchfield Ross Mining Limited (S604) | S604.081 | Rural Zones | RURZ - P21 | Support | This policy requires the provision of adequate information to assess effects and is supported. | Retain as notified. |
| Phoenix Minerals Limited (S606) | S606.066 | Rural Zones | RURZ - P21 | Support | Requires the provision of adequate information to assess effects | Retain as notified. |
| Whyte Gold Limited (S607) | S607.066 | Rural Zones | RURZ - P21 | Support | Requires the provision of adequate information to assess effects and is supported. | Retain as notified. |
| Karamea Lime Company (S614) | S614.166 | Rural Zones | RURZ - P21 | Support | | Retain |
| Peter Langford (S615) | S615.166 | Rural Zones | RURZ - P21 | Support | | Retain |
| SOPHIA ALLAN (S82) | S82.020 | Rural Zones | RURZ - P22 | Amend | | Rehabilitation of land should be to its original stat be that native bush or farmland |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.955 | Rural Zones | RURZ - P22 | Support | We strongly support this policy that ensures rehabilitation of sites used for mineral extraction to ensure good public health outcomes. | Retain policy. |
| Suzanne Hills (S443) | S443.040 | Rural Zones | RURZ - P22 | Oppose | It is unnecessary to have a mineral extraction objective and associated policies for the rural zone. The Plan is biased towards enabling extractive industries and these objectives and rules appear as a means to avoid the resource consent process. | Delete the policy |
| TiGa Minerals and Metals Limited (S493) | S493.098 | Rural Zones | RURZ - P22 | Support | This policy requires rehabilitation of land in an appropriate manner. | Retain as notified. |
| Westreef Services Limited (S518) | S518.011 | Rural Zones | RURZ - P22 | Support | WSL supports this policy as it supports mineral extraction in the rural environment. | Retain the policy. |
| Celine Stokowski Anthony Thrupp (S522) | S522.011 | Rural Zones | RURZ - P22 | Support | | Retain as notified |
| Buller Conservation Group (S552) | S552.175 | Rural Zones | RURZ - P22 | Amend | | P22 Sites used for mineral extraction must should be rehabilitated to enable the land to be |

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| | | | | | | used for other activities appropriate to the area. |
| Frida Inta (S553) | S553.175 | Rural Zones | RURZ - P22 | Amend | | P22 Sites used for mineral extraction must should be rehabilitated to enable the land to be used for other activities appropriate to the area. |
| Minerals West Coast (S569) | S569.042 | Rural Zones | RURZ - P22 | Amend | consistency of wording, OSRZ P14, RURZ P22, P25 | Sites used for mineral extraction should be rehabilitated to enable the land to be used for other activities appropriate to the area. are rehabilitated at the end of the mineral extraction activity to enable the land to be used for an appropriate activity. |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.114 | Rural Zones | RURZ - P22 | Support | Requires rehabilitation of land following mineral extraction | Retain as notified. |
| Birchfield Coal Mines Ltd (S601) | S601.092 | Rural Zones | RURZ - P22 | Support | Requires rehabilitation of land following mineral extraction in an appropriate manner | Retain as notified. |
| Birchfield Ross Mining Limited (S604) | S604.082 | Rural Zones | RURZ - P22 | Support | Requires rehabilitation of land following mineral extraction in an appropriate manner | Retain as notified. |
| Phoenix Minerals Limited (S606) | S606.067 | Rural Zones | RURZ - P22 | Support | Requires rehabilitation of land following mineral extraction | Retain as notified. |
| Whyte Gold Limited (S607) | S607.067 | Rural Zones | RURZ - P22 | Support | Requires rehabilitation of land following mineral extraction in an appropriate manner | Retain as notified. |
| Karamea Lime Company (S614) | S614.167 | Rural Zones | RURZ - P22 | Support | | Retain |
| Karamea Lime Company (S614) | S614.168 | Rural Zones | RURZ - P22 | Support | | Retain |
| Peter Langford (S615) | S615.167 | Rural Zones | RURZ - P22 | Support | | Retain |
| Peter Langford (S615) | S615.168 | Rural Zones | RURZ - P22 | Support | | Retain |

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| Michael Hill (S70) | S70.016 | Rural Zones | RURZ - P23 | Amend | This amendment is important for ensuring that the implications are considered of trucking large quantities of heavy mineral concentrate to ports outside of consenting District. | Amend this as follows: Co-ordinate the approach to mineral extraction activity consents with the West Coast Regional Council, and the other District Councils , particularly where mineral sand mining is proposed, or water resources and soil conservation are affected. |
| SOPHIA ALLAN (S82) | S82.021 | Rural Zones | RURZ - P23 | Support | | support |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.956 | Rural Zones | RURZ - P23 | Support | We strongly support this policy that requires coordination with WCRC consents involving water and soil conservation for good public health outcomes. | Retain policy. |
| TiGa Minerals and Metals Limited (S493) | S493.099 | Rural Zones | RURZ - P23 | Support | Co-ordination which will avoid duplication of effort in resource consent processes. | Retain as notified. |
| Westreef Services Limited (S518) | S518.012 | Rural Zones | RURZ - P23 | Support | WSL supports this policy as it supports mineral extraction in the rural environment. | Retain the policy |
| Celine Stokowski Anthony Thrupp (S522) | S522.013 | Rural Zones | RURZ - P23 | Support | | Retain as notified |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.115 | Rural Zones | RURZ - P23 | Support | Supports co-ordination which will avoid duplication of effort | Retain as notified. |
| Birchfield Coal Mines Ltd (S601) | S601.093 | Rural Zones | RURZ - P23 | Support | Supports co-ordination which will avoid duplication | Retain as notified. |
| Birchfield Ross Mining Limited (S604) | S604.083 | Rural Zones | RURZ - P23 | Support | This policy supports co-ordination which will avoid duplication | Retain as notified. |
| Phoenix Minerals Limited (S606) | S606.068 | Rural Zones | RURZ - P23 | Support | Supports co-ordination which will avoid duplication | Retain as notified. |
| Whyte Gold Limited (S607) | S607.068 | Rural Zones | RURZ - P23 | Support | Co-ordination will avoid duplication of effort in resource consent processes | Retain as notified. |

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| Karamea Lime Company (S614) | S614.169 | Rural Zones | RURZ - P23 | Support | | Retain |
| Peter Langford (S615) | S615.169 | Rural Zones | RURZ - P23 | Support | | Retain |
| Michael Hill (S70) | S70.017 | Rural Zones | RURZ - P24 | Oppose | RURZ - P24 is an ill-defined policy to "consider including these areas..." and as such adds nothing useful to the MINZ rules which are explicit and well defined. | Remove this policy |
| SOPHIA ALLAN (S82) | S82.022 | Rural Zones | RURZ - P24 | Oppose | MINZ offers no protection to existing communities and businesses. | amend to more protection for our communities. Get rid of MINZ |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.957 | Rural Zones | RURZ - P24 | Support | We support this policy. | Retain policy. |
| Suzanne Hills (S443) | S443.043 | Rural Zones | RURZ - P24 | Oppose | A mineral extraction zone and all its inherent restrictions on land use and activities should not take precedence over a long established rural zone that allows a reasonable diversity of land use, lifestyles and future options. | Delete the policy |
| Bathurst Resources Limited and BT Mining Limited (S491) | S491.044 | Rural Zones | RURZ - P24 | Amend | Where applies to BCZ, it would be more appropriate to include in this zone, rather than the MINZ. | Amend: When mineral resources of regional or national significance are identified, consider including these areas within the MINZ - Mineral Extraction Zone, or the BCZ - Buller Coalfields Zone, whichever is more appropriate and relevant. |
| TiGa Minerals and Metals Limited (S493) | S493.100 | Rural Zones | RURZ - P24 | Support | This policy supports the creation of Minerals Extraction Zones. | Retain as notified. |
| Westreef Services Limited (S518) | S518.013 | Rural Zones | RURZ - P24 | Support | WSL supports this policy as it supports mineral extraction in the rural environment. | Retain the policy |
| Celine Stokowski Anthony Thrupp (S522) | S522.014 | Rural Zones | RURZ - P24 | Support | | Retain as notified |

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| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.378 | Rural Zones | RURZ - P24 | Oppose | Forest & Bird opposes the MINZ. | Delete |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.116 | Rural Zones | RURZ - P24 | Support | Supports the creation of Minerals Extraction Zones where the resources are significant and of regional or national importance | Retain as notified. |
| Birchfield Coal Mines Ltd (S601) | S601.094 | Rural Zones | RURZ - P24 | Support | Supports the creation of Minerals Extraction Zones | Retain as notified. |
| Birchfield Ross Mining Limited (S604) | S604.084 | Rural Zones | RURZ - P24 | Support | Supports the creation of Minerals Extraction Zones | Retain as notified. |
| Phoenix Minerals Limited (S606) | S606.069 | Rural Zones | RURZ - P24 | Support | Supports the creation of Minerals Extraction Zones | Retain as notified. |
| Whyte Gold Limited (S607) | S607.069 | Rural Zones | RURZ - P24 | Support | The creation of Minerals Extraction Zones where the resources are significant and of regional or national importance is supported. | Retain as notified. |
| Karamea Lime Company (S614) | S614.170 | Rural Zones | RURZ - P24 | Support | | Retain |
| Peter Langford (S615) | S615.170 | Rural Zones | RURZ - P24 | Support | | Retain |
| Michael Hill (S70) | S70.018 | Rural Zones | RURZ - P25 | Amend | The draft policy is biased towards support for extractive industries potentially at the expense of local businesses and communities. The amendments are intended to address this and provide balance. The phrase "as far as practicable" is too imprecise a term to be used in this context. It is unnecessary and should be removed. | Amend as follows: Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by: <ul style="list-style-type: none"> 1. Utilising management, mitigation and rehabilitation plans as a key tools guiding day-to-day mineral extraction operations; 2. Managing dust, noise, vibration, access and lighting to maintain amenity values; 3. Managing traffic generation impacts on local businesses and |

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| | | | | | | <p>communities and the operation and maintenance of the transport network;</p> <p>4. Avoiding or mitigating impacts on significant indigenous vegetation, and significant habitats of indigenous fauna, and amenities utilised by the general public, local communities and commercial activities;</p> <p>5. Ensure well located appropriately formed vehicle entrances, parking, loading and manoeuvring areas to sufficiently accommodate the requirements of the activity;</p> <p>6. Ensuring buildings and structures are appropriately located in relation to boundaries and natural features and are of an appropriate scale;</p> <p>7. Undertaking progressive remediation to address effects during extraction operations; and</p> <p>8. Requiring sites to be rehabilitated and ensuring that appropriate methods are used for this purpose- ; and</p> <p>9. Requiring effective oversight of management, mitigation and rehabilitation plans by independent gatekeepers.</p> |
| SOPHIA ALLAN (S82) | S82.023 | Rural Zones | RURZ - P25 | Amend | | we would like to see more independent surveying of water quality noise levels, flora and fauna etc as mining companies and councils don't always have the expertise and will to evaluate these conditions correctly. For example the woefully lacking BJV mining application on the Barrytown flats was rejected by commissioners for lack of information and research. It was left to anyone opposing the application to prove what was |

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| | | | | | | here to protect. Critically endangered birds, water quality etc. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.958 | Rural Zones | RURZ - P25 | Support in part | We support this policy as it requires comprehensive management plans for mineral extraction zones activities across a range of important issues, which will support good public health outcomes. We recommend that this policy also references the effects management hierarchy, as a structured approach to manage the adverse effects of mineral extraction to the health of the environment and of the population. Additionally, as discussed in INF-P7, we recommend that an overlay layer be developed for Drinking Water Source Protection Zones for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We recommend that Drinking Water SPZ are fully excluded from mineral extraction activities to ensure that incidents similar to those which affected the Ross water supply do not happen again on the West Coast. | Amend RURZ-P25 as follows: Maintain the quality of the environment and amenity of the areas surrounding the mineral extraction activities e as far as practical by: a. Utilising management, mitigation, rehabilitation as a key tool, managing adverse effects using the effects management hierarchy ; ... I. Ensuring that the Drinking Water Source Protection Zones (SPZ) are excluded from MINZ - Mineral Extraction Zone. |
| Suzanne Hills (S443) | S443.041 | Rural Zones | RURZ - P25 | Oppose | It is unnecessary to have a mineral extraction objective and associated policies for the rural zone. The Plan is biased towards enabling extractive industries and these objectives and rules appear as a means to avoid the resource consent process. | Delete the policy. |
| Waka Kotahi NZ Transport Agency (S450) | S450.270 | Rural Zones | RURZ - P25 | Support | Waka Kotahi supports the policy as it ensures that mineral extraction activities manage the effects of traffic generation on the transport network and manages appropriate access to sites. | Retain as proposed. |

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| Bathurst Resources Limited and BT Mining Limited (S491) | S491.045 | Rural Zones | RURZ - P25 | Amend | Include provision for offsetting and compensation. | Amend: Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by: 1. Avoiding, or mitigating, remedying or offsetting or compensating impacts on significant indigenous vegetation and significant habitats of indigenous fauna; |
| TiGa Minerals and Metals Limited (S493) | S493.101 | Rural Zones | RURZ - P25 | Amend | Does not reflect the full effects management hierarchy. | Amend: RURZ - P25 Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by: a. ... ; d. Avoiding or mitigating impacts Managing adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna; |
| Westreef Services Limited (S518) | S518.014 | Rural Zones | RURZ - P25 | Support | WSL supports this policy as it supports mineral extraction in the rural environment. | Retain the policy. |
| Celine Stokowski Anthony Thrupp (S522) | S522.015 | Rural Zones | RURZ - P25 | Support | | Retain as notified |
| Buller Conservation Group (S552) | S552.176 | Rural Zones | RURZ - P25 | Amend | consistency with Obj 8 | Avoiding or mitigating impacts on indigenous biodiversity including significant indigenous vegetation and significant habitats of indigenous fauna; |
| Frida Inta (S553) | S553.176 | Rural Zones | RURZ - P25 | Amend | Air pollution needs to be added to any relevant clauses managing dust etc in the zones pertaining to residents. | Avoiding or mitigating impacts on indigenous biodiversity including significant indigenous vegetation and significant habitats of indigenous fauna; |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.379 | Rural Zones | RURZ - P25 | Oppose | This policy is contrary to the WCRPS, including the direction to manage effects on biodiversity in accordance with chapter 7. | Delete, or amend to give effect to the WCRPS and RMA requirements. |

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| Minerals West Coast (S569) | S569.036 | Rural Zones | RURZ - P25 | Amend | The full effects management hierarchy should apply. | Amend d. Avoiding, Avoiding, remedying, mitigating, offsetting and/or compensating for. or mitigating impacts on significant indigenous vegetation and significant habitats of indigenous fauna; |
| Minerals West Coast (S569) | S569.043 | Rural Zones | RURZ - P25 | Amend | consistency of wording, OSRZ P14, RURZ P22, P25 | Amend h. Requiring sites to be rehabilitated and ensuring that appropriate methods are used for this purpose. are rehabilitated at the end of the mineral extraction activity to enable the land to be used for an appropriate activity. |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.117 | Rural Zones | RURZ - P25 | Amend | Does not reflect the full effects management hierarchy | Amend RURZ - P25 as follows: RURZ - P25 Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by: a. Utilising management, mitigation and rehabilitation plans as a key tool; b. Managing dust, noise, vibration, access and lighting to maintain amenity values; c. Managing traffic generation impacts on the operation and maintenance of the transport network; d. Avoiding or mitigating impacts Managing adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna; " |
| Birchfield Coal Mines Ltd (S601) | S601.095 | Rural Zones | RURZ - P25 | Amend | The policy does not reflect the full effects management hierarchy. | Amend RURZ - P25 as follows: RURZ - P25 Maintain the quality of the environment and amenity of areas surrounding the mineral |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | | <p>extraction activities as far as practicable by:</p> <p>a. Utilising management, mitigation and rehabilitation plans as a key tool; b. Managing dust, noise, vibration, access and lighting to maintain amenity values; c. Managing traffic generation impacts on the operation and maintenance of the transport network; d. Avoiding or mitigating impacts Managing adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna;</p> |
| Department of Conservation (S602) | S602.230 | Rural Zones | RURZ - P25 | Oppose | <p>Amend Policy RURZ - P25 to require that adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna are managed in accordance with the effects management hierarchy so that these effects are appropriately managed, and where there are residual effects, they are offset or compensated.</p> | <p>Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by:</p> <p>Utilising management, mitigation and rehabilitation plans as a key tool;</p> <p>Managing dust, noise, vibration, access and lighting to maintain amenity values;</p> <p>Managing traffic generation impacts on the operation and maintenance of the transport network; Avoiding or mitigating impacts Managing adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna in accordance with the effects management hierarchy;</p> <p>Ensure well located appropriately formed vehicle entrances, parking, loading and manoeuvring areas to sufficiently accommodate the requirements of the activity;</p> <p>Ensuring buildings and structures are appropriately located in relation to boundaries and natural features and are of an appropriate scale;</p> <p>Undertaking progressive remediation to address effects during extraction operations; and</p> <p>Requiring sites to be rehabilitated and ensuring that appropriate methods are used for this</p> |

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| | | | | | | purpose |
| Birchfield Ross Mining Limited (S604) | S604.085 | Rural Zones | RURZ - P25 | Support in part | Does not reflect the full effects management hierarchy | Amend RURZ - P25 as follows: RURZ - P25 Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by: a. ... d. Avoiding or mitigating impacts Managing adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna; |
| Phoenix Minerals Limited (S606) | S606.070 | Rural Zones | RURZ - P25 | Support in part | Does not reflect the full effects management hierarchy | Amend RURZ - P25 as follows: RURZ - P25 Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by: a. ... d. Avoiding or mitigating impacts Managing adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna; |
| Whyte Gold Limited (S607) | S607.070 | Rural Zones | RURZ - P25 | Amend | Does not reflect the full effects management hierarchy. | Amend RURZ - P25 as follows: RURZ - P25 Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by: ...; c. Managing traffic generation impacts on the operation and maintenance of the transport network; d. Avoiding or mitigating impacts Managing adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna; |
| Karamea Lime Company (S614) | S614.171 | Rural Zones | RURZ - P25 | Support | | Retain |
| Peter Langford (S615) | S615.171 | Rural Zones | RURZ - P25 | Support | | Retain |
| Steve Croasdale (S516) | S516.108 | Rural Zones | Airfields and Helipads | Support | | Retain |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Chris & Jan Coll (S558) | S558.487 | Rural Zones | Airfields and Helipads | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.487 | Rural Zones | Airfields and Helipads | Support | | Retain |
| William McLaughlin (S567) | S567.533 | Rural Zones | Airfields and Helipads | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.487 | Rural Zones | Airfields and Helipads | Support | | Retain |
| New Zealand Agricultural Aviation Association (S166) | S166.032 | Rural Zones | RURZ - P26 | Support | This policy is supported as it recognises the importance of these facilities to rural land uses but amendments are sought to better reflect the rural production and conservation activities | Amend RURZ-P26: Provide for the development and use of ancillary infrastructure such as rural airstrips and helicopter landing areas which support rural land uses including rural production, conservation, and recreation. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.959 | Rural Zones | RURZ - P26 | Support | We support this policy. | Retain policy. |
| Ballance Agri-Nutrients (S345) | S345.010 | Rural Zones | RURZ - P26 | Support | Ballance agrees with the intent to provide for the development of rural airstrips as this is vital for agricultural aviation in support of primary production | Retain policy |
| Horticulture New Zealand (S486) | S486.072 | Rural Zones | RURZ - P26 | Support in part | HortNZ supports the policy but seeks to clarify that it specifically provides for rural production activities. | Provide for the development and use of ancillary infrastructure such as airstrips and helipads for rural production purposes. |
| Karamea Lime Company (S614) | S614.172 | Rural Zones | RURZ - P26 | Support | | Retain |
| Peter Langford (S615) | S615.172 | Rural Zones | RURZ - P26 | Support | | Retain |
| New Zealand Agricultural Aviation Association (S166) | S166.033 | Rural Zones | RURZ - P27 | Support | RURZ-P27 appears to provide for airfields and helicopter landing areas for activities other than rural production and conservation, which are provided for in RURZ-P26. | Amend RURZ-P27: Manage the location and operation of airfield and helicopter landing areas within the rural area for activities other than rural production, and conservation to provide for the amenity |

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| | | | | | NZAAA seeks amendments so that it is clear that Policy RURZ-27 is distinct to RURZ-P26 which provides for agricultural aviation activities. | values of the surrounding rural and settlement areas. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.960 | Rural Zones | RURZ - P27 | Support | We agree the location of airfield and helicopter landing areas within the rural zone need to be managed to protect amenity in settlement zones and other sensitive land use areas (e.g. residential) for good public health and community wellbeing. | Retain policy. |
| Ballance Agri-Nutrients (S345) | S345.011 | Rural Zones | RURZ - P27 | Amend | Rural airstrips are typically located where physical conditions on a farm allows. In line with RURZ - O1, it is important to support the productive rural working environment. Use of rural airstrips is season and intermittent and considering this and existing physical locational constraints, it is recommended that locations of airstrips are not restricted by proximity to residential areas located within the working rural environment. | Revise policy to include " <i>....of the surrounding rural and settlement areas where there are practicable alternative locations for airstrips and landing areas</i> ". |
| Horticulture New Zealand (S486) | S486.073 | Rural Zones | RURZ - P27 | Support in part | It should be clear that P27 relates to non-rural production activities. | Amend RURZ-P27: Manage the location and operation of airfield and helicopter landing areas within the rural area for activities other than primary production to provide for the amenity values of the surrounding rural area. |
| Federated Farmers of New Zealand (S524) | S524.116 | Rural Zones | RURZ - P27 | Support in part | It should be clear that Policy 26 applies to rural production uses while Policy 27 applies to non-rural production uses. | Amend RURZ-P27 Manage the location and operation of airfield and helicopter landing areas within the rural area for activities other than for primary production to provide for the amenity values of the surrounding rural area. |
| Karamea Lime Company (S614) | S614.173 | Rural Zones | RURZ - P27 | Support | | Retain |

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| Peter Langford (S615) | S615.173 | Rural Zones | RURZ - P27 | Support | | Retain |
| New Zealand Agricultural Aviation Association (S166) | S166.034 | Rural Zones | RURZ - P28 | Support | RURZ-P28 is supported as it provides for agricultural aviation activities. But NZAAA seeks that the policy refer to agricultural aviation activities (which is sought to be defined) which provide for rural production and conservation activities in the rural zone. | Amend RURZ-P28:Enable aircraft movements within therural area for agricultural aviation activities ancillary to rural productionand conservation activities on a seasonal and short-term basis. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.961 | Rural Zones | RURZ - P28 | Support | We support this policy. | Retain policy. |
| Ballance Agri-Nutrients (S345) | S345.012 | Rural Zones | RURZ - P28 | Support | Ballance supports the enablement of aircraft and helicopter movements within the rural area as part of agricultural aviation activities. | Retain policy |
| Horticulture New Zealand (S486) | S486.074 | Rural Zones | RURZ - P28 | Support | Use of aircraft and helicopters for rural production activities is supported. | Retain RURZ-P28. |
| Federated Farmers of New Zealand (S524) | S524.117 | Rural Zones | RURZ - P28 | Support | Policy 28 provides for the use of aircraft for rural production. This is supported. | Retain RURZ-P28 |
| Karamea Lime Company (S614) | S614.174 | Rural Zones | RURZ - P28 | Support | | Retain |
| Peter Langford (S615) | S615.174 | Rural Zones | RURZ - P28 | Support | | Retain |
| Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620) | S620.243 | Rural Zones | GRUZ - PREC1 - Community Living Precinct Policy | Support | It is important that wastewater has the infrastructure to treat it appropriately and does not result in adverse effects on water quality | retain as notified |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.962 | Rural Zones | GRUZ - PREC1 - P1 | Support | We strongly support this policy to design in sufficient buffers around grouped housing and community infrastructure to minimise impacts to natural receiving environment and surrounding properties for good public health outcomes and community resilience. | Retain policy. |

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| Buller Conservation Group (S552) | S552.177 | Rural Zones | GRUZ - PREC1 - P1 | Amend | Communes could spring up elsewhere in the region. | Prec 1; P1; 4 Be undertaken in a planned manner, in accordance with a concept plan agreed with the Grey District Council. relevant district council |
| Frida Inta (S553) | S553.177 | Rural Zones | GRUZ - PREC1 - P1 | Amend | Assume this policy applies to Gloriavale; however communes could spring up elsewhere. | Prec 1; P1; 4 Be undertaken in a planned manner, in accordance with a concept plan agreed with the Grey District Council. relevant district council |
| Chris & Jan Coll (S558) | S558.488 | Rural Zones | GRUZ - PREC1 - P1 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.488 | Rural Zones | GRUZ - PREC1 - P1 | Support | | Retain |
| William McLaughlin (S567) | S567.534 | Rural Zones | GRUZ - PREC1 - P1 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.488 | Rural Zones | GRUZ - PREC1 - P1 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.963 | Rural Zones | SETZ - PREC2 - P2 | Support | We support this policy. | Retain policy. |
| Chris & Jan Coll (S558) | S558.489 | Rural Zones | SETZ - PREC2 - P2 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.489 | Rural Zones | SETZ - PREC2 - P2 | Support | | Retain |
| William McLaughlin (S567) | S567.535 | Rural Zones | SETZ - PREC2 - P2 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.489 | Rural Zones | SETZ - PREC2 - P2 | Support | | Retain |
| Department of Conservation (S602) | S602.232 | Rural Zones | SETZ - PREC3 - Coastal Settlement Precinct Policy | Oppose | Amend Coastal Settlement Precinct Policy PREC3- P3 to give effect to the matters of national importance in the Act, and the natural hazard policies of the NZCPS, to | Subdivision, use and development within the SETZ - PREC3 - Coastal Settlement Precinct should: Take into account Recognise and provide for the coastal natural character and |

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| | | | | | protect coastal natural character and landscapes, protect people and property from increased natural hazard risks, and avoid situations which necessitate hard protection structures. Delete reference to the coastal development guidelines as there are no such guidelines in the Plan. | protect the scenic landscape values of the area; Have appropriate controls on design and height to protect the landscape and coastal natural character values and be undertaken in accordance with the coastal development guidelines; Recognise and provide for access to mahinga kai and Sites and Areas of Significance to Māori for Poutini Ngāi Tahu; and Be located to avoid increasing the significant risks of from natural hazards; and Avoid the need for hard protection structures. |
| SOPHIA ALLAN (S82) | S82.024 | Rural Zones | SETZ - PREC3-P3 | Support | | Support |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.964 | Rural Zones | SETZ - PREC3-P3 | Support | | Retain policy. |
| Chris & Jan Coll (S558) | S558.490 | Rural Zones | SETZ - PREC3-P3 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.490 | Rural Zones | SETZ - PREC3-P3 | Support | | Retain |
| William McLaughlin (S567) | S567.536 | Rural Zones | SETZ - PREC3-P3 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.490 | Rural Zones | SETZ - PREC3-P3 | Support | | Retain |
| Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620) | S620.244 | Rural Zones | SETZ - PREC3-P3 | Support | any subdivision, use and development needs to take into account the important role this environment contributes to Poutini Ngāi Tahu values | retain as notified |
| SOPHIA ALLAN (S82) | S82.025 | Rural Zones | SETZ - PREC4 - P4 | Support | | Support |

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| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.965 | Rural Zones | SETZ - PREC4 - P4 | Support | We support this policy. | Retain policy. |
| Radio New Zealand (S476) | S476.039 | Rural Zones | SETZ - PREC4 - P4 | Support | | RNZ support the policy to maintain rural character and amenity values within the Rural Residential Precinct. RNZ seek specific reference in the policy to avoid reverse sensitivity effects. Amend as follows: Subdivision, use and development within the SETZ - PREC4 - Rural Residential Precinct should maintain the predominant rural character and amenity values, which include: Low-density residential living and small scale rural activities; Open space and privacy around buildings; and On-site servicing and a general absence of urban infrastructure. Avoiding reverse sensitivity effects on rural activities and established infrastructure. |
| Chris & Jan Coll (S558) | S558.491 | Rural Zones | SETZ - PREC4 - P4 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.491 | Rural Zones | SETZ - PREC4 - P4 | Support | | Retain |
| William McLaughlin (S567) | S567.537 | Rural Zones | SETZ - PREC4 - P4 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.491 | Rural Zones | SETZ - PREC4 - P4 | Support | | Retain |
| SOPHIA ALLAN (S82) | S82.026 | Rural Zones | GRUZ - PREC 5 - Highly Productive Land Precinct Policy | Support | It creates instant settlements which are out of keeping with out rural environments and stresses our limited info structure. | General rural land should not be subdivided down to less than 50 acres |

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| | | | | | It also cuts up our productive rural farming land. | |
| Horticulture New Zealand (S486) | S486.007 | Rural Zones | GRUZ - PREC 5 - Highly Productive Land Precinct Policy | Amend | The plan refers to highly productive land, but the term is not defined. The NPSHPL describes HPL and provides for an interim definition until such time as mapping has been undertaken by the regional council. The plan also refers to versatile soils. There should be consistency in usage of terms. | Include a new definition for highly productive land: Until the regional policy statement contains maps identifying highly productive land in the West Coast, highly productive land is: LUC 1, 2, or 3 land which is zone general rural or rural production and is not identified for future urban development. Amend all uses of 'versatile soil' to 'highly productive land.' |
| Federated Farmers of New Zealand (S524) | S524.027 | Rural Zones | GRUZ - PREC 5 - Highly Productive Land Precinct Policy | Amend | The plan refers to highly productive land but the term is not defined. The NPSHPL has now been released. A definition is sought consistent with the definition in the Draft NPSHPL. The plan also refers to versatile soils. There should be consistency in usage of terms. | Include a new definition for highly productive land: Until the regional policy statement contains maps identifying highly productive land in the West Coast, highly productive land is: LUC 1, 2, or 3 land which is zone general rural or rural production and is not identified for future urban development. Amend all uses of 'versatile soil' to 'highly productive land.' |
| Peter Jefferies (S544) | S544.004 | Rural Zones | GRUZ - PREC 5 - Highly Productive Land Precinct Policy | Oppose | I oppose objectives, policies and rules seeking avoidance of fragmentation of the land and lack of ability to have adequate input. [refer submission for detailed reasons] | Delete policy |
| Martin & Lisa Kennedy (S545) | S545.004 | Rural Zones | GRUZ - PREC 5 - Highly Productive Land Precinct Policy | Oppose | I oppose the fact that the designation is arbitrary and does not relate to a technical assessment of Land Use Capability, | Delete the policy |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.966 | Rural Zones | GRUZ - PREC5 - P5 | Support | We strongly support this policy as retaining highly productive land is essential for production of healthy locally sourced food which is important for good health outcomes and community resilience. | Retain policy. |
| Nick Pupich Sandy Jefferies (S546) | S546.006 | Rural Zones | GRUZ - PREC5 - P5 | Oppose | I oppose objectives, policies and rules seeking avoidance of fragmentation of the | Remove reference to highly productive land |

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| | | | | | land and lack of ability to have adequate input. | |
| Chris & Jan Coll (S558) | S558.492 | Rural Zones | GRUZ - PREC5 - P5 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.492 | Rural Zones | GRUZ - PREC5 - P5 | Support | | Retain |
| William McLaughlin (S567) | S567.538 | Rural Zones | GRUZ - PREC5 - P5 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.492 | Rural Zones | GRUZ - PREC5 - P5 | Support | | Retain |
| Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441) | S441.070 | General Rural Zone | GRUZ | Amend | Silver Fern Farms agrees that it is appropriate that impacts from external noise sources are mitigated by suitable acoustic insulation in new buildings and or alterations to existing buildings. However, they request that new buildings, additions or alterations to existing buildings for use by sensitive activities adjacent to an industrial site be designed, constructed, and maintained in accordance with the design certificate from a suitably qualified acoustic engineer which certifies that the building will achieve the required internal sound levels. | Amend as follows: GRUZ - R3 - Residential Activities and Residential Units [...] Advice Note: Where a residential building or noise sensitive activity is located within: 80m of a State Highway with a speed limit of 70kph or greater; or 40m of a State Highway with a speed limit of less than 70kph; or iii. 4 0m of a Railway Line; or The 50 dBA Noise Contour boundary of Franz Josef Heliport; or The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome; or Where new buildings, additions, or alterations to existing buildings for use by sensitive activities adjacent to an industrial site Then the acoustic insulation requirements are set out in Rule NOISE - R3 will apply. |
| Avery Bros (S510) | S510.074 | General Rural Zone | GRUZ | Support | We support that the land we own at 107 Alma Road is zoned General Rural Zone (i.e. Lot 4 DP 15375, PT Lot 2 DP 7181, Section 1 SO 14701 and Section 2 SO 14701). | Retain as notified. |

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| Avery Bros (S510) | S510.075 | General Rural Zone | GRUZ | Support | We support that Lot 1 DP 17523 is zoned General Rural Zone (i.e. part of 103 Alma 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. |
| Avery Bros (S510) | S510.076 | General Rural Zone | GRUZ | Support | We support that the land between our quarry and Pakihi Road is zoned General Rural Zone (i.e. Lot 2 DP 404550, Lot 2 DP 418652 and Pt Section 24 Blk VII Kawatiri SD). 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. We believe that there is a potential natural hazard risk in this area due to overland flow that requires evaluation. | Retain as notified |
| Avery Bros (S510) | S510.077 | General Rural Zone | GRUZ | Support | We support that the land that we own between Bulls Road and Bradshaws Road north of State Highway 67A is zoned General Rural Zone (i.e. Sections 26 and 27 Blk II Steeples SD). | Retain as notified. |
| Avery Bros (S510) | S510.078 | General Rural Zone | GRUZ | Oppose | We oppose that the land we own between Bulls Road and Bradshaws Road south of State Highway 67A is zoned General Rural Zone (i.e. Section 1 SO 14694, Part Section 2 Blk II Steeples SD, Section 3 Blk II Steeples SD, Section 4 Blk II Steeples SD, Section 5 Blk II Steeples SD, Section | Amend to Rural Residential Precinct. |

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| | | | | | 42 Blk II Steeples SD and Section 71 Blk II Steeples SD). We submit that this should be zoned Rural Residential Precinct. | |
| Bradshaw Farms (S511) | S511.074 | General Rural Zone | GRUZ | Support | We support that the land we own at 107 Alma Road is zoned General Rural Zone (i.e. Lot 4 DP 15375, PT Lot 2 DP 7181, Section 1 SO 14701 and Section 2 SO 14701). | Retain as notified. |
| Bradshaw Farms (S511) | S511.075 | General Rural Zone | GRUZ | Support | We support that Lot 1 DP 17523 is zoned General Rural Zone (i.e. part of 103 Alma 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) | S511.076 | General Rural Zone | GRUZ | Support | We support that the land between our quarry and Pakihi Road is zoned General Rural Zone (i.e. Lot 2 DP 404550, Lot 2 DP 418652 and Pt Section 24 Blk VII Kawatiri SD). 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. We believe that there is a potential natural hazard risk in this area due to overland flow that requires evaluation. | Retain as notified |
| Bradshaw Farms (S511) | S511.077 | General Rural Zone | GRUZ | Support | We support that the land that we own between Bulls Road and Bradshaws Road north of State Highway 67A is zoned | Retain as notified. |

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| | | | | | General Rural Zone (i.e. Sections 26 and 27 Blk II Steeples SD). | |
| Bradshaw Farms (S511) | S511.078 | General Rural Zone | GRUZ | Oppose | We oppose that the land we own between Bulls Road and Bradshaws Road south of State Highway 67A is zoned General Rural Zone (i.e. Section 1 SO 14694, Part Section 2 Blk II Steeples SD, Section 3 Blk II Steeples SD, Section 4 Blk II Steeples SD, Section 5 Blk II Steeples SD, Section 42 Blk II Steeples SD and Section 71 Blk II Steeples SD). We submit that this should be zoned Rural Residential Precinct. | Amend to Rural Residential Precinct. |
| Paul Avery (S512) | S512.074 | General Rural Zone | GRUZ | Support | We support that the land we own at 107 Alma Road is zoned General Rural Zone (i.e. Lot 4 DP 15375, PT Lot 2 DP 7181, Section 1 SO 14701 and Section 2 SO 14701). | Retain as notified. |
| Paul Avery (S512) | S512.075 | General Rural Zone | GRUZ | Support | We support that Lot 1 DP 17523 is zoned General Rural Zone (i.e. part of 103 Alma 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) | S512.076 | General Rural Zone | GRUZ | Support | We support that the land between our quarry and Pakihi Road is zoned General Rural Zone (i.e. Lot 2 DP 404550, Lot 2 DP 418652 and Pt Section 24 Blk VII Kawatiri SD). 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 | Retain as notified |

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| | | | | | our operation from surrounding land use and housing density changes. We believe that there is a potential natural hazard risk in this area due to overland flow that requires evaluation. | |
| Paul Avery (S512) | S512.077 | General Rural Zone | GRUZ | Support | We support that the land that we own between Bulls Road and Bradshaws Road north of State Highway 67A is zoned General Rural Zone (i.e. Sections 26 and 27 Blk II Steeples SD). | Retain as notified. |
| Paul Avery (S512) | S512.078 | General Rural Zone | GRUZ | Oppose | We oppose that the land we own between Bulls Road and Bradshaws Road south of State Highway 67A is zoned General Rural Zone (i.e. Section 1 SO 14694, Part Section 2 Blk II Steeples SD, Section 3 Blk II Steeples SD, Section 4 Blk II Steeples SD, Section 5 Blk II Steeples SD, Section 42 Blk II Steeples SD and Section 71 Blk II Steeples SD). We submit that this should be zoned Rural Residential Precinct. | Amend to Rural Residential Precinct. |
| Brett Avery (S513) | S513.074 | General Rural Zone | GRUZ | Support | We support that the land we own at 107 Alma Road is zoned General Rural Zone (i.e. Lot 4 DP 15375, PT Lot 2 DP 7181, Section 1 SO 14701 and Section 2 SO 14701). | Retain as notified. |
| Brett Avery (S513) | S513.075 | General Rural Zone | GRUZ | Support | We support that Lot 1 DP 17523 is zoned General Rural Zone (i.e. part of 103 Alma 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. |
| Brett Avery (S513) | S513.076 | General Rural Zone | GRUZ | Support | We support that the land between our quarry and Pakihi Road is zoned General Rural Zone (i.e. Lot 2 DP 404550, Lot 2 | Retain as notified |

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| | | | | | DP 418652 and Pt Section 24 Blk VII Kawatiri SD). 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. We believe that there is a potential natural hazard risk in this area due to overland flow that requires evaluation. | |
| Brett Avery (S513) | S513.077 | General Rural Zone | GRUZ | Support | We support that the land that we own between Bulls Road and Bradshaws Road north of State Highway 67A is zoned General Rural Zone (i.e. Sections 26 and 27 Blk II Steeples SD). | Retain as notified. |
| Brett Avery (S513) | S513.078 | General Rural Zone | GRUZ | Oppose | We oppose that the land we own between Bulls Road and Bradshaws Road south of State Highway 67A is zoned General Rural Zone (i.e. Section 1 SO 14694, Part Section 2 Blk II Steeples SD, Section 3 Blk II Steeples SD, Section 4 Blk II Steeples SD, Section 5 Blk II Steeples SD, Section 42 Blk II Steeples SD and Section 71 Blk II Steeples SD). We submit that this should be zoned Rural Residential Precinct. | Amend to Rural Residential Precinct. |
| Westland Farm Services (S550) | S550.015 | General Rural Zone | GRUZ | Oppose | opposes the General Rural Zoning in the corner of their site at Golf Links Road and seeks that this portion of the site is rezoned Settlement Rural Residential Precinct so that the zoning of the site is consistent. | Rezone the General Rural Zoned part of Part Rural Section 1264 and Section 8-10 Survey Office Plan 12249 to Settlement Rural Residential Precinct. |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.380 | General Rural Zone | GRUZ | Amend | See Key Issues for submission points | Include at least a discretionary consent requirement for all mining activities, including prospecting, explorations, extraction, processing, and ancillary activities. Include a requirement in that rule/those rules |

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| | | | | | | 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. |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.382 | General Rural Zone | GRUZ | Amend | See Key Issues submission points. | 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 in this zone is dealt with under the ECO chapter. |
| Karamea Lime Company (S614) | S614.176 | General Rural Zone | GRUZ | Support | Zoning will minimise reverse sensitivity impacts on the quarry. | Retain the General Rural Zone for land to the north, west and south of the quarry area (including quarried land and permitted land) |
| Peter Langford (S615) | S615.176 | General Rural Zone | GRUZ | Support | Zoning will minimise reverse sensitivity impacts on the quarry. | Retain the General Rural Zone for land to the north, west and south of the quarry area (including quarried land and permitted land) |
| Snodgrass Road submitters (S619) | S619.054 | General Rural Zone | GRUZ | Support | The rules which apply to the Settlement Zone, Rural Lifestyle Zone and General Rural Zone area supported. | Retain Rural General Zone Rules GRUZ R1 - GRUZ R35. Retain Settlement Zone Rules. |
| Craig Schwitzer (S96) | S96.024 | General Rural Zone | General Rural Zone - Rules | Support in part | More regulation and monitoring of industrial primary industry and Mineral extraction within the Barrytown flats area is needed to provide a better outcome for residents, small industry and tourism as these are the greater earner of rates and larger employers for our region. [refer original submission for more information] | Stronger rules regulating intensive farming and mineral extraction. |

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| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.967 | General Rural Zone | General Rural Zone - Rules | Support | Te Mana Ora supports the balanced management of general rural zones which are essential to ensuring community resilience and good health outcomes for people and communities. Strong rural communities have strong social connections and strong connections to the natural environment which nourishes physical and emotional wellbeing. Prosperous rural businesses provide quality employment and job security which increases health and wellbeing rural residents as well as making it easier to pursue a healthy lifestyle. | support general rural zone approach |
| Skyline Enterprises Limited (S250) | S250.001 | General Rural Zone | General Rural Zone - Rules | Oppose | The provisions for the General Rural Zone - Te Takiwā Tuawhenua Whānui do not contain provisions that would be enabling of a future Aerial Cableway at Franz Josef Glacier. It is considered that the proposal would be deemed a 'Non-Rural Activity' and would require either a Discretionary or Non-Complying Activity Consent. | The proposed Amenities Area should be identified on the planning maps and the provisions in the General Rural Zone - Te Takiwā Tuawhenua Whānui chapter to enable development of an aerial cableway at Franz Josef Glacier. |
| Westport Pistol Club (S336) | S336.001 | General Rural Zone | General Rural Zone - Rules | Support | The Te Tai Poutini Plan takes into account the operative BDC District Plan around Permitted Activity and provides for the Rifle Range Protection Area. | Retain Rifle Range Protection Area. |
| Marie Elder (S352) | S352.020 | General Rural Zone | General Rural Zone - Rules | Oppose | If rules allow 3-4ha to be mined at a time, without requiring resource consent, this would be highly permissive, and so threatening to endangered wildlife species, to indigenous stands of vegetation and wetlands, to physical landforms and waterways, to the livelihood of residents and to the visitor experience of our 'untamed natural wilderness'. These draft GRZ rules would undermine the rights of rural residential neighbours | Oppose the Permitted Activity rule for mineral extraction. |

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| | | | | | who value environmental protections and/or have invested in rural property for a quiet, close-to-nature lifestyle, and/or are farming in harmony with the land, and/or are running a small, low-level business. In other words, the ratepayers whose lives are to be governed by the TTPP. | |
| West Coast Regional Council (S488) | S488.028 | General Rural Zone | General Rural Zone - Rules | 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 (Karamea, Westport, Greymouth, Hokitika, and Franz | Provide for biosecurity and biodiversity associated helicopter operations as a Permitted Activity. |

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| | | | | | 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. | |
| New Zealand Motor Caravan Association (S490) | S490.015 | General Rural Zone | General Rural 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. |
| Papahaua Resources Limited (S500) | S500.012 | General Rural Zone | General Rural Zone - Rules | Support | PRL strongly support all provisions that enable mineral extraction across the Region | Retain enabling provisions for mineral extraction |
| Trevor Thorpe (S528) | S528.002 | General Rural Zone | General Rural Zone - Rules | Support | The West Coast needs mining for industry and employment | Retain provisions for mineral extraction in the rules |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.017 | General Rural Zone | General Rural Zone - Rules | Amend | The General Rural Zone (GRUZ) approach to mining is too permissive. However, with amendments, the GRUZ could provide a more appropriate framework in which to consider and manage the effects of new mining activities outside of PCL/high natural value land, rather than the special purpose zones BCZ and MINZ. | Amend rules in the GRUZ, so that all mining activities, including prospecting, exploration, extraction and processing and ancillary activities should require at least a discretionary consent. Allow for a lesser consenting requirement for small scale farm quarries in the GRUZ, for example restricted discretionary. |
| Chris J Coll Surveying Limited (S566) | S566.518 | General Rural Zone | General Rural Zone - Rules | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Royal Forest and Bird Protection Society of New | S560.381 | General Rural Zone | Overview | Amend | Acknowledge the presence of indigenous vegetation and habitats of native species interspersed in the GRUZ landscape | Amend paragraph three to include: The GRUZ - General Rural Zone is characterised by an open, vegetated |

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| Zealand Inc. (Forest & Bird) (S560) | | | | | | landscape that includes original and regenerating indigenous vegetation and habitats of indigenous fauna, interspersed with pasture and low-density buildings and structures..." |
| Minerals West Coast (S569) | S569.028 | General Rural Zone | Overview | Support | able responsible minerals activities | Retain |
| Barry Mason (S208) | S208.003 | General Rural Zone | General Rural Zone Rules | Amend | there are already many protected and precious areas on the Barrytown flats eg the only place in the world where the petrels nest, impacts on other businesses ie tourism how will the coastal highway cope with 24 hour trucks carrying heavy mineral concentrate not to mention the proposed blasting, heavy mineral concentrate mining is new in NZ and therefore as such has no proven background on the potential effects on the community and environment. The coastline along Barrytown is being constantly eroded and any mining proposal which begins with a (fixed) margin of 250 meters could well find the sea has progressed much further inland as the proposed mining takes place resulting in vast areas not only unsuitable for subsequent mining activity but which could be awash with sea water AFTER having BEEN mined ! | to make any form of mining activity in Barrytown and over the Barrytown flats a discretionary activity requiring public notification and resource consent |
| Patrick Cooper (S434) | S434.003 | General Rural Zone | General Rural Zone Rules | Support | Coopers Drilling Services currently have a quarry operation North of Westport at Jones Creek (Mining permit MP60583). It currently supplies high demand and very high value aggregates including boulders (diorite and granite) for coastal protection. If access to these mining and quarrying areas of the Ranges are put off limits then | Retain the general rules for mineral extraction |

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| | | | | | 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 | |
| John Thorpe (S529) | S529.002 | General Rural Zone | General Rural Zone Rules | Support | The West Coast needs industry and employment | Retain the provisions for mineral extraction |
| Buller Conservation Group (S552) | S552.180 | General Rural Zone | Note: | Amend | Consistency with current Buller District Plan | 6. Activities are limited to 150mm diameter drillhole per ha and 50 linear meters per ha for sampling with explosives. Then the site must be restored to original condition. Otherwise its a controlled activity. |
| Riarnne Klempel (S296) | S296.003 | General Rural Zone | Permitted Activities | Amend | Please create greater provisions and definitions for regulation of large-scale industry. Consider every large-scale proposal on a case-by-case basis. The plan must have a clear definition of what large scale industry is. Whether it's a huge hotel being built in a delicate area at sea level (like Punakaiki), a 500+ herd dairy farm, or open cast mine. Permitted large scale industry is causing harm to the environment and people, which cannot be mitigated or remedied. [refer submission for detailed examples] | Ensure greater regulation of large-scale industry. |
| Rural Contractors New Zealand Incorporated ("RCNZ") (S489) | S489.006 | General Rural Zone | Permitted Activities | Support | All rural contractor depots are currently caught by the rural industry rule. A new Permitted Activity for small scale depots as a business extension of an existing farming operation is needed. | Include a new Permitted Activity for Rural Contract Depots Where: <ol style="list-style-type: none"> 1. All performance standards for GRUZ R1 are complied with 2. The maximum number of staff is 7 (other than those living on site) 3. The rural contractor depot (including associated vehicle access, parking and manoeuvring areas is set back at least 50m from any existing sensitive activity. |

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| | | | | | | Activity status where compliance not achieved: Restricted Discretionary. |
| Chris & Jan Coll (S558) | S558.518 | General Rural Zone | Permitted Activities | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.518 | General Rural Zone | Permitted Activities | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Riarnne Klempel (S67) | S67.005 | General Rural Zone | GRUZ - R1 | Amend | Better planning and regulation is needed so that intensive farming operations, with large areas of land, can be assisted to make better decisions on where to build the relevant infrastructure. Example of Calf rearing facility at Barrytown being located 20m from cemetery as a place where negative effects have resulted from its location. | Intensive farming operations should not be able to locate near to cemeteries. |
| New Zealand Agricultural Aviation Association (S166) | S166.036 | General Rural Zone | GRUZ - R1 | Support | The rule provides for Agricultural, pastoral or horticultural activities and buildings to be permitted subject to standards. The rule would include agricultural aviation activities as they are included in the definition of Agricultural, horticultural and pastoral farming activities. | Retain GRUZ-R1 |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.968 | General Rural Zone | GRUZ - R1 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.048 | General Rural Zone | GRUZ - R1 | Support in part | However, pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised as being acceptable for the application of the rule. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule. |
| John Brazil (S360) | S360.050 | General Rural Zone | GRUZ - R1 | Support in part | However, pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the |

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| | | | | | as being acceptable for the application of the rule. | application of this rule. |
| Waka Kotahi NZ Transport Agency (S450) | S450.271 | General Rural Zone | GRUZ - R1 | Support in part | Waka Kotahi supports the rule as it requires a 20m setback of buildings from the state highway boundary, which ensures that the state highway is protected from matters such as noise, vibration, visibility, and shading. However, the rule should require that any new activity has an access that meets vehicle crossing standards within the transport chapter/standards. This would ensure that any rural site with a residential activity/unit has a safe vehicle crossing to a road, such as the state highway. | Amend the rule to require that the site meets the vehicle crossing standards in the transport chapter/standards to be a permitted activity. |
| Davis Ogilvie & Partners Ltd (S465) | S465.033 | General Rural Zone | GRUZ - R1 | Amend | We object to the requirement in Rule GRUZ - R1 for a 10m setback from all internal boundaries. This is a significant departure from the previous District Plans (Buller District 1.5m, Grey District 5m, and Westland District 3m). | Reduce the setback widths from internal boundaries in the rule to 5m. |
| Radio New Zealand (S476) | S476.040 | General Rural Zone | GRUZ - R1 | Amend | | RNZ support a permitted activity status for buildings that comply with standards and a discretionary status for activities that do not. 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. As RNZ has the technical expertise and operational ability to assist applicants in ensuring the risk of EMR coupling is addressed, RNZ seeks the below text is added as an Advice Note. 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 |

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| | | | | | | achieve similar outcomes. Advice Note: 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 such consent application. |
| Radio New Zealand (S476) | S476.041 | General Rural Zone | GRUZ - R1 | Amend | | <p>RNZ support a permitted activity status for buildings that comply with standards and a discretionary status for activities that do not. 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. As RNZ has the technical expertise and operational ability to assist applicants in ensuring the risk of EMR coupling is addressed, RNZ seeks the below text is added to the Advice Note. 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.</p> <p>Advice Note: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 such consent application.</p> |

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| Frank and Jo Dooley (S478) | S478.020 | General Rural Zone | GRUZ - R1 | Amend | appropriate levels of rural amenity can be achieved on allotments of 4,000 m ² | Amend to acknowledge the rural living characteristics including appropriate levels of rural amenity can be achieved on allotments of 4,000 m ² |
| Horticulture New Zealand (S486) | S486.075 | General Rural Zone | GRUZ - R1 | Oppose in part | <p>HortNZ seeks that the rural production activities are separated from buildings in the GRUZ. Such an approach would make a clear differentiation between the different activities.</p> <p>HortNZ seeks inclusion of a specific rule for artificial crop protection structures. Such structures are not 'buildings' as they do not have a roof and are not covered by GRUZ-R5 Minor structures. To future proof the Plan for the likely increase in horticulture in the West Coast there should be provision for such structures.</p> <p>It is not clear which permitted activity rule provides for temporary worker accommodation. GRUZ-R22 provides for the activity where it does not meet permitted activity standards. HortNZ seeks specific inclusion in a PA rule so it is clear that the activity is provided for.</p> | <p>Amend GRUZ-R1 to Buildings Move clauses 4 and 6 to new GRUX-RX rule. Insert new permitted activity rule for rural production activities:</p> <p>GRUZ-RX Rural production activities Permitted Rural production activities Woodlots as per GRUZ-R1 4) Beekeeping as per GRUZ-R1 6) Temporary worker accommodation meeting GRUZ-R1 Artificial crop protection structures Where: The height of the structure does not exceed 6m; and Either: green or black cloth is used on any vertical faces within 30m of a property boundary, including a road boundary, except that a different colour may be used if written approval of the owner(s) of the immediately adjoining property or the road controlling authority (in the case of a road) is obtained and provided to the Council; OR the structure is setback 3m from the boundary Activity status when compliance not achieved: When compliance with GRUZ-RX (4) is not achieved: RDIS</p> |

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| | | | | | | Matters of discretion: Assessment of the potential glare on neighbouring properties (or road users) from the colour of the cloth |
| Steve Croasdale (S516) | S516.110 | General Rural Zone | GRUZ - R1 | Amend | Pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule. |
| Federated Farmers of New Zealand (S524) | S524.118 | General Rural Zone | GRUZ - R1 | Oppose | GRUZ-R1 combines rural production activities with building activities in the one rule. Other rules refer to the requirements of R1 as they relate to buildings. It would be better to have a specific rule for buildings and a specific rule providing for rural production activities. | Amend GRUZ-R1: Rural production activities Permitted Where: 1. Woodlots are not established within 10m of the boundary of an adjoining property unless that property is within plantation forestry and 40m from a residential activity. 2. Performance standards for beekeeping in the Westland District apply as follows: i) No bees may be kept on a property less than 600m ² net site area ii) Beehives must be placed with an obstruction in front of them or be elevated to enable bees to be 2.5m above ground level prior to crossing the site boundary. Insert new GRUZ rule: Buildings Permitted activity Where: Include Clauses 1,2,3 and 5 from Notified GRUZ-R1 And Amend references to Rule GRUZ-R1 in other rules to ensure correct reference to new numbering. |
| Buller District Council (S538) | S538.497 | General Rural Zone | GRUZ - R1 | Oppose in part | Rule 1 is generally supported, with the exception of two matters: Council is concerned with the absence of a standard for ground floor area and considers this is needed to provide guidance on what is acceptable built form | Amend Rule 1 and insert two additional standards as follows: The maximum ground floor area of a single building shall not exceed 500m². No building associated with sensitive activities shall be located within 150m of a |

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| | | | | | <p>within the rural zone (i.e. the permitted baseline). Council seeks inclusion of a ground floor area standard and suggests the same standard as used in the BDP of 500m².</p> <p>Council also seeks that any building used for sensitive activities is setback a minimum of 150m from any wastewater treatment facilities, including oxidation ponds. This is relevant to the Little Wanganui and Reefton wastewater treatment facilities which, while designated (BDC34 and BDC35 respectively), adjoin rural zoned land and Council wishes to avoid any reverse sensitivity issues that may arise if residential or commercial activities are located in proximity to the facilities.</p> | designated Wastewater Treatment Facility site boundary. |
| Chris & Jan Coll (S558) | S558.503 | General Rural Zone | GRUZ - R1 | Support | setbacks are too restrictive. | Reduce setback distances. |
| Chris & Jan Coll (S558) | S558.504 | General Rural Zone | GRUZ - R1 | Amend | The escalation of non-compliance is too severe. | Activity status when compliance not achieved should be Controlled Activities. |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.383 | General Rural Zone | GRUZ - R1 | Amend | This appears to allow for farm quarries in Schedules 1-8, contrary to P20. It also does not protect SNAs not yet on schedule 4. | Amend to remove quarrying from the permitted activity. |
| Geoff Volckman (S563) | S563.113 | General Rural Zone | GRUZ - R1 | Amend | pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule. |
| Catherine Smart-Simpson (S564) | S564.122 | General Rural Zone | GRUZ - R1 | Amend | pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Chris J Coll Surveying Limited (S566) | S566.503 | General Rural Zone | GRUZ - R1 | Support | setbacks are too restrictive. | Reduce setback distances. |
| Chris J Coll Surveying Limited (S566) | S566.504 | General Rural Zone | GRUZ - R1 | Amend | The escalation of non-compliance is too severe. | Activity status when compliance not achieved should be Controlled Activities. |
| William McLaughlin (S567) | S567.548 | General Rural Zone | GRUZ - R1 | Support | setbacks are too restrictive. | Reduce setback distances. |
| William McLaughlin (S567) | S567.549 | General Rural Zone | GRUZ - R1 | Amend | The escalation of non-compliance is too severe. | Activity status when compliance not achieved should be Controlled Activities. |
| William McLaughlin (S567) | S567.561 | General Rural Zone | GRUZ - R1 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Dean Van Mierlo (S570) | S570.006 | General Rural Zone | GRUZ - R1 | Amend | Setbacks are inappropriate and overly restrictive for small rural sections. | Amend permitted activity building setbacks applicable to small lot GRUZ sections (less than 1000m2) are; <ul style="list-style-type: none"> • 4.5m from road boundaries • 1m from other site boundaries • Not required where neighbouring property owners written approval is provided. |
| Fire and Emergency New Zealand (S573) | S573.040 | General Rural Zone | GRUZ - R1 | Amend | <p>Fire and Emergency supports in part GRUZ- R1 subject to the inclusion of a new standard within GRUZ-R1, that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB - Subdivision chapter, specifically SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard requiring in the GRUZ - General Rural Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new</p> | <p>New standard sought 7. All new developments that will require a water supply, including for firefighting purposes, 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</p> |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | standard will give effect to the Rural Objectives and Policies. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 | satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 |
| Laura Coll McLaughlin (S574) | S574.503 | General Rural Zone | GRUZ - R1 | Support | setbacks are too restrictive. | Reduce setback distances. |
| Laura Coll McLaughlin (S574) | S574.504 | General Rural Zone | GRUZ - R1 | Amend | The escalation of non-compliance is too severe. | Activity status when compliance not achieved should be Controlled Activities. |
| Koiterangi Lime Co LTD (S577) | S577.095 | General Rural Zone | GRUZ - R1 | Amend | pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule. |
| Frank O'Toole (S595) | S595.008 | General Rural Zone | GRUZ - R1 | Amend | appropriate levels of rural amenity can be achieved on allotments of 4,000 m ² | Amend to acknowledge the rural living characteristics including appropriate levels of rural amenity can be achieved on allotments of 4,000 m ² |
| Grey District Council (S608) | S608.747 | General Rural Zone | GRUZ - R1 | Support | Support the rule as it requires a 10m setback from the road boundary which ensures protection from matters such as visibility, noise and vibration from heavy vehicles on the roading network | Retain as proposed. |
| Karamea Lime Company (S614) | S614.177 | General Rural Zone | GRUZ - R1 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Peter Langford (S615) | S615.177 | General Rural Zone | GRUZ - R1 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| New Zealand Agricultural Aviation Association (S166) | S166.037 | General Rural Zone | GRUZ - R2 | Support in part | NZAAA seeks that use of aircraft for intermittent activities is included in the definition of conservation activities. Inclusion in the definition will ensure that agricultural aviation activities for | Retain GRUZ-R2 |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | conservation purposes can be undertaken for conservation activities. | |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.969 | General Rural Zone | GRUZ - R2 | Support | We support this rule. | Retain rule. |
| Westport Pistol Club (S336) | S336.003 | General Rural Zone | GRUZ - R2 | Support | As the Te Tai o Poutini Plan is currently drafted it seeks to maintain rural character. | Retain GRUZ 2.2 |
| Westport Pistol Club (S336) | S336.012 | General Rural Zone | GRUZ - R2 | Amend | In GRUZ - R2.2 delete the word 'Target' as not all Recreational Firearms Shooting is at set targets, think claybirds for example. | Redraft to read: "Within the Rifle Range Protection Areas, Recreation Activities are restricted to Recreational Firearms Shooting." |
| John Brazil (S360) | S360.049 | General Rural Zone | GRUZ - R2 | Support in part | However, pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised as being acceptable for the application of the rule. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule. |
| Westport Rifle Club Incorporated (S457) | S457.003 | General Rural Zone | GRUZ - R2 | Support | The General Rural Zone provides for primary production, such as pastoral farming, livestock, horticulture and forestry. The zone is characterised by an open, vegetated landscape that is interspersed with low density buildings and structures that are predominantly used for rural activities, such as barns and sheds. This is entirely appropriate bordering an active shooting range. It is consistent with the current land use and the current Buller District Plan. | Retain GRUZ - R2.2 |
| Westport Rifle Club Incorporated (S457) | S457.011 | General Rural Zone | GRUZ - R2 | Amend | not all Recreational Firearms Shooting is at targets, think 'clay birds,' for example. | In GRUZ - R2.2 delete the work 'Target' and redraft to read "Within the Rifle Range Protection Areas, Recreation Activities are restricted to Recreational Firearms Shooting." |
| Steve Croasdale (S516) | S516.111 | General Rural Zone | GRUZ - R2 | Amend | Pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Buller District Council (S538) | S538.498 | General Rural Zone | GRUZ - R2 | Support | Council supports Rule 2. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.507 | General Rural Zone | GRUZ - R2 | Amend | Not all Recreational Firearms Shooting is at targets. | Delete "Target" from point 2. |
| Chris & Jan Coll (S558) | S558.508 | General Rural Zone | GRUZ - R2 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Geoff Volckman (S563) | S563.114 | General Rural Zone | GRUZ - R2 | Amend | pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule. |
| Catherine Smart-Simpson (S564) | S564.123 | General Rural Zone | GRUZ - R2 | Amend | pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.507 | General Rural Zone | GRUZ - R2 | Amend | Not all Recreational Firearms Shooting is at targets. | Delete "Target" from point 2. |
| Chris J Coll Surveying Limited (S566) | S566.508 | General Rural Zone | GRUZ - R2 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.551 | General Rural Zone | GRUZ - R2 | Amend | Not all Recreational Firearms Shooting is at targets. | Delete "Target" from point 2. |
| William McLaughlin (S567) | S567.552 | General Rural Zone | GRUZ - R2 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.507 | General Rural Zone | GRUZ - R2 | Amend | Not all Recreational Firearms Shooting is at targets. | Delete "Target" from point 2. |
| Laura Coll McLaughlin (S574) | S574.508 | General Rural Zone | GRUZ - R2 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Koiterangi Lime Co LTD (S577) | S577.096 | General Rural Zone | GRUZ - R2 | Support | pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | | application of this rule. |
| Karamea Lime Company (S614) | S614.178 | General Rural Zone | GRUZ - R2 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Peter Langford (S615) | S615.178 | General Rural Zone | GRUZ - R2 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Graeme Cavaney (S121) | S121.002 | General Rural Zone | GRUZ - R3 | Oppose | It compromises existing landowners lifestyle with more people in the area, changing land values and loss of farming land | Limit number of dwellings per property title to 2 maximum |
| Elley Group Ltd (S164) | S164.001 | General Rural Zone | GRUZ - R3 | Oppose | The requirement for a minimum size allotment of 4ha is unworkable, unnecessary, and based on incorrect ideals. It is neither appropriate, nor advisable in a geographically and low-density populated area like the West Coast. There is very little desire for 4 or 10Ha lots as they are not large enough to be productive but too large to maintain for most family units. We already have a predominance of non-productive coastal land, ideally suited to establish low density, easily maintainable, rural communities, which should not be seen as detrimental in a post COVID world. | Remove minimum lot size requirements for residential density in the General Rural Zone. Instead limit the number of minimum size allotments, in any nominated area, i.e. a maximum concentration of habitable lots to say 15% of an accumulative 10ha area in the general rural zone and 2 per ha in highly productive land areas. This would achieve a far better outcome, while maintaining the rural character we actually have. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.970 | General Rural Zone | GRUZ - R3 | Support | We support this rule and the residential unit densities shown in clause (3) and (4) as the lot sizes should be adequate to support on site wastewater systems operating in a sanitary manner ensuring the effluent is adequately treated on site and soaks away in the ground so as to not cause a nuisance to neighbouring properties for good public health outcomes. | Retain rule. |
| Westport Pistol Club (S336) | S336.004 | General Rural Zone | GRUZ - R3 | Support | As the Te Tai o Poutini Plan is currently drafted it seeks to maintain rural character. | Retain GRUZ 3.2 |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Westport Pistol Club (S336) | S336.013 | General Rural Zone | GRUZ - R3 | Amend | | Add a point: vi to read 250m from a Rifle Range Protection Area then the acoustic insulation requirements as set out in Rule NOISE - R3 will apply. |
| Christopher and Donna Meates (S430) | S430.002 | General Rural Zone | GRUZ - R3 | Oppose | The submitter also opposes GRUZ-R3 with respect to the minimum residential density for the General Rural Zone and seeks that this is reduced to 5,000m2 for the same reasons, as it renders ties the permitted residential use to the same minimum lot size. 4ha is not of sufficient size to be an economic farming unit, and in the submitter's, experience is too large on the West Coast for lifestyle block development. | Amend rule to reduce the minimum density for the General Rural Zone down to 5,000m2 |
| Waka Kotahi NZ Transport Agency (S450) | S450.272 | General Rural Zone | GRUZ - R3 | Support in part | Waka Kotahi generally supports the rule and associated advice note that addresses noise effects on residential activities. However, the rule should require that any new residential activity/unit have an access that meet vehicle crossing standards within the transport chapter/standards. This would ensure that any rural site with a residential activity/unit has a safe vehicle crossing to a road, such as the state highway. | Amend the rule to require that the site meets the vehicle crossing standards in the transport chapter/standards to be a permitted activity if not included in the R1 performance standards. |
| Westport Rifle Club Incorporated (S457) | S457.004 | General Rural Zone | GRUZ - R3 | Support | The General Rural Zone provides for primary production, such as pastoral farming, livestock, horticulture and forestry. The zone is characterised by an open, vegetated landscape that is interspersed with low density buildings and structures that are predominantly used for rural activities, such as barns and sheds. This is entirely appropriate bordering an active shooting range. It is consistent with the current land use and the current Buller District Plan. | Retain GRUZ 2.3 |

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| Russell and Joanne Smith (S477) | S477.022 | General Rural Zone | GRUZ - R3 | Oppose | 4ha is too large for residential density in a bush block where it is possible to have a sense of spaciousness and rural character and where privacy can be gained without adverse effects to neighbours seeking a rural lifestyle. | Remove the minimum 4ha and replace with something more practical for todays lifestyle housing requirements eg 5000m2 or 1ha |
| Tim Macfarlane (S482) | S482.022 | General Rural Zone | GRUZ - R3 | Oppose | 4ha is too large for residential density in a bush block where it is possible to have a sense of spaciousness and rural character and where privacy can be gained without adverse effects to neighbours seeking a rural lifestyle. | Remove the minimum 4ha and replace with something more practical for todays lifestyle housing requirements eg 5000m2 or 1ha |
| Horticulture New Zealand (S486) | S486.078 | General Rural Zone | GRUZ - R3 | Support in part | HortNZ supports the inclusion of provision for worker accommodation associated with primary production. There is no need for the word 'buildings' in the clause. | Amend GRUZ-R3 (4) ii) by deleting primary production buildings |
| Bert Hofmans (S504) | S504.013 | General Rural Zone | GRUZ - R3 | Support | support continued recognition of existing compliant titles | Retain GRUZ 3.1.a as notified |
| Bert Hofmans (S504) | S504.014 | General Rural Zone | GRUZ - R3 | Oppose | there are no existing issues justifying the change from the Buller District Plan approach | Allow for two dwellings per property with 2 ha density. |
| Lindy Millar (S505) | S505.013 | General Rural Zone | GRUZ - R3 | Support | support continued recognition of existing compliant titles | Retain GRUZ 3.1.a as notified |
| Lindy Millar (S505) | S505.014 | General Rural Zone | GRUZ - R3 | Oppose | there are no existing issues justifying the change from the Buller District Plan approach | Allow for two dwellings per property with 2 ha density. |
| Claire & John West (S506) | S506.022 | General Rural Zone | GRUZ - R3 | Oppose | 4ha is too large for residential density in a bush block where it is possible to have a sense of spaciousness and rural character and where privacy can be gained without adverse effects to neighbours seeking a rural lifestyle. | Remove the minimum 4ha and replace with something more practical for todays lifestyle housing requirements eg 5000m2 or 1ha |
| Steve Croasdale (S516) | S516.112 | General Rural Zone | GRUZ - R3 | Amend | Pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule. |

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| Federated Farmers of New Zealand (S524) | S524.119 | General Rural Zone | GRUZ - R3 | Support in part | Primary production farms require multiple dwellings for staff accommodation often in close proximity to each other. Larger farms may have several individual minor residential units within close proximity. | Amend statement: There is no more than 3 5 minor residential units per 10ha net site area that: i. Are located within 20 metres of and share the driveway with either the principal dwelling; or ii. Are worker accommodation associated with primary production buildings; |
| Denis and Wendy Cadigan (S532) | S532.005 | General Rural Zone | GRUZ - R3 | Oppose in part | The proposed dwelling density for the GRUZ is considered to be inappropriate. The submitter has sought that the minimum allotment size in the GRUZ is 5,000m2 as per the current Westland District Plan, and as such seeks a similar dwelling density limit | Amend GRUZ-R3.3 to change the residential unit density to 5,000m2 in line with the submitter's relief sought on SUB-S1. Alternatively, rezone 148 Kumara Junction Highway to Settlement Zone - Rural Residential Precinct. |
| Lauren Nyhan Anthony Phillips (S533) | S533.022 | General Rural Zone | GRUZ - R3 | Oppose | 4ha is too large for residential density in a bush block where it is possible to have a sense of spaciousness and rural character and where privacy can be gained without adverse effects to neighbours seeking a rural lifestyle. | Remove the minimum 4ha and replace with something more practical for todays lifestyle housing requirements eg 5000m2 or 1ha |
| Buller District Council (S538) | S538.499 | General Rural Zone | GRUZ - R3 | Oppose in part | Clause 3 limits residential unit density in the General Rural Zone to no more than one unit per 10ha net site area in the Highly Production Land Overlay and one unit per 4ha net site area in the rest of the General Rural Zone. While Council supports a residential density standard, it is concerned that the standard does not limit the number of dwellings per site which could result in a proliferation of dwellings. For example, a 20ha land parcel could theoretically have 5 dwellings located on the site which Council does not consider to be the desired outcome or an appropriate permitted baseline in the working environment of the General Rural Zone. | Amend Rule 3 as follows: 3. Residential unit density is no more than one unit per 10ha net site area in the Highly Productive Land Overlay and one unit per 4ha net site area in the rest of the General Rural Zone, with a maximum of 2 units per site except: (i) Where: (a) The site is already in existence and complied with the previous relevantGrey, Bulle or Westland District Plan density provisions; or (b) The site is subject to an approved subdivision consent at the operative date of the plan; (e) Then the residential unit density is no more than one unit per site..... |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | <p>Council's preference is that the residential density standard for the General Rural Zone is expressed in simple terms as no more than two residential units per site, rather than based on a per hectare basis, or as an alternative, a limit of 2 residential units per site is inserted into the existing rule framework.</p> <p>Council is also unclear as to why the sub-clauses 3(i)(a) - (c) are needed and considers this has the potential to be confusing for plan users and the preference is for a blanket residential unit standard regardless of whether there is an existing dwelling present on the site.</p> <p>Clause 4 allows 3 minor residential units per 10ha net site area provided they meet specified criteria. For the same reasons as set out above for principle residential units, Council considers that the number of minor residential units needs to be limited and considers that 2 minor units per site is more appropriate and consistent with the suggested two principal residents per site.</p> | 4. There is no more than 32 minor residential units per 10ha net site area that ... |
| Peter Jefferies (S544) | S544.005 | General Rural Zone | GRUZ - R3 | Oppose | I oppose objectives, policies and rules seeking avoidance of fragmentation of the land and lack of ability to have adequate input. [refer submission for detailed | Delete provisions around highly productive land. |
| Martin & Lisa Kennedy (S545) | S545.005 | General Rural Zone | GRUZ - R3 | Oppose | I oppose the fact that the designation is arbitrary and does not relate to a technical assessment of Land Use Capability, | Delete provision around highly productive land |
| Nick Pupich Sandy Jefferies (S546) | S546.007 | General Rural Zone | GRUZ - R3 | Oppose | I oppose the fact that the designation is arbitrary and does not relate to a technical assessment of Land Use Capability, | Delete provision around highly productive land |
| Buller Conservation Group (S552) | S552.178 | General Rural Zone | GRUZ - R3 | Amend | Use of 'site' confusing, ambiguous and open to differing interpretations. | Subsequent amendment of site |

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| Frida Inta (S553) | S553.178 | General Rural Zone | GRUZ - R3 | Amend | Here is another instance of 'site' being used - is it referring to per title or per something else? | Subsequent amendment of site |
| Chris & Jan Coll (S558) | S558.509 | General Rural Zone | GRUZ - R3 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Chris & Jan Coll (S558) | S558.510 | General Rural Zone | GRUZ - R3 | Support | | Retain point 2. |
| Chris & Jan Coll (S558) | S558.511 | General Rural Zone | GRUZ - R3 | Amend | We do not agree with NOISE - R3. | Delete reference to NOISE - R3 |
| Stewart & Catherine Nimmo (S559) | S559.022 | General Rural Zone | GRUZ - R3 | Oppose | 4ha is too large for residential density in a bush block where it is possible to have a sense of spaciousness and rural character and where privacy can be gained without adverse effects to neighbours seeking a rural lifestyle. | Remove the minimum 4ha and replace with something more practical for todays lifestyle housing requirements eg 5000m2 or 1ha |
| Geoff Volckman (S563) | S563.115 | General Rural Zone | GRUZ - R3 | Amend | pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule. |
| Catherine Smart-Simpson (S564) | S564.124 | General Rural Zone | GRUZ - R3 | Amend | pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.509 | General Rural Zone | GRUZ - R3 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.510 | General Rural Zone | GRUZ - R3 | Support | | Retain point 2. |
| Chris J Coll Surveying Limited (S566) | S566.511 | General Rural Zone | GRUZ - R3 | Amend | We do not agree with NOISE - R3. | Delete reference to NOISE - R3 |
| William McLaughlin (S567) | S567.553 | General Rural Zone | GRUZ - R3 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |

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| William McLaughlin (S567) | S567.554 | General Rural Zone | GRUZ - R3 | Support | | Retain point 2. |
| William McLaughlin (S567) | S567.555 | General Rural Zone | GRUZ - R3 | Amend | We do not agree with NOISE - R3. | Delete reference to NOISE - R3 |
| Greg Maitland (S571) | S571.011 | General Rural Zone | GRUZ - R3 | Amend | rule onerous and not reflective of topographical diversity However, I feel the land owner should be free to decide where the minor dwelling is to be placed on the property (with regards to boundary restrictions). I feel the ground floor area of the minor dwelling should be up to 90 sq meters , with no restriction as to where it is placed on the property | Delete condition 3 |
| Fire and Emergency New Zealand (S573) | S573.041 | General Rural Zone | GRUZ - R3 | Support in part | Fire and Emergency supports in part GRUZ- R3 subject to the inclusion of a new standard within GRUZ-R1, that requires these activities to provide a firefighting water supply as outlined above. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB - Subdivision chapter, specifically SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard requiring in the GRUZ - General Rural Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to the Rural Objectives and Policies. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water | No amendments sought |

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| | | | | | Supplies Code of Practice SNA PAS 4509:2008 | |
| Laura Coll McLaughlin (S574) | S574.509 | General Rural Zone | GRUZ - R3 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.510 | General Rural Zone | GRUZ - R3 | Support | | Retain point 2. |
| Laura Coll McLaughlin (S574) | S574.511 | General Rural Zone | GRUZ - R3 | Amend | We do not agree with NOISE - R3. | Delete reference to NOISE - R3 |
| Koiterangi Lime Co LTD (S577) | S577.097 | General Rural Zone | GRUZ - R3 | Amend | pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule. |
| Karamea Lime Company (S614) | S614.179 | General Rural Zone | GRUZ - R3 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Peter Langford (S615) | S615.179 | General Rural Zone | GRUZ - R3 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.971 | General Rural Zone | GRUZ - R4 | Support | We strongly support this rule enabling the housing needs of Poutini Ngāi Tahu whānau to be met in rural areas for good public health outcomes and community resilience. We support the residential unit densities shown in clause (3) as the minimum lot sizes should be adequate to support on-site wastewater systems operating in a sanitary manner ensuring the effluent is adequately treated on site so as to not cause a nuisance to neighbouring properties for good public health outcomes. | Retain rule. |
| John Brazil (S360) | S360.074 | General Rural Zone | GRUZ - R4 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule RLZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |
| Te Tumu Paeroa - The office of the | S440.047 | General Rural Zone | GRUZ - R4 | Support in part | The Māori Trustee is generally comfortable with the rules in the 'General Rural Zone' | The Māori Trustee considers that the Papakāinga definition in the definitions |

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| Māori Trustee (S440) | | | | | <p>chapter.</p> <p>The Māori Trustee supports and acknowledges Poutini Ngāi Tahu position as mana whenua of their lands and treaty partner of Te Tai o Poutini.</p> <p>The Māori Trustee administers whenua Māori on behalf of Māori landowners in Te Tai o Poutini and notes that it is likely that not all Māori landowners are registered members of Poutini Ngāi Tahu. The Māori Trustee notes that papakāinga developments in GRUZ R4 only provides for Poutini Ngāi Tahu. The Māori Trustee reiterates her previous point in paragraph 9 that the definition of papakāinga needs to be amended to include Māori landowners. This will ensure that all Māori landowners will benefit from papakāinga provisions.</p> | chapter needs to include reference to Māori landowners. |
| Waka Kotahi NZ Transport Agency (S450) | S450.273 | General Rural Zone | GRUZ - R4 | Support | Waka Kotahi supports the advice note on reverse sensitivity for noise if a residential building or noise sensitive activity is located in the specified proximities to the state highway. | Retain as proposed. |
| Westport Rifle Club Incorporated (S457) | S457.014 | General Rural Zone | GRUZ - R4 | Support | | Retain this rule as notified in relation to the Rifle Range Protection Area. |
| Fire and Emergency New Zealand (S573) | S573.042 | General Rural Zone | GRUZ - R4 | Amend | <p>Fire and Emergency supports in part GRUZ-R4, R7, R8, R9, R13, and R14, subject to the inclusion of a new standard that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that development in the General Rural Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision</p> | Retain as notified provided amendment to R1 occurs. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | chapter. Therefore, a new condition is requested in the GRUZ - General Rural Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. 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 | |
| Grey District Council (S608) | S608.748 | General Rural Zone | GRUZ - R4 | Support | Support the rule that requires an onsite wastewater, water supply and stormwater system are developed to serve the entire papakainga | Retain as proposed. |
| Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620) | S620.245 | General Rural Zone | GRUZ - R4 | Support | We support the permitted activity status of Papakāinga Developments | Retain as notified |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.972 | General Rural Zone | GRUZ - R5 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.051 | General Rural Zone | GRUZ - R5 | Oppose in part | I believe this rule should be simplified. Additionally, pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised as being acceptable for the application of the rule. | Simplify the rule and/or amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Westport Rifle Club Incorporated (S457) | S457.015 | General Rural Zone | GRUZ - R5 | Support | | Retain this rule as notified in relation to the Rifle Range Protection Area. |
| Horticulture New Zealand (S486) | S486.079 | General Rural Zone | GRUZ - R5 | Support in part | HortNZ supports provision for structures associated with rural production activities | Amend GRUZ-R5 1) These are not buildings associated with rural |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | but note that GRUZ-R1 only provides for 'buildings'. There are other structures that are part of rural production activities that are not buildings - e.g. stock yards, crop support structures. So GRUZ-R5 should provide for such structures. | production activities permitted under GRUZ-R1 Delete GRUZ-R5 (2) |
| Steve Croasdale (S516) | S516.113 | General Rural Zone | GRUZ - R5 | Amend | I believe this rule should be simplified. | Simplify the rule |
| Steve Croasdale (S516) | S516.114 | General Rural Zone | GRUZ - R5 | Amend | Pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised. | amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Buller District Council (S538) | S538.500 | General Rural Zone | GRUZ - R5 | Oppose in part | Minor structures are required to comply with the Rule 1 standards, not all of which are relevant or necessary. Council considers that the only relevant Rule 1 standard is boundary setbacks, given Rule 2 already includes standards for area and height. | Amend Rule 5 as follows: 3. Structures are setback a minimum of 10m from the road boundary, 20m from the State Highway Boundary and 10m from internal boundaries. All performance standards for Rule GRZ-R1 are complied with |
| Chris & Jan Coll (S558) | S558.512 | General Rural Zone | GRUZ - R5 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Geoff Volckman (S563) | S563.116 | General Rural Zone | GRUZ - R5 | Amend | We believe this rule should be simplified. | Simplify the rule |
| Geoff Volckman (S563) | S563.117 | General Rural Zone | GRUZ - R5 | Amend | pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule |
| Catherine Smart-Simpson (S564) | S564.125 | General Rural Zone | GRUZ - R5 | Amend | pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule. |
| Catherine Smart-Simpson (S564) | S564.126 | General Rural Zone | GRUZ - R5 | Amend | We believe this rule should be simplified. | Simplify the rule |
| Chris J Coll Surveying Limited (S566) | S566.512 | General Rural Zone | GRUZ - R5 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |

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| William McLaughlin (S567) | S567.556 | General Rural Zone | GRUZ - R5 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Fire and Emergency New Zealand (S573) | S573.043 | General Rural Zone | GRUZ - R5 | Amend | <p>Fire and Emergency supports in part GRUZ-R4, R7, R8, R9, R13, and R14, subject to the inclusion of a new standard that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that development in the General Rural Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ - General Rural Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p> | Retain as notified provided amendment to R1 occurs. |
| Laura Coll McLaughlin (S574) | S574.512 | General Rural Zone | GRUZ - R5 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Koiterangi Lime Co LTD (S577) | S577.098 | General Rural Zone | GRUZ - R5 | Amend | We believe this rule should be simplified. | Simplify the rule and/or amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule |

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| Karamea Lime Company (S614) | S614.180 | General Rural Zone | GRUZ - R5 | Oppose | Believe this rule should be simplified. | Simplify the rule |
| Karamea Lime Company (S614) | S614.181 | General Rural Zone | GRUZ - R5 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Peter Langford (S615) | S615.180 | General Rural Zone | GRUZ - R5 | Oppose | Believe this rule should be simplified. | Simplify the rule |
| Peter Langford (S615) | S615.181 | General Rural Zone | GRUZ - R5 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Vivienne Sweeney (S21) | S21.002 | General Rural Zone | GRUZ - R6 | Oppose | <p>Visitors want accommodation choices. Many want privacy, gardens and full cooking facilities which are not offered by other types of accommodation. If there are not enough places to stay visitors drive through after a fuel and toilet stop. Short term accommodation like this is used NOT just for short term but for a range of housing for the longer short term. Without it many of our satellite visitor areas e.g. punakaiki, fox river, carters beach, grantiy etc would be full of empty badly maintained holiday houses which only wealthy people can afford. Ex-locals like me would be unable to afford our high rates without being able to cover the expenses required to own property here. Currently I employ several locals to help me run the place and keep it tidy. Make it any more difficult to provide and share my place with visitors and I along with a bunch of others keen to support and invest in the Buller and its tourism future, will give up. Investors need consistency throughout the Coast. One Plan should be One Plan not One Plan except except except.... The region needs all the accommodation it can get to support the new cycle and walking trails and the area's events and emergency accommodation needs. It was strong</p> | Remove Buller District Council's moves to restrict residential visitor accommodation GRZ - R6 in residential areas. Rules requiring owners/operators to live on site e.g. homestays etc should be scrapped and other restrictions out of kilter with the rest of the region should be scrapped to. |

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| | | | | | domestic tourism that got BDC and the area through the Covid downturn. It is economic suicide to throttle this part of the region's accommodation, now. | |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.973 | General Rural Zone | GRUZ - R6 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.052 | General Rural Zone | GRUZ - R6 | Support | I support this rule. | Retain as notified |
| Westport Rifle Club Incorporated (S457) | S457.016 | General Rural Zone | GRUZ - R6 | Support | | Retain this rule as notified in relation to the Rifle Range Protection Area. |
| Steve Croasdale (S516) | S516.115 | General Rural Zone | GRUZ - R6 | Support | | Retain |
| Buller District Council (S538) | S538.501 | General Rural Zone | GRUZ - R6 | Support | Council supports Rule 6 | Retain as notified. |
| Chris & Jan Coll (S558) | S558.513 | General Rural Zone | GRUZ - R6 | Support | | Retain |
| Geoff Volckman (S563) | S563.118 | General Rural Zone | GRUZ - R6 | Support | | Retain |
| Catherine Smart-Simpson (S564) | S564.127 | General Rural Zone | GRUZ - R6 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.513 | General Rural Zone | GRUZ - R6 | Support | | Retain |
| William McLaughlin (S567) | S567.557 | General Rural Zone | GRUZ - R6 | Support | | Retain |
| Fire and Emergency New Zealand (S573) | S573.044 | General Rural Zone | GRUZ - R6 | Amend | Fire and Emergency supports in part GRUZ-R4, R7, R8, R9, R13, and R14, subject to the inclusion of a new standard that requires these activities to provide a firefighting water supply. It is noted that there will be cases that development in the General Rural Zone will not require subdivision, and therefore will | Retain as notified provided amendment to R1 occurs. |

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| | | | | | not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ - General Rural Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 | |
| Laura Coll McLaughlin (S574) | S574.513 | General Rural Zone | GRUZ - R6 | Support | | Retain |
| Koiterangi Lime Co LTD (S577) | S577.099 | General Rural Zone | GRUZ - R6 | Support | | Retain |
| Karamea Lime Company (S614) | S614.182 | General Rural Zone | GRUZ - R6 | Support | | Retain |
| Peter Langford (S615) | S615.182 | General Rural Zone | GRUZ - R6 | Support | | Retain |
| Scoped Planning and Design Limited (S617) | S617.007 | General Rural Zone | GRUZ - R6 | Amend | All Districts should be able to provide for homestay accommodation | Amend as follows: 1. The accomodation is undertaken within:i. A building ancillary to the primary dwelling on site, which is occupied by a permanent resident, orii. The accomodation is homestay accomodation with a permanent resident living within the dwelling or flat. GRZ-R6(7) shall be deleted |
| Te Mana Ora (Community and Public Health) of the | S190.974 | General Rural Zone | GRUZ - R7 | Support | We support this rule setting appropriate standards for relocated buildings used as dwellings for good public health outcomes and community resilience. | Retain rule. |

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| NPHS/ Te Whatu Ora (S190) | | | | | | |
| Buller District Council (S538) | S538.502 | General Rural Zone | GRUZ - R7 | Oppose | The standards for relocated buildings duplicate the requirements of the Building Act, therefore Council considers the rule should be deleted. Any relocated building that is being used for residential purposes requires building consent for connection of services and any change of use also triggers building consent requirements. Relocated buildings will still need to meet the general rural zone standards and this is considered to provide adequate controls. | Delete Rule 7. |
| Chris & Jan Coll (S558) | S558.021 | General Rural Zone | GRUZ - R7 | Oppose | These are unnecessary and too restrictive. | Delete |
| Chris & Jan Coll (S558) | S558.514 | General Rural Zone | GRUZ - R7 | Oppose | | Delete |
| Chris J Coll Surveying Limited (S566) | S566.021 | General Rural Zone | GRUZ - R7 | Oppose | These are unnecessary and too restrictive. | Delete |
| Chris J Coll Surveying Limited (S566) | S566.514 | General Rural Zone | GRUZ - R7 | Oppose | | Delete |
| William McLaughlin (S567) | S567.011 | General Rural Zone | GRUZ - R7 | Oppose | These are unnecessary and too restrictive. | Delete |
| William McLaughlin (S567) | S567.558 | General Rural Zone | GRUZ - R7 | Oppose | | Delete |
| Fire and Emergency New Zealand (S573) | S573.045 | General Rural Zone | GRUZ - R7 | Amend | Fire and Emergency supports in part GRUZ-R4, R7, R8, R9, R13, and R14, subject to the inclusion of a new standard that requires these activities to provide a firefighting water supply. It is noted that there will be cases that development in the General Rural Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is | Retain as notified provided amendment to R1 occurs. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | requested in the GRUZ - General Rural Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 | |
| Laura Coll McLaughlin (S574) | S574.021 | General Rural Zone | GRUZ - R7 | Oppose | These are unnecessary and too restrictive. | Delete |
| Laura Coll McLaughlin (S574) | S574.514 | General Rural Zone | GRUZ - R7 | Oppose | | Delete |
| Grey District Council (S608) | S608.749 | General Rural Zone | GRUZ - R7 | Support | Support the rule that requires the reinstatement work of the relocated building includes connections to all infrastructure services. | Retain as proposed. |
| New Zealand Heavy Haulage Association Inc (S616) | S616.007 | General Rural Zone | GRUZ - R7 | 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 |

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| | | | | | | 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. |
| Westland District Council (S181) | S181.040 | General Rural Zone | GRUZ - R8 | Support in part | Council wishes to clarify that while it supports the need for the activity night to night accommodation to require consideration for the Residential Zones it believes that the affects in General Rural Zone setting will be minor. Given the large land area and general distance between properties in this environment it is considered that visual, noise, amenity and traffic effects would be minimal. | Support visitor accommodation in the General Rural Zone being a Permitted Activitywithout requiring a permanent resident to live on site. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.975 | General Rural Zone | GRUZ - R8 | Support | We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes | Retain rule. |
| Charles Elley (S251) | S251.001 | General Rural Zone | GRUZ - R8 | Oppose | There is no need for any councils involvement in the operation of a residential accommodation business. Council, by right, does not hold overarching powers to interfere in anyones private business, unless for a matter of health, noise, or nuisance, and limiting the number of guests that can stay on a persons private property does not fall under any of | Remove the Rule Completely |

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| | | | | | those categories - It is a gross intrusion of peoples personal freedom and no valid justification has been presented, other than to protect other larger commercial operations, as to why council feels they need to be involved. As for affecting the rental market - private short stay accommodation has had negligible impact on the availability of rental accommodation, especially in the areas of concern. We have the data to prove it and council does not. | |
| John Brazil (S360) | S360.053 | General Rural Zone | GRUZ - R8 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule GRUZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Waka Kotahi NZ Transport Agency (S450) | S450.274 | General Rural Zone | GRUZ - R8 | Support | Waka Kotahi supports the rule and associated advice note that addresses noise effects on residential visitor accommodation. | Retain as proposed. |
| Steve Croasdale (S516) | S516.116 | General Rural Zone | GRUZ - R8 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Buller District Council (S538) | S538.503 | General Rural Zone | GRUZ - R8 | Support | Rule 8 providing for residential visitor accommodation is supported | Retain as notified. |
| Chris & Jan Coll (S558) | S558.515 | General Rural Zone | GRUZ - R8 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Chris & Jan Coll (S558) | S558.517 | General Rural Zone | GRUZ - R8 | Amend | We do not agree with NOISE - R3. | Delete reference to NOISE - R3 |
| Geoff Volckman (S563) | S563.119 | General Rural Zone | GRUZ - R8 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Catherine Smart-Simpson (S564) | S564.128 | General Rural Zone | GRUZ - R8 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |

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| | | | | | | |
| Chris J Coll Surveying Limited (S566) | S566.515 | General Rural Zone | GRUZ - R8 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.517 | General Rural Zone | GRUZ - R8 | Amend | We do not agree with NOISE - R3. | Delete reference to NOISE - R3 |
| William McLaughlin (S567) | S567.559 | General Rural Zone | GRUZ - R8 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.560 | General Rural Zone | GRUZ - R8 | Amend | We do not agree with NOISE - R3. | Delete reference to NOISE - R3 |
| Fire and Emergency New Zealand (S573) | S573.046 | General Rural Zone | GRUZ - R8 | Amend | <p>Fire and Emergency supports in part GRUZ-R4, R7, R8, R9, R13, and R14, subject to the inclusion of a new standard that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that development in the General Rural Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ - General Rural Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. 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</p> | Retain as notified provided amendment to R1 occurs. |

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| | | | | | Supplies Code of Practice SNA PAS 4509:2008 | |
| Laura Coll McLaughlin (S574) | S574.515 | General Rural Zone | GRUZ - R8 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.517 | General Rural Zone | GRUZ - R8 | Amend | We do not agree with NOISE - R3. | Delete reference to NOISE - R3 |
| Grey District Council (S608) | S608.109 | General Rural Zone | GRUZ - R8 | Amend | To ensure compliance is undertaken on this rule. | Amend rule to read: "Records of letting activity must be provided to the District Council annually on request ; and" |
| Karamea Lime Company (S614) | S614.183 | General Rural Zone | GRUZ - R8 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Peter Langford (S615) | S615.183 | General Rural Zone | GRUZ - R8 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.976 | General Rural Zone | GRUZ - R9 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.054 | General Rural Zone | GRUZ - R9 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule GRUZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Waka Kotahi NZ Transport Agency (S450) | S450.275 | General Rural Zone | GRUZ - R9 | Support in part | The intent of the rule for providing for home business in the rural zone is generally supported. However, the rule provides for a permitted pathway to allow for 10 heavy vehicle movements per day (the equivalent of up to 50 equivalent car movements) and either 30 light vehicle movements per day or 210 per week. This is considered to be a high level of permitted vehicle movements associated with a home business and it would not trigger any requirements for ensuring safe access is obtained to and | Amend the rule to reduce the permitted level of vehicle movements to no more than 30 equivalent car movements per day Over this level, use of the vehicle crossing is considered a high trip generating activity. |

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| | | | | | from the site. Based on current Waka Kotahi guidelines, this level of activity would trigger the need for a NZTA Diagram E vehicle crossing standard, which is sufficient for 30-100 vehicle movements per day to the state highway. This work requires some upgrade to the road adjacent to the crossing. If there is a change of land use at an existing crossing, the transport rules may not apply unless the activity generate more than 60 equivalent car movements per day. It is recommended that the rule reduce the level of permitted vehicle movements | |
| Steve Croasdale (S516) | S516.117 | General Rural Zone | GRUZ - R9 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Buller District Council (S538) | S538.504 | General Rural Zone | GRUZ - R9 | Oppose in part | Council supports the rule given the rising popularity for home businesses and the economic contribution these make to the District, but considers that criteria around what is an appropriate scale of home businesses is needed and would be helpful for plan users. Council suggests that this can be achieved by limiting the number of off-site employees engaged in the business to two full-time equivalent persons. | Amend Rule 9 as follows: 1. This is ancillary to a residential activity; and there are no more than two full-time equivalent persons engaged in the home business who reside off-site. |
| Geoff Volckman (S563) | S563.120 | General Rural Zone | GRUZ - R9 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Catherine Smart-Simpson (S564) | S564.129 | General Rural Zone | GRUZ - R9 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Fire and Emergency New Zealand (S573) | S573.047 | General Rural Zone | GRUZ - R9 | Amend | Fire and Emergency supports in part GRUZ-R4, R7, R8, R9, R13, and R14, subject to the inclusion of a new standard | Retain as notified provided amendment to R1 occurs. |

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| | | | | | that requires these activities to provide a firefighting water supply. It is noted that there will be cases that development in the General Rural Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ - General Rural Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. 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 | |
| Grey District Council (S608) | S608.750 | General Rural Zone | GRUZ - R9 | Support | The rule for a home business in the GRUZ is supported. The rule provides maximum vehicle numbers which with the provision of a suitable access are acceptable. | Retain as proposed. |
| Karamea Lime Company (S614) | S614.184 | General Rural Zone | GRUZ - R9 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Peter Langford (S615) | S615.184 | General Rural Zone | GRUZ - R9 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.977 | General Rural Zone | GRUZ - R10 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.055 | General Rural Zone | GRUZ - R10 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does |

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| | | | | | GRUZ - R1 should be recognised as being acceptable for the application of the rule. | not preclude the application of this rule. |
| Steve Croasdale (S516) | S516.118 | General Rural Zone | GRUZ - R10 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Buller District Council (S538) | S538.505 | General Rural Zone | GRUZ - R10 | Support | Council supports Rule 10 | Retain as notified. |
| Chris & Jan Coll (S558) | S558.519 | General Rural Zone | GRUZ - R10 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Geoff Volckman (S563) | S563.121 | General Rural Zone | GRUZ - R10 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Catherine Smart-Simpson (S564) | S564.130 | General Rural Zone | GRUZ - R10 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.519 | General Rural Zone | GRUZ - R10 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.562 | General Rural Zone | GRUZ - R10 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Fire and Emergency New Zealand (S573) | S573.048 | General Rural Zone | GRUZ - R10 | Amend | Fire and Emergency supports in part GRUZ-R4, R7, R8, R9, R13, and R14, subject to the inclusion of a new standard that requires these activities to provide a firefighting water supply. It is noted that there will be cases that development in the General Rural Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ - General Rural | Retain as notified provided amendment to R1 occurs. |

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| | | | | | Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. 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 | |
| Fire and Emergency New Zealand (S573) | S573.053 | General Rural Zone | GRUZ - R10 | Support | Fire and Emergency supports in part GRUZ-R10 as it provides for emergency service activities in the General Rural Zone as a permitted activity, subject to the performance standards set out in GRUZ-R1 and within R10. Non-compliance with performance standards set out in GRUZ-R10(1) requires resource consent as a restricted discretionary activity. This approach is supported by Fire and Emergency as the performance standards with the exception of height and setbacks are not relevant. | Retain as notified |
| Laura Coll McLaughlin (S574) | S574.519 | General Rural Zone | GRUZ - R10 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Karamea Lime Company (S614) | S614.185 | General Rural Zone | GRUZ - R10 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Peter Langford (S615) | S615.185 | General Rural Zone | GRUZ - R10 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Te Mana Ora (Community and Public Health) of the | S190.978 | General Rural Zone | GRUZ - R11 | Support in part | We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for | Amend GRUZ-R11 as follows: Activity Status Permitted Where: |

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| NPHS/ Te Whatu Ora (S190) | | | | | drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting activities to ensure that incidents similar to those affecting the Ross water supply do not happen again on the West Coast. | 6. The site is not within a Drinking Water Source Protection Zone (SPZ). |
| New Zealand Coal & Carbon Limited (S472) | S472.035 | General Rural Zone | GRUZ - 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. |
| Lynley Hargreaves (S481) | S481.006 | General Rural Zone | GRUZ - 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 |
| TiGa Minerals and Metals Limited (S493) | S493.102 | General Rural Zone | GRUZ - R11 | Support | This rule provides for minerals exploration and prospecting and is supported. | Retain as notified. |
| Straterra (S536) | S536.063 | General Rural Zone | GRUZ - 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. |
| Buller District Council (S538) | S538.506 | General Rural Zone | GRUZ - R11 | Support in part | <p>Council supports Rule 11, but further parameters around the scale of prospecting and exploration activities are suggested. This can be achieved through limiting the material excavated per calendar year. Setbacks from boundaries are also considered necessary to avoid any adverse boundary effects from earthworks.</p> <p>Council also seeks the addition of a new standard that requires that the activity to be conducted under a prospecting or exploration permit from New Zealand</p> | <p>Amend Rule 11 as follows:</p> <p>Activity Status Permitted Where: 1. This is authorised under a prospecting or exploration permit from NZPAM where legally required;</p> <p>2. Notice is provided to the relevant District Council 510 working days ahead of work being undertaken prior to work commencing 3. Where</p> <p>areas are to be disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed as soon as possible but no later than 3 months after the</p> |

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| | | | | | <p>Petroleum and Minerals (NZPAM) where this is legally required. Noting that some minerals are privately owned and do not require a prospecting or exploration permit. This is consistent with the standards for RLZ-R11</p> <p>Clause 3 is not considered necessary as it is captured in the requirement for progressive rehabilitation; and effects on riparian margins and habitats (Clause 5) are addressed in other Chapters of the Plan.</p> | <p>disturbance has occurred. 3. Earthworks are not within 20m of the site boundary;</p> <p>4. The site shall be is progressively rehabilitated as far as is practicable to its original condition, with rehabilitation to be completed no later than 3 months after activities cease;</p> <p>5. All stripped material (including vegetation, soil and debris) is not deposited within any riparian margin of a waterbody and is contained in such a manner that it does not enter any waterbody or cause the destruction of habitat. No more than 5,000m³ of material is excavated in a calendar year</p> |
| Chris & Jan Coll (S558) | S558.520 | General Rural Zone | GRUZ - R11 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM | Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required; |
| Chris & Jan Coll (S558) | S558.521 | General Rural Zone | GRUZ - R11 | Amend | We believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.384 | General Rural Zone | GRUZ - R11 | Oppose | See Key Issues above. | Delete |
| Geoff Volckman (S563) | S563.122 | General Rural Zone | GRUZ - R11 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM. | Amend: 1. This is authorised under a prospecting or exploration permit from NZPAM where legally required; |
| Geoff Volckman (S563) | S563.123 | General Rural Zone | GRUZ - R11 | Amend | We believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| Catherine Smart-Simpson (S564) | S564.131 | General Rural Zone | GRUZ - R11 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM | Amend point 1: This is authorised under a prospecting or exploration permit from |

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| | | | | | | NZPAM where legally required; |
| Catherine Smart-Simpson (S564) | S564.132 | General Rural Zone | GRUZ - R11 | Amend | the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| Chris J Coll Surveying Limited (S566) | S566.520 | General Rural Zone | GRUZ - R11 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM | Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required; |
| Chris J Coll Surveying Limited (S566) | S566.521 | General Rural Zone | GRUZ - R11 | Amend | We believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| William McLaughlin (S567) | S567.563 | General Rural Zone | GRUZ - R11 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM | Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required; |
| William McLaughlin (S567) | S567.564 | General Rural Zone | GRUZ - R11 | Amend | We believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| Fire and Emergency New Zealand (S573) | S573.049 | General Rural Zone | GRUZ - R11 | Amend | Fire and Emergency supports in part GRUZ-R4, R7, R8, R9, R13, and R14, subject to the inclusion of a new standard that requires these activities to provide a firefighting water supply. It is noted that there will be cases that development in the General Rural Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ - General Rural Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. An additional assessment matter is also | Retain as notified provided amendment to R1 occurs. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 | |
| Laura Coll McLaughlin (S574) | S574.520 | General Rural Zone | GRUZ - R11 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM | Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required; |
| Laura Coll McLaughlin (S574) | S574.521 | General Rural Zone | GRUZ - R11 | Amend | We believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| Brian Anderson (S576) | S576.023 | General Rural Zone | GRUZ - R11 | Oppose | There is no limit on size of permitted exploration activities | Delete |
| Koiterangi Lime Co LTD (S577) | S577.100 | General Rural Zone | GRUZ - R11 | Support | Not all prospecting or exploration is required to have a permit from NZPAM | Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required; |
| Koiterangi Lime Co LTD (S577) | S577.101 | General Rural Zone | GRUZ - R11 | Amend | We believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.118 | General Rural Zone | GRUZ - R11 | Support | Provides for minerals exploration and prospecting | Retain |
| Birchfield Coal Mines Ltd (S601) | S601.096 | General Rural Zone | GRUZ - R11 | Support | This rule provides for minerals exploration and prospecting. | Retain as notified. |
| Birchfield Ross Mining Limited (S604) | S604.086 | General Rural Zone | GRUZ - R11 | Support | This rule provides for minerals exploration and prospecting and is supported. | Retain as notified. |
| Phoenix Minerals Limited (S606) | S606.071 | General Rural Zone | GRUZ - R11 | Support | Provides for minerals exploration and prospecting | Retain as notified. |

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| Whyte Gold Limited (S607) | S607.071 | General Rural Zone | GRUZ - R11 | Support | Provides for minerals exploration and prospecting and is supported. | Retain as notified. |
| Karamea Lime Company (S614) | S614.186 | General Rural Zone | GRUZ - R11 | Oppose | Believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| Karamea Lime Company (S614) | S614.187 | General Rural Zone | GRUZ - R11 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM | Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required |
| Peter Langford (S615) | S615.186 | General Rural Zone | GRUZ - R11 | Oppose | Believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| Peter Langford (S615) | S615.187 | General Rural Zone | GRUZ - R11 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM | Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required |
| Geoff Volckman (S563) | S563.0178 | General Rural Zone | GRUZ - R11 | Oppose in part | Not all prospecting or exploration is required to have a permit from NZPAM e.g. some minerals are privately owned. Amend accordingly. We believe the rule is also too restrictive. | Amend point 1 as follows: <i>This is authorised under a prospecting or exploration permit from NZPAM where legally required;</i> Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| David Moore (S65) | S65.017 | General Rural Zone | GRUZ - R12 | Oppose | Mining can have a major impact on surrounding residents and the environment which should be given consideration and appropriate controls put in place if needed. If far less intrusive activities such as putting up a flagpole can require applying for a consent, so should mining. | Remove this rule. Mining in the rural zone should be in accord with GRUZ R25, or R32. |
| Riarnne Klempel (S67) | S67.008 | General Rural Zone | GRUZ - R12 | Oppose | All mining needs to be done with great regulation. So much irreversible environmental harm and negative outcomes for community have been caused by poor industrial practices on the westcoast. Returning little benefit and great harm to the westcoast. Mining, | All mining activity should be discretionary and restricted. Not a permitted activity |

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| | | | | | industry and council must perform better if they seek to benefit our community. | |
| Michael Hill (S70) | S70.001 | General Rural Zone | GRUZ - R12 | Oppose | The permitted activity under this rule (mineral extraction of up to 20,000m3 a year per property and 3ha at any one time) provides inadequate control where large-scale sand mining is proposed on several adjacent land parcels as is the case on the Barrytown Flats. Here there are 6 current mining permits issued to local artisanal sand miners totalling 88.4 ha. Cumulative effects on traffic (10 heavy vehicle truck movements per day per property), dust, noise, light pollution, amenity values, wildlife disturbance and potentially other unanticipated effects would occur. | Remove GRUZ R12 and make Mineral extraction a restricted discretionary activity in the General Rural Zone. |
| SOPHIA ALLAN (S82) | S82.006 | General Rural Zone | GRUZ - R12 | Oppose | The permitted activity under this rule (mineral extraction of up to 20,000m3 a year per property and 3ha at any one time) provides inadequate control where large-scale sand mining is proposed on several adjacent land parcels as is the case on the Barrytown Flats. For example one company TIGA Minerals and Metals Ltd., has two exploration licenses covering 797ha and a mining licence covering 800ha of the Barrytown Flats. They have a declared aim of mining the whole of the Barrytown Flats. GRUZ-R12 would permit large-scale sand mining on several properties on the Barrytown Flats, with cumulative effects on traffic (10 heavy vehicle truck movements per day per property), dust, noise, light pollution, amenity values, wildlife disturbance and potentially other unanticipated effects. GRUZ-R12 is therefore not fit for purpose and needs to be removed. Mineral | Remove GRUZ R12 and make Mineral extraction a restricted discretionary activity in Rural Zones. |

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| | | | | | extraction should be regarded as a Restricted Discretionary or Discretionary activity (GRUZ - R25) in areas such as the Barrytown Flats with a mix of Rural Lifestyle and General Rural Zones, thereby allowing for appropriate levels of community consultation and adequate oversight of the consenting of mineral extraction operations. | |
| Katherine Crick (S101) | S101.001 | General Rural Zone | GRUZ - R12 | Oppose | Oppose GRUZ-12 as this allows mining operations/mineral extraction to occur over a sizable area (up to 3 ha and up to 20,000m3 per year) per property as a "green light" permitted activity without a resource consent even being required. Furthermore, this provision would allow larger scale companies to start mining on the Barrytown flats right now; being a permitted activity; on one property then move on to different/adjacent land parcels, this potentially enabling them to subsequently mine most of the Barrytown Flats . All this without proper consultation with the community that a process of this magnitude should necessitate. There would be increased issues with heavy traffic, dust, noise, pollution, amenity value, and impact on ecosystems and wildlife. Mineral extraction should be considered a Restricted Discretionary or Discretionary activity (GRUZ- R25) in rural/rural lifestyle zones to allow for an appropriate level of consultation with the community and adequate control measures (resource consents) and GRUZ -R12 therefore removed. | Remove GRUZ R12 and make Mineral extraction a restricted discretionary activity in Rural Zones. |

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| Jan Fraser (S129) | S129.001 | General Rural Zone | GRUZ - R12 | Oppose | <p>The permitted activity under this rule (mineral extraction of up to 20,000m³ a year per property and 3ha at any one time) provides inadequate control where large-scale sand mining is proposed on several adjacent land parcels as is the case on the Barrytown Flats. One company, TIGA Minerals and Metals Ltd., has two exploration licenses covering 797ha and a mining licence covering 800ha of the Barrytown Flats. TIGA's permits cover several farms and numerous land parcels. They have a declared aim of mining the whole of the Barrytown Flats.</p> <p>GRUZ-R12 would permit TIGA to begin large-scale sand mining on several properties on the Barrytown Flats, with cumulative effects on traffic (10 heavy vehicle truck movements per day per property), dust, noise, light pollution, amenity values, wildlife disturbance and potentially other unanticipated effects. The purpose of living on a lifestyle block on the west coast is for the peace, tranquility and visual vista; these pollutions will make that impossible. Furthermore, if these disturbances are allowed this close to the community, the on selling of these properties will be difficult, and likely to result in considerable financial loss.</p> <p>GRUZ-R12 is therefore not fit for purpose and needs to be removed. Mineral extraction should be regarded as a Restricted Discretionary or Discretionary activity (GRUZ - R25) in areas such as the Barrytown Flats with a mix of Rural Lifestyle and General Rural Zones, thereby allowing for appropriate levels of community consultation and adequate</p> | Remove GRUZ R12 and make Mineral extraction a restricted discretionary activity in Rural Zones. |

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| | | | | | oversight of the consenting of mineral extraction operations. | |
| Louise Jaeger (S135) | S135.001 | General Rural Zone | GRUZ - R12 | Oppose | Negative impact on our natural environment. To - wildlife, residents, tourism business There needs to be more control over mining activity so close to residents and reserves. | Remove GRUZ - 12. |
| Sky Reekie (S136) | S136.001 | General Rural Zone | GRUZ - R12 | Oppose | The permitted activity under this rule (mineral extraction of up to 20,000m3 a year per property and 3ha at any one time) provides inadequate control where large-scale sand mining is proposed on several adjacent land parcels as is the case on the Barrytown Flats. GRUZ-R12 would permit large-scale sand mining on several properties on the Barrytown Flats, with cumulative effects on traffic (10 heavy vehicle truck movements per day per property), dust, noise, light pollution, amenity values, wildlife disturbance and potentially other unanticipated effects. GRUZ-R12 is therefore not fit for purpose and needs to be removed. Mineral extraction should be regarded as a Restricted Discretionary or Discretionary activity (GRUZ - R25) in areas such as the Barrytown Flats with a mix of Rural Lifestyle and General Rural Zones, thereby allowing for appropriate levels of community consultation and adequate oversight of the consenting of mineral extraction operations. | Remove GRUZ R12 and make Mineral extraction a restricted discretionary activity in Rural Zones. |
| Westland District Council (S181) | S181.041 | General Rural Zone | GRUZ - R12 | Support | Council supports prospecting and exploration in the General Rural Zone. | Retain Permitted Activity for prospecting and exploration in the General Rural Zone. |

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| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.979 | General Rural Zone | GRUZ - R12 | Support in part | We support this rule in part but recommend the same amendment as noted for GRUZ-R11. | Amend GRUZ-R12 as follows: Activity Status Permitted Where: 1. Less than 20,000m3 of material is disturbed or removed within a 12 month period; or ... And a. The activity does not occur within: i. An Outstanding Natural Landscape or Outstanding Natural Feature or a Drinking Water Source Protection Zone (SPZ). |
| Barry Mason (S208) | S208.002 | General Rural Zone | GRUZ - R12 | Oppose | The provision as it stands would allow a mining company to commence mining at any time on a 3 hectare block and mine up to 20,000 cubic meters per year without resource consent being required ! and then on completion move on and mine the next (adjacent) 3 hectare block (again without resource consent) on and on and on until a whole limitless area is mined | i wish to oppose GRUZ-R12 and wish to make mineral extraction a discretionary and restricted activity in rural zones |
| Stephen Page (S270) | S270.017 | General Rural Zone | GRUZ - R12 | Oppose | (It is possible for the TTPP to provide for mining on the West Coast, in a manner that avoids adverse effects on other land use. However the framework in the proposed plan fails to do this. The Plan proposes that mining be managed in any Rural zone as a "permitted activity", with overlay rules. The RMA has a clear procedure for the setting of environmental rules: Land use activity should first try to avoid adverse effects on the environment, before considering potential for mitigation and then considering remediation. The Permitted Activity starting point in the proposed TTPP for Mineral Extraction makes a mockery of | I propose that the provisions that relate to mineral extraction be rewritten, so that TTPP identifies how mining activity will be managed to ensure that mining activity does not harm neighbours and communities. |

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| | | | | | <p>the environmental effects based approach that New Zealand has adopted.</p> <p>In the Permitted rule itself there is no attempt to avoid adverse effects on adjoining or nearby parties.</p> <p>The criteria relate primarily to the site itself. Hours of operation have increased from current plan provisions. Blasting and vibration is permitted to occur from 7am to 10 pm.</p> <p>With a Permitted Activity classification, there is no opportunity for an on-site assessment to be made, so that steps to avoid, remedy or mitigate noise, light, visual and other effects can be put in place. A resource consent application must be accompanied by an assessment of effects on the environment in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.</p> | |
| West Coast Penguin Trust (S275) | S275.011 | General Rural Zone | GRUZ - R12 | Oppose | <p>We have concerns over the level of permitted activity of mineral extraction in the rural zone. In particular, it is not clear how cumulative adverse effects on seabirds from the potential situation of multiple concurrent mineral extraction sites will be managed. Without the need for resource consents, it is not clear how cumulative effects nor compliance to the permitted activity rules will be managed.</p> | Remove the Permitted Activity approach for mineral extraction in GRUZ - R12 |
| Laura Garber (S278) | S278.001 | General Rural Zone | GRUZ - R12 | Oppose | <p>The permitted activity under this rule (mineral extraction of up to 20,000m³ a year per property and 3ha at any one time) provides inadequate control where large-scale sand mining is proposed on several adjacent land parcels as is the case on the Barrytown Flats. Here there are 6 current mining permits issued to local artisanal</p> | Remove GRUZ R12 and make Mineral extraction a restricted discretionary activity in Rural Zones. |

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| | | | | | <p>sand miners totalling 88.4 ha. GRUZ-R12 would permit TIGA to begin large-scale sand mining on several properties on the Barrytown Flats, with cumulative effects on traffic (10 heavy vehicle truck movements per day per property), dust, noise, light pollution, amenity values, wildlife disturbance and potentially other unanticipated effects.</p> <p>GRUZ-R12 is therefore not fit for purpose and needs to be removed. Mineral extraction should be regarded as a Restricted Discretionary or Discretionary activity (GRUZ - R25) in areas such as the Barrytown Flats with a mix of Rural Lifestyle and General Rural Zones, thereby allowing for appropriate levels of community consultation and adequate oversight of the consenting of mineral extraction operations.</p> | |
| Colin Robertson (S293) | S293.002 | General Rural Zone | GRUZ - R12 | Oppose | <p>Impact on birdlife and other wildlife from dust, blasting, lighting, truck movements. Impact on road safety of significant amount of traffic. No economic benefit to area as all employment will be drawn in from elsewhere as are specialist skills. We would be accepting damage, disruption and impact on native fauna for absolutely no benefit.</p> <p>There are already too many large trucks on the road (dairy) which should also be routed via reefton.</p> <p>Heavy, large trucks are unsafe and each contributes to more ear and damage to vulnerable roads than thousands of cars.</p> | No mining as a permitted activity on the plan on the Barrytown flats |
| Riarnne Klempel (S296) | S296.002 | General Rural Zone | GRUZ - R12 | Oppose | <p>The ttp is too permissive of all large-scale industry. In the ttp mining is a permitted activity in the General rural zone "Permitted activities do not require resource consent,</p> | Remove GRUZ - R12 Permitted Activity for mineral extraction. |

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| | | | | | provided standards and all other relevant rules are met". This is unacceptable. Please create greater provisions and definitions in the ttp for regulation of large-scale industry. | |
| Roger Ewer (S316) | S316.002 | General Rural Zone | GRUZ - R12 | Oppose | Having lived and worked as a builder on the Coast Road for 50 years increased heavy vehicle truck movements, noise, dust and other forms of pollution from the proposed sand mining will be seriously detrimental to me and to others who live here. | Remove GRUZ R12 and make mineral extraction a restricted discretionary activity in Rural zones |
| Lindy Mason (S355) | S355.002 | General Rural Zone | GRUZ - R12 | Oppose | Making mineral extraction a permitted activity ignores the consequences for individual people or businesses which may be affected by single, or a number, of adjacent mining activities. In General Rural Zone, changes to other general rural activities would seldom cause much issue for adjacent properties. Mining or quarrying are not general rural activities in my opinion. Most reasonable people I know would agree that mining should only be considered alongside general or lifestyle rural properties on a case by case basis. | R12 should be removed. Mineral Extraction should be a restricted discretionary activity in General Rural Zones |
| John Brazil (S360) | S360.056 | General Rural Zone | GRUZ - R12 | Oppose in part | I support this rule in principle but believe that Transport Performance Standards and rules relating to light need to be amended before this rule is acceptable. I believe the rule is also too restrictive. | Improve the Transport Performance Standards and rules relating to light that connect to this rule. Amend to be more enabling of development. |
| Trevor Hayes (S377) | S377.005 | General Rural Zone | GRUZ - R12 | Oppose | The permitted activity under this rule provides inadequate control where large-scale sand mining is proposed on several adjacent land parcels as is the case on the Barrytown Flats. One company, has two exploration licenses covering 797ha and a mining licence covering 800ha of the Barrytown Flats They have a declared aim of mining the whole of the Barrytown Flats. | Decision sought: Remove GRUZ R12 and make Mineral extraction a restricted discretionary activity in Rural Zones |

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| | | | | | <p>GRUZ-R12 would permit TIGA to begin large-scale sand mining on several properties on the Barrytown Flats, with cumulative effects on traffic, dust, noise, light pollution, amenity values, wildlife disturbance and potentially other unanticipated effects.</p> <p>GRUZ-R12 is therefore not fit for purpose and needs to be removed. Mineral extraction should be regarded as a Restricted Discretionary or Discretionary activity (GRUZ - R25) in areas such as the Barrytown Flats with a mix of Rural Lifestyle and General Rural Zones, thereby allowing for appropriate levels of community consultation and adequate oversight of the consenting of mineral extraction operations.</p> | |
| Sharon Langridge (S388) | S388.002 | General Rural Zone | GRUZ - R12 | Oppose | <p>Doesn't consider the cumulative effects of multiple mines in one location eg Barrytown flats. Allowing 3ha at a time to be mined without consents is not appropriate. Mining is one of the most destructive/noisy industries generally motivated by money not environmental protection. It therefore should come under more scrutiny not less, and the communities/neighbours/businesses that will be effected by such activities should be consulted.</p> | Remove GRUZ -R12 - Mineral extraction should be a Restricted Discretionary or Discretionary activity in Rural Zones. |
| Karen Vincent (S393) | S393.002 | General Rural Zone | GRUZ - R12 | Oppose | <p>It has been pointed out to me that there is some clause which allows subsequent 3ha mining with no resource consent required. This needs to be removed. All mining should be transparent and discretionary rather than a permitted activity.</p> | Remover GRUZ - R12 and require discretionary activity consent for all mining. |

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| Jane Nolan (S397) | S397.002 | General Rural Zone | GRUZ - R12 | Oppose | I vehemently object to any mining on the Barrytown flats. I am concerned about the impact of sea level rise on coastal erosion and hydrology, This all makes the Barrytown flats increasingly fragile and open cast mining here increases the risk of coastal erosion, inundation and salination that will destroy this land and precious wetlands, our home. | Remove this rule. Have no mining on the Barrytown flats in any zone. |
| Peter Haddock (S417) | S417.008 | General Rural Zone | GRUZ - R12 | Support | I support the mining areas in rural areas being a permitted activity. | Retain the rule as notified |
| Suzanne Hills (S443) | S443.044 | General Rural Zone | GRUZ - R12 | Oppose | This is an entirely inappropriate and unacceptable permitted activity in the rural zone. Even just one of these highly permissive mineral extraction activities operating to or near the limits will be significant in terms of land size, scale and impact of effects. The cumulative effects of several of these permitted activities running concurrently will be very significant. | Remove GRUZ R12 and make mineral extraction a discretionary activity in the Rural Zone. |
| Waka Kotahi NZ Transport Agency (S450) | S450.276 | General Rural Zone | GRUZ - R12 | Support | Waka Kotahi supports the rule as it sets out a maximum number of permitted vehicle movements associated with mineral extraction activities in the General Rural Zone, and it ensures that vehicle crossings and access meet the standards set out in Appendix One Transport Performance Standards. This will ensure that safe access is achieved to and from the state highway network. | Retain as proposed. |
| Murray Stuart and Karen Jury Rob Lawrence (S455) | S455.002 | General Rural Zone | GRUZ - R12 | Oppose | The RMA has a clear procedure for the setting of environmental rules: Land use activity should first try to avoid adverse effects on the environment, before considering potential for mitigation and then considering remediation. The Permitted Activity does not do this. In the Permitted rule itself there is no attempt to | Make mineral extraction require a resource consent in any Rural Zone. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | avoid adverse effects on adjoining or nearby parties. Hours of operation have increased from current plan provisions. Blasting and vibration is permitted to occur from 7am to 10 pm. With a Permitted Activity classification, there is no opportunity for an on-site assessment to be made, so that steps to avoid, remedy or mitigate noise, light, visual and other effects can be put in place. A Permitted Activity will not be monitored. The effects of the activity, and the risk of non-compliance with standards, means that Permitted Activity of this scale is not compatible near to sensitive uses such as residential settlements. | |
| Inger Perkins (S462) | S462.027 | General Rural Zone | GRUZ - R12 | Oppose | All new mining must go through a consent process. | remove Permitted Activity for mineral extraction and make all mineral extraction require a resource consent. |
| Rocky Mining Limited (S474) | S474.014 | General Rural Zone | GRUZ - R12 | Support | | Retain as notified |
| Lynley Hargreaves (S481) | S481.012 | General Rural Zone | GRUZ - R12 | Oppose | Rules for mineral extraction are too weak. In the current Westland plan, mining is a restricted discretionary activity unless more than 2000m2 of indigenous vegetation is being cleared, in which case it becomes discretionary. This is working well according to the minerals sector. Currently, mining resource consents have little monitoring and regularly breach their consents. Making this a permitted activity will greatly worsen this problem as Permitted Activities are not monitored. | Mining should instead be restricted discretionary as a minimum, and the TTPP should include stronger monitoring requirements such as checking disturbed ground area. |
| TiGa Minerals and Metals Limited (S493) | S493.103 | General Rural Zone | GRUZ - R12 | Support | This rule provides for minerals extraction as a permitted activity, albeit in limited volumes. | Retain as notified. |

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| Papahaua Resources Limited (S500) | S500.011 | General Rural Zone | GRUZ - R12 | Support | PRL strongly support all provisions that enable mineral extraction across the Region | Retain as notified |
| Steve Croasdale (S516) | S516.119 | General Rural Zone | GRUZ - R12 | Amend | Transport Performance Standards and rules relating to light need to be amended before this rule is acceptable. | Improve the Transport Performance Standards and rules relating to light that connect to this rule. |
| Steve Croasdale (S516) | S516.120 | General Rural Zone | GRUZ - R12 | Amend | I believe the rule is also too restrictive. | Amend to be more enabling of development. |
| Westreef Services Limited (S518) | S518.015 | General Rural Zone | GRUZ - R12 | Support in part | The activity of Mineral Extraction is provided for as a permitted activity within GRUZ - R12. This rule is supported in part. It is requested that the following changes be made to this rule to better provide for this activity, and in interests of Westreef Services Limited: | Amend R12.1. to refer to 'extraction of material from the site' and with the disturbance activity deleted. Amend R12.2 to refer to five hectares rather than three. Amend Clause a. iii. to define a riparian margin as 10m from the top of the bank. Amend Clause a iv. to reduce the setback from residential buildings from 250m to 150m. Amend Clause e to clarify that the vehicle movements allow for 10 heavy vehicles to visit and leave the site each day, and likewise for the 30 vehicle movements. |
| Celine Stokowski Anthony Thrupp (S522) | S522.016 | General Rural Zone | GRUZ - R12 | Oppose | Once a mining operation is in place, it stays there for a long time. Operations are often justified in reports and applications as less than minor in terms of effects given they are "short-term" or have a finite end date; However, as is often the case , the reality is Operations extend well beyond the initial timeframe through the issuing of "rolling" consent variations. This will occur even more frequently if mining is a permitted activity as consented applications can then use that infrastructure to mine adjoining titles on a rotational annual basis without consent and therefore, outside their consented mitigation condition. Once one mine is in | Delete the Permitted Activity rule for mineral extraction |

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| | | | | | place, it is used as justification for further mines with an "existing use" argument. However, this argument does not seem to be applicable when the reverse is true - i.e. a mine has moved in next door to a residence. This has resulted in the concentration of mines within the Waimea Valley without consideration given to cumulative effects. Actual adverse noise effects from mining, whether permitted or consented activity, often extend well past reasonable or consented hours of operation (i.e. start up/fuel/move machines, run generators and pumps overnight, road maintenance, or undertake mining outside permitted hours). | |
| Buller District Council (S538) | S538.507 | General Rural Zone | GRUZ - R12 | Support in part | <p>Council considers that providing for mining outside of sensitive sites and overlays is appropriate as a permitted activity, as the effects of such are similar to land development for agricultural purposes. However, Council requests additional standards requiring Council to be informed of the activity, that mining is authorised under a mining permit, that rehabilitation is completed in a timely manner and that rehabilitation returns the land to premining conditions as far as practicable.</p> <p>The setbacks from boundaries standard should not be limited to stockpiles and should cover earthworks generally so as to avoid any adverse boundary effects.</p> | <p>Amend Rule 12 as follows:</p> <p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> Less than 20,000m³ of material is disturbed or removed within a 12 month period; No more than 20,000m³ of material is excavated in a calendar year; Progressive rehabilitation of the mined area occurs so that site disturbance is limited to no more than 3ha. at any one time per property on which the activity is occurring. On completion of mining activity, the site is rehabilitated as far as is practicable to its original condition, with rehabilitation to be completed no later than 6 months after activities cease. This is authorised under a mining permit from NZPAM; |

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| | | | | | | <p>5. Notice is provided to the relevant District Council 10 working days prior to the works commencing;</p> <p>And</p> <p>(a) The activity does not occur within:</p> <p>(b) There are no earthworks stockpiles-20m of the property site boundary;</p> |
| Buller Conservation Group (S552) | S552.181 | General Rural Zone | GRUZ - R12 | Oppose | Mineral extraction needs much more oversight. | Amend all mining to discretionary activity |
| Frida Inta (S553) | S553.180 | General Rural Zone | GRUZ - R12 | Amend | The Buller District Plan restrictions must move over into this Plan. | Add: 6. Activities are limited to 150mm diameter drillhole per ha and 50 linear meters per ha for sampling with explosives. Then the site must be restored to original condition. Otherwise its a controlled activity. |
| Frida Inta (S553) | S553.181 | General Rural Zone | GRUZ - R12 | Oppose | Mineral extraction should not be a permitted activity. | Amend all mining to discretionary activity |
| Chris & Jan Coll (S558) | S558.522 | General Rural Zone | GRUZ - R12 | Amend | Transport Performance Standards need to be amended before this rule is acceptable | Improve the Transport Performance Standards that connect to this rule. |
| Chris & Jan Coll (S558) | S558.523 | General Rural Zone | GRUZ - R12 | Amend | rules relating to light need to be amended before this rule is acceptable. | Improve the rules relating to light that connect to this rule. |
| Chris & Jan Coll (S558) | S558.524 | General Rural Zone | GRUZ - R12 | Amend | We believe the rule is also too restrictive. | Amend to be more enabling of development. |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.385 | General Rural Zone | GRUZ - R12 | Oppose | See Key Issues above. | Delete |
| Geoff Volckman (S563) | S563.124 | General Rural Zone | GRUZ - R12 | Amend | Transport Performance Standards and rules relating to light need to be amended. | Improve the Transport Performance Standards and rules relating to light that connect to this rule. |

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| Geoff Volckman (S563) | S563.125 | General Rural Zone | GRUZ - R12 | Amend | We believe the rule is also too restrictive. | Amend to be more enabling of development. |
| Catherine Smart-Simpson (S564) | S564.133 | General Rural Zone | GRUZ - R12 | Amend | Transport Performance Standards and rules relating to light need to be amended before this rule is acceptable. | Improve the TransportPerformance Standards and rules relating to light that connect to this rule. |
| Catherine Smart-Simpson (S564) | S564.134 | General Rural Zone | GRUZ - R12 | Amend | the rule is also too restrictive. | Amend to be more enabling of development. |
| Chris J Coll Surveying Limited (S566) | S566.522 | General Rural Zone | GRUZ - R12 | Amend | Transport Performance Standards need to be amended before this rule is acceptable | Improve the Transport Performance Standards that connect to this rule. |
| Chris J Coll Surveying Limited (S566) | S566.523 | General Rural Zone | GRUZ - R12 | Amend | rules relating to light need to be amended before this rule is acceptable. | Improve the rules relating to light that connect to this rule. |
| Chris J Coll Surveying Limited (S566) | S566.524 | General Rural Zone | GRUZ - R12 | Amend | We believe the rule is also too restrictive. | Amend to be more enabling of development. |
| William McLaughlin (S567) | S567.565 | General Rural Zone | GRUZ - R12 | Amend | Transport Performance Standards need to be amended before this rule is acceptable | Improve the Transport Performance Standards that connect to this rule. |
| William McLaughlin (S567) | S567.566 | General Rural Zone | GRUZ - R12 | Amend | rules relating to light need to be amended before this rule is acceptable. | Improve the rules relating to light that connect to this rule. |
| William McLaughlin (S567) | S567.567 | General Rural Zone | GRUZ - R12 | Amend | We believe the rule is also too restrictive. | Amend to be more enabling of development. |
| Fire and Emergency New Zealand (S573) | S573.050 | General Rural Zone | GRUZ - R12 | Amend | Fire and Emergency supports in part GRUZ-R4, R7, R8, R9, R13, and R14, subject to the inclusion of a new standard that requires these activities to provide a firefighting water supply. It is noted that there will be cases that development in the General Rural Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ - General Rural Zone chapter to require the provision of | Retain as notified provided amendment to R1 occurs. |

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| | | | | | services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 | |
| Laura Coll McLaughlin (S574) | S574.522 | General Rural Zone | GRUZ - R12 | Amend | Transport Performance Standards need to be amended before this rule is acceptable | Improve the Transport Performance Standards that connect to this rule. |
| Laura Coll McLaughlin (S574) | S574.523 | General Rural Zone | GRUZ - R12 | Amend | rules relating to light need to be amended before this rule is acceptable. | Improve the rules relating to light that connect to this rule. |
| Laura Coll McLaughlin (S574) | S574.524 | General Rural Zone | GRUZ - R12 | Amend | We believe the rule is also too restrictive. | Amend to be more enabling of development. |
| Brian Anderson (S576) | S576.024 | General Rural Zone | GRUZ - R12 | Oppose | there is no limit on the area of disturbance rule | Delete |
| Brian Anderson (S576) | S576.025 | General Rural Zone | GRUZ - R12 | Oppose | the number of light and heavy vehicle movements is very high | Delete |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.119 | General Rural Zone | GRUZ - R12 | Support | Provides for minerals exploration and prospecting | Retain |
| Birchfield Coal Mines Ltd (S601) | S601.097 | General Rural Zone | GRUZ - R12 | Support | Provides for minerals extraction as a permitted activity | Retain as notified. |
| Birchfield Ross Mining Limited (S604) | S604.087 | General Rural Zone | GRUZ - R12 | Support | This rule provides for minerals extraction | Retain as notified. |
| Phoenix Minerals Limited (S606) | S606.072 | General Rural Zone | GRUZ - R12 | Support | Provides for minerals extraction | Retain as notified. |
| Whyte Gold Limited (S607) | S607.072 | General Rural Zone | GRUZ - R12 | Support | Provides for minerals extraction as a permitted activity | Retain as notified. |

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| Grey District Council (S608) | S608.110 | General Rural Zone | GRUZ - R12 | Amend | The rule is unlikely to be functional for the majority | Increase annual allowance for disturbed material to 100,000m ³ . Rule to read: 1. Less than 100,000m ³ of material is disturbed or removed within a 12 month period; |
| Grey District Council (S608) | S608.495 | General Rural Zone | GRUZ - R12 | Amend | A 250m setback is excessive, 100m is a more realistic distance | or Amend setback distance for General Rural Zone to 100m from residential building. Rule to read: vi. 100m of a residential building on any RESZ - Residential Zone or RURZ - Rural Zone; |
| Grey District Council (S608) | S608.496 | General Rural Zone | GRUZ - R12 | Amend | A 20m setback for stockpiles is excessive a more realistic distance is 3m | Amend rule to read: b. There are no stockpiles within 3m of the property boundary; |
| Karamea Lime Company (S614) | S614.188 | General Rural Zone | GRUZ - R12 | Amend | Transport Performance Standards and rules relating to light need to be amended before this rule is acceptable. | Improve the Transport Performance Standards and rules relating to light that connect to this rule. |
| Karamea Lime Company (S614) | S614.189 | General Rural Zone | GRUZ - R12 | Amend | Believe the rule is also too restrictive. | Amend to be more enabling of development. |
| Peter Langford (S615) | S615.188 | General Rural Zone | GRUZ - R12 | Amend | Transport Performance Standards and rules relating to light need to be amended before this rule is acceptable. | Improve the Transport Performance Standards and rules relating to light that connect to this rule. |
| Peter Langford (S615) | S615.189 | General Rural Zone | GRUZ - R12 | Amend | Believe the rule is also too restrictive. | Amend to be more enabling of development. |
| Geoff Volckman (S563) | S563.0179 | General Rural Zone | GRUZ - R12 | Oppose in part | We support this rule in principle but believe that Transport Performance Standards and rules relating to light need to be amended before this rule is acceptable. We believe the rule is also too restrictive. | Improve the Transport Performance Standards and rules relating to light that connect to this rule. Amend to be more enabling of development. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.980 | General Rural Zone | GRUZ - R13 | Support | We strongly support this rule for community halls being a permitted use and their critical Civil Defence Emergency Management function for rural communities for good public health outcomes and community resilience. | Retain rule. |

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| Buller District Council (S538) | S538.508 | General Rural Zone | GRUZ - R13 | Support in part | <p>There appears to be a numbering error in Clause 3 which also refers to 12pm midnight, which should read 12am midnight.</p> <p>Council also requests that a Schedule of Community Halls is added to provide certainty on what community facilities are considered halls for the purpose of this rule.</p> | <p>Amend 13 as follows:</p> <p>....</p> <p>3. For circumstances other than outlined in 1 and 2. and 3-above, hours of operation are limited to:</p> <p>i) 7am -10pm Sunday - Thursday;</p> <p>ii) 7am - 12am-pm</p> <p>Insert a Schedule of Community Halls into the Plan.</p> |
| Chris & Jan Coll (S558) | S558.525 | General Rural Zone | GRUZ - R13 | Amend | We support this rule but note the minor error. | Retain as notified with minor timing error being corrected (i.e. 12pm). |
| Geoff Volckman (S563) | S563.126 | General Rural Zone | GRUZ - R13 | Amend | note the minor error. | Retain as notified with minor timing error being corrected 12pm 12am |
| Catherine Smart-Simpson (S564) | S564.135 | General Rural Zone | GRUZ - R13 | Amend | support this rule but note the minor error. | Retain as notified with minor timing error being corrected (i.e. 12pm). |
| Chris J Coll Surveying Limited (S566) | S566.525 | General Rural Zone | GRUZ - R13 | Amend | We support this rule but note the minor error. | Retain as notified with minor timing error being corrected (i.e. 12pm). |
| William McLaughlin (S567) | S567.568 | General Rural Zone | GRUZ - R13 | Amend | We support this rule but note the minor error. | Retain as notified with minor timing error being corrected (i.e. 12pm). |
| Fire and Emergency New Zealand (S573) | S573.051 | General Rural Zone | GRUZ - R13 | Amend | <p>Fire and Emergency supports in part GRUZ-R4, R7, R8, R9, R13, and R14, subject to the inclusion of a new standard that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that development in the General Rural Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ - General Rural Zone chapter to require the provision of</p> | Retain as notified provided amendment to R1 occurs. |

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| | | | | | services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 | |
| Laura Coll McLaughlin (S574) | S574.525 | General Rural Zone | GRUZ - R13 | Amend | We support this rule but note the minor error. | Retain as notified with minor timing error being corrected (i.e. 12pm). |
| Koiterangi Lime Co LTD (S577) | S577.102 | General Rural Zone | GRUZ - R13 | Amend | We support this rule but note the minor error. | Retain as notified with minor timing error being corrected (i.e. 12pm). |
| Karamea Lime Company (S614) | S614.190 | General Rural Zone | GRUZ - R13 | Amend | note the minor error. | Retain as notified with minor timing error being corrected (i.e. 12pm). |
| Peter Langford (S615) | S615.190 | General Rural Zone | GRUZ - R13 | Amend | note the minor error. | Retain as notified with minor timing error being corrected (i.e. 12pm). |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.981 | General Rural Zone | GRUZ - R14 | Support | We support this rule. | Retain rule. |
| Ministry of Education Te Tāhuhu o Te Mātauranga (S456) | S456.049 | General Rural Zone | GRUZ - R14 | Support in part | The Ministry supports this Rule GRUZ-R14 to manage the operation of educational facilities in the General Rural Zone. | Retain as proposed. |
| Chris & Jan Coll (S558) | S558.526 | General Rural Zone | GRUZ - R14 | Support | We support these rules. | Retain |
| Chris J Coll Surveying Limited (S566) | S566.526 | General Rural Zone | GRUZ - R14 | Support | We support these rules. | Retain |

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| William McLaughlin (S567) | S567.569 | General Rural Zone | GRUZ - R14 | Support | We support these rules. | Retain |
| Fire and Emergency New Zealand (S573) | S573.052 | General Rural Zone | GRUZ - R14 | Amend | <p>Fire and Emergency supports in part GRUZ-R4, R7, R8, R9, R13, and R14, subject to the inclusion of a new standard that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that development in the General Rural Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ - General Rural Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p> | Retain as notified provided amendment to R1 occurs. |
| Laura Coll McLaughlin (S574) | S574.526 | General Rural Zone | GRUZ - R14 | Support | We support these rules. | Retain |
| Grey District Council (S608) | S608.111 | General Rural Zone | GRUZ - R14 | Amend | Typo; incorrectly refers to condition 3 instead of condition 1. | Amend rule to read: For circumstances other than outlined in 1. and 2. above, hours of operation are limited to: |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.982 | General Rural Zone | GRUZ - R15 | Support | We support this rule. | Retain rule. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|--|------------------|--------------------|------------|-----------------|--|---|
| Chris & Jan Coll (S558) | S558.528 | General Rural Zone | GRUZ - R15 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.528 | General Rural Zone | GRUZ - R15 | Support | | Retain |
| William McLaughlin (S567) | S567.570 | General Rural Zone | GRUZ - R15 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.528 | General Rural Zone | GRUZ - R15 | Support | | Retain |
| Grey District Council (S608) | S608.751 | General Rural Zone | GRUZ - R15 | Support | Support the matters of control under this rule in relation to methods of wastewater and stormwater treatment and disposal, methods of ensuring safe drinking water supply, parking and access. | Retain as proposed. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.983 | General Rural Zone | GRUZ - R16 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.059 | General Rural Zone | GRUZ - R16 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule GRUZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Steve Croasdale (S516) | S516.121 | General Rural Zone | GRUZ - R16 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Buller District Council (S538) | S538.509 | General Rural Zone | GRUZ - R16 | Support | Rule 16 is supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.529 | General Rural Zone | GRUZ - R16 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Geoff Volckman (S563) | S563.127 | General Rural Zone | GRUZ - R16 | Support | pre-existing non-compliance with Rule GRUZ - R1 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|--|------------------|--------------------|------------|-----------------|--|---|
| Catherine Smart-Simpson (S564) | S564.136 | General Rural Zone | GRUZ - R16 | Support | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.529 | General Rural Zone | GRUZ - R16 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.571 | General Rural Zone | GRUZ - R16 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.529 | General Rural Zone | GRUZ - R16 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Koiterangi Lime Co LTD (S577) | S577.103 | General Rural Zone | GRUZ - R16 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Karamea Lime Company (S614) | S614.191 | General Rural Zone | GRUZ - R16 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Peter Langford (S615) | S615.191 | General Rural Zone | GRUZ - R16 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.984 | General Rural Zone | GRUZ - R17 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.060 | General Rural Zone | GRUZ - R17 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule GRUZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Steve Croasdale (S516) | S516.122 | General Rural Zone | GRUZ - R17 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---------------------------------------|------------------|--------------------|------------|-----------------|--|---|
| Buller District Council (S538) | S538.510 | General Rural Zone | GRUZ - R17 | Oppose | Council requests the removal of rules for Relocated Buildings, as discussed above. | Delete Rule 17. |
| Chris & Jan Coll (S558) | S558.032 | General Rural Zone | GRUZ - R17 | Oppose | These are unnecessary and too restrictive. | Delete |
| Chris & Jan Coll (S558) | S558.530 | General Rural Zone | GRUZ - R17 | Oppose | | Delete |
| Geoff Volckman (S563) | S563.128 | General Rural Zone | GRUZ - R17 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Catherine Smart-Simpson (S564) | S564.137 | General Rural Zone | GRUZ - R17 | Support | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.032 | General Rural Zone | GRUZ - R17 | Oppose | These are unnecessary and too restrictive. | Delete |
| Chris J Coll Surveying Limited (S566) | S566.530 | General Rural Zone | GRUZ - R17 | Oppose | | Delete |
| William McLaughlin (S567) | S567.012 | General Rural Zone | GRUZ - R17 | Oppose | These are unnecessary and too restrictive. | Delete |
| William McLaughlin (S567) | S567.572 | General Rural Zone | GRUZ - R17 | Oppose | | Delete |
| Laura Coll McLaughlin (S574) | S574.032 | General Rural Zone | GRUZ - R17 | Oppose | These are unnecessary and too restrictive. | Delete |
| Laura Coll McLaughlin (S574) | S574.530 | General Rural Zone | GRUZ - R17 | Oppose | | Delete |
| Koiterangi Lime Co LTD (S577) | S577.104 | General Rural Zone | GRUZ - R17 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Grey District Council (S608) | S608.752 | General Rural Zone | GRUZ - R17 | Support in part | Support the matters of control in relation to methods of wastewater and stormwater treatment and disposal, methods of ensuring safe drinking water supply. | Reword to include parking and access as a mater of control. Consistency. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | However, recommend adding parking and access. | |
| Karamea Lime Company (S614) | S614.192 | General Rural Zone | GRUZ - R17 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Peter Langford (S615) | S615.192 | General Rural Zone | GRUZ - R17 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| David Moore (S65) | S65.018 | General Rural Zone | GRUZ - R18 | Oppose | Schedule 10 is empty, making GRUZ R18 irrelevant. Therefore this rule should be removed. | Remove this rule. Mining in the rural zone should be in accord with GRUZ R25, or R32. |
| Michael Hill (S70) | S70.002 | General Rural Zone | GRUZ - R18 | Oppose | This rule only applies to previously mined locations active since 2002 and listed in Schedule 10 which is empty, making GRUZ R18 irrelevant. Therefore this rule should be removed. | Remove GRUZ R18 |
| SOPHIA ALLAN (S82) | S82.005 | General Rural Zone | GRUZ - R18 | Oppose | This rule only applies to previously mined locations active since 2002 and listed in Schedule 10. Schedule 10 is empty, making GRUZ R18 irrelevant. Therefore this rule should be removed. All proposed mineral extraction activities in General Rural Zones should be considered Restricted Discretionary or Discretionary (GRUZ R25). | Remove GRUZ R18 |
| Katherine Crick (S101) | S101.018 | General Rural Zone | GRUZ - R18 | Oppose | This rule only applies to previously mined locations active since 2002 and listed in Schedule 10 which is empty, making GRUZ R18 irrelevant. Therefore this rule should be removed. All proposed mineral extraction activities in General Rural Zones should be considered Restricted Discretionary or Discretionary (GRUZ R25). | Remove GRUZ R-18 |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.985 | General Rural Zone | GRUZ - R18 | Support in part | We support this rule in part but recommend the same amendment as noted for GRUZ-R11. | Amend GRUZ-R18 as follows: Activity Status Controlled Where: 1. The activity occurs in previously mined |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|-----------------------------------|------------------|--------------------|------------|----------|--|--|
| | | | | | | locations identified in Schedule Ten; and 2. The activity does not occur within: i. An Outstanding Natural Landscape or Outstanding Natural Feature or a Drinking Water Source Protection Zone (SPZ). |
| John Brazil (S360) | S360.061 | General Rural Zone | GRUZ - R18 | Support | I support in principle. | Retain as notified. |
| Trevor Hayes (S377) | S377.006 | General Rural Zone | GRUZ - R18 | Oppose | This rule only applies to previously mined locations active since 2002 and listed in Schedule 10. Schedule 10 is empty, making GRUZ R18 irrelevant. Therefore this rule should be removed. | Decision sought: Remove GRUZ R18. All proposed mineral extraction activities in General Rural Zones should be considered Restricted Discretionary or Discretionary (GRUZ R25). |
| Sharon Langridge (S388) | S388.003 | General Rural Zone | GRUZ - R18 | Oppose | Mineral extraction in General Rural should be Restricted Discretionary or Discretionary. There is no Schedule 10. | Remove GRUZ R18 |
| Jane Nolan (S397) | S397.003 | General Rural Zone | GRUZ - R18 | Oppose | I vehemently object to any mining on the Barrytown flats. I am concerned about the impact of sea level rise combined with mining activity. This all makes the Barrytown flats increasingly fragile and open cast mining here increases the risk of coastal erosion, inundation and salination that will destroy this land and precious wetlands, our home. | Remove this rule. Have no mining on the Barrytown flats in any zone. |
| Suzanne Hills (S443) | S443.045 | General Rural Zone | GRUZ - R18 | Oppose | Schedule 10 is blank, making this rule irrelevant. | Remove and make mineral extraction a discretionary activity in the Rural Zone |
| Rocky Mining Limited (S474) | S474.015 | General Rural Zone | GRUZ - R18 | Support | | Retain as notified |
| Lynley Hargreaves (S481) | S481.014 | General Rural Zone | GRUZ - R18 | Oppose | No areas have been listed in Schedule 10 and this impractical schedule/rule should be deleted. | Delete the rule |
| Bathurst Resources Limited and BT | S491.046 | General Rural Zone | GRUZ - R18 | Amend | There are no restricted discretionary rules for minerals exploration and prospecting. | Include a new rule in the restricted discretionary status for minerals exploration |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---|------------------|--------------------|------------|-----------------|---|--|
| Mining Limited (S491) | | | | | | and prospecting. |
| Steve Croasdale (S516) | S516.123 | General Rural Zone | GRUZ - R18 | Support | | Retain |
| Straterra (S536) | S536.038 | General Rural Zone | GRUZ - R18 | Support | We support mineral extraction on sites in previously mined areas as being a controlled activity. | Retain as notified |
| Buller District Council (S538) | S538.511 | General Rural Zone | GRUZ - R18 | Support in part | The rule is supported in principle, but it is noted that there is no supporting Schedule 10 of previously mined locations, therefore this standard cannot be met. If there is no likelihood of a schedule of previously mined locations being produced, then Council queries whether Rule 18 should be removed. | Consideration is given to deletion of Rule 18. |
| Buller Conservation Group (S552) | S552.182 | General Rural Zone | GRUZ - R18 | Amend | Mineral extraction should always be discretionary as a bottom line. | change activity status to discretionary |
| Frida Inta (S553) | S553.182 | General Rural Zone | GRUZ - R18 | Amend | Mineral extraction should always be discretionary as a bottom line. | change activity status to discretionary |
| Chris & Jan Coll (S558) | S558.531 | General Rural Zone | GRUZ - R18 | Support | | REtain |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.386 | General Rural Zone | GRUZ - R18 | Oppose | This rule only applies to Schedule Ten, previously mined areas. However, no areas have been identified. It is also not certain that previously mined areas won't now contain important biodiversity values. | Delete, and delete Schedule 10 as it is empty. |
| Geoff Volckman (S563) | S563.129 | General Rural Zone | GRUZ - R18 | Support | | Retain |
| Catherine Smart-Simpson (S564) | S564.138 | General Rural Zone | GRUZ - R18 | Support | We support in principle. | Retain as notified. |
| Chris J Coll Surveying Limited (S566) | S566.531 | General Rural Zone | GRUZ - R18 | Support | | REtain |
| William McLaughlin (S567) | S567.573 | General Rural Zone | GRUZ - R18 | Support | | REtain |
| Laura Coll McLaughlin (S574) | S574.531 | General Rural Zone | GRUZ - R18 | Support | | REtain |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|--|------------------|--------------------|------------|-----------------|---|--|
| Brian Anderson (S576) | S576.001 | General Rural Zone | GRUZ - R18 | Oppose | The idea that historically mined areas should be more permissive for modern mining is a flawed concept, and unworkable. | Delete |
| Koiterangi Lime Co LTD (S577) | S577.105 | General Rural Zone | GRUZ - R18 | Support | | Retain |
| Grey District Council (S608) | S608.112 | General Rural Zone | GRUZ - R18 | Amend | Subsequent amendment | Remove reference to "Site or Area of Significance to Māori" |
| Grey District Council (S608) | S608.753 | General Rural Zone | GRUZ - R18 | Support | Support the matters of control for mineral extraction, prospecting and exploration in relation to the management of access, parking, traffic generation and transport of miners from the site, design and location of ancillary buildings, structures and infrastructure. | Retain as proposed. |
| Karamea Lime Company (S614) | S614.193 | General Rural Zone | GRUZ - R18 | Support | | Retain |
| Peter Langford (S615) | S615.193 | General Rural Zone | GRUZ - R18 | Support | | Retain |
| Geoff Volckman (S563) | S563.0180 | General Rural Zone | GRUZ - R18 | Support | We support in principle. | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.986 | General Rural Zone | GRUZ - R19 | Support in part | We support this rule in part but recommend the same amendment as noted for GRUZ-R11. | Amend GRUZ-R19 as follows: Activity Status Controlled Where: 1. All performance standards for Rule GRUZ-R1 are complied with; and ... 3. The site is not within a Drinking Water Source Protection Zone (SPZ). |
| Chris & Jan Coll (S558) | S558.532 | General Rural Zone | GRUZ - R19 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|--|------------------|--------------------|-------------------------------------|-----------------|---|---|
| Chris J Coll Surveying Limited (S566) | S566.532 | General Rural Zone | GRUZ - R19 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.574 | General Rural Zone | GRUZ - R19 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.532 | General Rural Zone | GRUZ - R19 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Grey District Council (S608) | S608.754 | General Rural Zone | GRUZ - R19 | Support | Support the matters of control in relation to management of access, traffic and parking, method of effluent management and disposal, methods of wastewater and stormwater treatment and disposal. | Retain as proposed. |
| Rural Contractors New Zealand Incorporated ("RCNZ") (S489) | S489.007 | General Rural Zone | Restricted Discretionary Activities | Amend | Along with the new Permitted Activity rule an RDA escalation rule is required. | Add a new Restricted Discretionary Rule for Rural Contractor Depots. Matters of Discretion: <ol style="list-style-type: none"> 1. Bulk and location of buildings 2. Management of access, traffic and parking 3. Management of noise, lighting and dust 4. Landscape measures 5. Methods of water supply, wastewater treatment and disposal; and 6. Any requirement for financial contributions. Activity status where compliance not achieved: N/A |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.987 | General Rural Zone | GRUZ - R20 | Support in part | We support this rule in part but recommend the same amendment as noted for GRUZ-R11. | Amend GRUZ-R20 as follows: Activity Status Controlled Where: 1. All performance standards for Rule GRUZ- |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---|------------------|--------------------|------------|-----------------|--|--|
| | | | | | | R1 are complied with; and 2. The site is not within a Drinking Water Source Protection Zone (SPZ). |
| John Brazil (S360) | S360.062 | General Rural Zone | GRUZ - R20 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule GRUZ - R1 should be recognised as being acceptable for the application of the rule. Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Steve Croasdale (S516) | S516.124 | General Rural Zone | GRUZ - R20 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Buller District Council (S538) | S538.512 | General Rural Zone | GRUZ - R20 | Support | Rules 20 to 23 are supported. | Retain as notified. |
| Buller Conservation Group (S552) | S552.184 | General Rural Zone | GRUZ - R20 | Amend | BCG has concerns about animal and environment welfare in relation to factory farming. | k. number and type of livestock |
| Frida Inta (S553) | S553.184 | General Rural Zone | GRUZ - R20 | Amend | Concerns about animal and environment welfare in relation to factory farming. | k. number and type of livestock |
| Chris & Jan Coll (S558) | S558.533 | General Rural Zone | GRUZ - R20 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.387 | General Rural Zone | GRUZ - R20 | Oppose | Intensive Indoor Primary Production | Add the following conditions: <ul style="list-style-type: none"> • Not in overlays or in SNAs • Not in coastal environment • No clearance of indigenous vegetation - vegetation clearance is managed by ECO rules • Non-compliance of overlays should become NC activity |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---------------------------------------|------------------|--------------------|------------|----------|---|---|
| Geoff Volckman (S563) | S563.130 | General Rural Zone | GRUZ - R20 | Amend | Pre-existing non-compliance with Rule GRUZ - R1 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Catherine Smart-Simpson (S564) | S564.139 | General Rural Zone | GRUZ - R20 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.533 | General Rural Zone | GRUZ - R20 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.575 | General Rural Zone | GRUZ - R20 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.533 | General Rural Zone | GRUZ - R20 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Koiterangi Lime Co LTD (S577) | S577.106 | General Rural Zone | GRUZ - R20 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Grey District Council (S608) | S608.113 | General Rural Zone | GRUZ - R20 | Amend | The most appropriate activity status is Controlled. | Amend to Read: Activity Status Controlled |
| Grey District Council (S608) | S608.755 | General Rural Zone | GRUZ - R20 | Support | Support the matters of control in relation to management of access, traffic and parking, method of effluent management and disposal, methods of wastewater and stormwater treatment and disposal. | Retain as proposed. |
| Karamea Lime Company (S614) | S614.194 | General Rural Zone | GRUZ - R20 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Peter Langford (S615) | S615.194 | General Rural Zone | GRUZ - R20 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Te Mana Ora (Community and | S190.988 | General Rural Zone | GRUZ - R21 | Support | We support this rule. | Retain rule. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Public Health) of the NPHS/ Te Whatu Ora (S190) | | | | | | |
| John Brazil (S360) | S360.063 | General Rural Zone | GRUZ - R21 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule GRUZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Horticulture New Zealand (S486) | S486.080 | General Rural Zone | GRUZ - R21 | Oppose in part | HortNZ considers that it is reasonably anticipated to have small scale rural industry in the GRUZ and that should be provided as a permitted activity with conditions. | Provide for small scale rural industry in the GRUZ as a Permitted Activity |
| Rural Contractors New Zealand Incorporated ("RCNZ") (S489) | S489.008 | General Rural Zone | GRUZ - R21 | Oppose in part | The rule would include rural contractor depots. | Amend the rule to exclude Rural Contractor Depots. |
| Steve Croasdale (S516) | S516.125 | General Rural Zone | GRUZ - R21 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Federated Farmers of New Zealand (S524) | S524.120 | General Rural Zone | GRUZ - R21 | Oppose in part | There should be provision for small scale rural industry in the General Rural Zone as a permitted activity. Such facilities have a functional need to locate in the rural zone. | Include a permitted activity rule for Rural industry: Activity Status Permitted Where: All performance standards for Rule GRUZ-R1X are complied with The maximum floor and yard area shall be 250m2 |
| Buller District Council (S538) | S538.513 | General Rural Zone | GRUZ - R21 | Support | Rules 20 to 23 are supported. | Retain as notified. |
| Westland Farm Services (S550) | S550.016 | General Rural Zone | GRUZ - R21 | Support | This rule provides for rural industry as a restricted discretionary activity, including within the Rural-Residential Precinct and is supported. | retain |
| Chris & Jan Coll (S558) | S558.534 | General Rural Zone | GRUZ - R21 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Geoff Volckman (S563) | S563.131 | General Rural Zone | GRUZ - R21 | Amend | Pre-existing non-compliance with Rule GRUZ - R1 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Catherine Smart-Simpson (S564) | S564.140 | General Rural Zone | GRUZ - R21 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.534 | General Rural Zone | GRUZ - R21 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.576 | General Rural Zone | GRUZ - R21 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.534 | General Rural Zone | GRUZ - R21 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Koiterangi Lime Co LTD (S577) | S577.107 | General Rural Zone | GRUZ - R21 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Grey District Council (S608) | S608.756 | General Rural Zone | GRUZ - R21 | Support | Support the matters of control in relation to management of access, traffic and parking, method of effluent management and disposal, methods of wastewater and stormwater treatment and disposal, methods of water supply | Retain as proposed. |
| Karamea Lime Company (S614) | S614.195 | General Rural Zone | GRUZ - R21 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Peter Langford (S615) | S615.195 | General Rural Zone | GRUZ - R21 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Te Mana Ora (Community and Public Health) of the | S190.989 | General Rural Zone | GRUZ - R22 | Support | We support this rule. | Retain rule. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| NPHS/ Te Whatu Ora (S190) | | | | | | |
| John Brazil (S360) | S360.064 | General Rural Zone | GRUZ - R22 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule GRUZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Horticulture New Zealand (S486) | S486.081 | General Rural Zone | GRUZ - R22 | Support in part | HortNZ supports the provision for temporary worker accommodation as a restricted discretionary activity, but it is not clear which permitted activity rule provides for this activity. There is reference to worker accommodation in GRUZ - R3. | Include specific provision for temporary worker accommodation in new GRUZ-RX. |
| Steve Croasdale (S516) | S516.126 | General Rural Zone | GRUZ - R22 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Buller District Council (S538) | S538.514 | General Rural Zone | GRUZ - R22 | Support | Rules 20 to 23 are supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.535 | General Rural Zone | GRUZ - R22 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Geoff Volckman (S563) | S563.132 | General Rural Zone | GRUZ - R22 | Amend | Pre-existing non-compliance with Rule GRUZ - R1 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Catherine Smart-Simpson (S564) | S564.141 | General Rural Zone | GRUZ - R22 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.535 | General Rural Zone | GRUZ - R22 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.577 | General Rural Zone | GRUZ - R22 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|--|------------------|--------------------|------------|-----------------|---|---|
| Laura Coll McLaughlin (S574) | S574.535 | General Rural Zone | GRUZ - R22 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Koiterangi Lime Co LTD (S577) | S577.108 | General Rural Zone | GRUZ - R22 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Grey District Council (S608) | S608.757 | General Rural Zone | GRUZ - R22 | Support | Support the matters of control in relation to traffic and parking, methods of wastewater and treatment and disposal. | Retain as proposed |
| Karamea Lime Company (S614) | S614.196 | General Rural Zone | GRUZ - R22 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Peter Langford (S615) | S615.196 | General Rural Zone | GRUZ - R22 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.990 | General Rural Zone | GRUZ - R23 | Support | We support this rule. | Retain rule. |
| Westport Rifle Club Incorporated (S457) | S457.017 | General Rural Zone | GRUZ - R23 | Support | | Retain this rule as notified in relation to the Rifle Range Protection Area. |
| Buller District Council (S538) | S538.515 | General Rural Zone | GRUZ - R23 | Support | Rules 20 to 23 are supported. | Retain as notified. |
| Grey District Council (S608) | S608.758 | General Rural Zone | GRUZ - R23 | Support in part | Support the intent of the rule and matters of discretion in relation to requirements for wastewater, water supply or stormwater servicing. Recommend adding management of access and parking, traffic generation. | Reword to include management of access and parking and traffic generation as a matter of discretion. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.991 | General Rural Zone | GRUZ - R24 | Support | We support this rule. | Retain rule. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---|------------------|--------------------|------------|-----------------|---|---|
| John Brazil (S360) | S360.065 | General Rural Zone | GRUZ - R24 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule GRUZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| John Brazil (S360) | S360.066 | General Rural Zone | GRUZ - R24 | Support | I support this rule. | Retain the rule as notified |
| Horticulture New Zealand (S486) | S486.082 | General Rural Zone | GRUZ - R24 | Oppose | GRUZ-R24 provides for 'non-rural activities' as a restricted discretionary activity. HortNZ considers that such activities should be avoided in the GRUZ, so a discretionary activity status is more appropriate. | Delete GRUZ-R24 and amend GRUZ-R30 by deleting 'or restricted discretionary activity standards' |
| TiGa Minerals and Metals Limited (S493) | S493.104 | General Rural Zone | GRUZ - R24 | Oppose | Non-rural activities is not defined. Without any definition it is unclear what is sought. | Delete |
| Steve Croasdale (S516) | S516.127 | General Rural Zone | GRUZ - R24 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Federated Farmers of New Zealand (S524) | S524.121 | General Rural Zone | GRUZ - R24 | Oppose | GRUZ-R24 provides for non-rural activities as a Restricted Discretionary Activity up to 250m2. This is a more generous provision than for rural industry which has a functional need to locate in the GRUZ. A matter of discretion should be the functional need to locate in the GRUZ. | Amend GRUZ-R24 to Discretionary. Add an additional matter: The functional need to locate in the GRUZ. |
| Buller District Council (S538) | S538.516 | General Rural Zone | GRUZ - R24 | Support in part | The rule refers to 'non-rural activities', which it is assumed to encompass commercial and industrial activities. Given the latter are defined in the Plan, it is requested that these terms are used rather than 'non-rural activities' to provide certainty on what is captured by the rule. It is noted that equivalent rules in the Rural Lifestyle zone refer to commercial and industrial activities. | Amend the heading of Rule 24 as follows: Non-rural Commercial and Industrial Activities |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Westland Farm Services (S550) | S550.017 | General Rural Zone | GRUZ - R24 | Oppose | There is no definition provided for non-rural activities, and it is unclear what this rule is intended to capture. | Delete GRUZ - R24 |
| Chris & Jan Coll (S558) | S558.536 | General Rural Zone | GRUZ - R24 | Amend | This rule is restrictive. | Delete point 1. |
| Geoff Volckman (S563) | S563.133 | General Rural Zone | GRUZ - R24 | Amend | Pre-existing non-compliance with Rule GRUZ - R1 should be recognised. | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Catherine Smart-Simpson (S564) | S564.142 | General Rural Zone | GRUZ - R24 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.536 | General Rural Zone | GRUZ - R24 | Amend | This rule is restrictive. | Delete point 1. |
| William McLaughlin (S567) | S567.578 | General Rural Zone | GRUZ - R24 | Amend | This rule is restrictive. | Delete point 1. |
| Laura Coll McLaughlin (S574) | S574.536 | General Rural Zone | GRUZ - R24 | Amend | This rule is restrictive. | Delete point 1. |
| Koiterangi Lime Co LTD (S577) | S577.109 | General Rural Zone | GRUZ - R24 | Amend | pre-existing non-compliance with Rule GRUZ - R1 should be recognised | Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule. |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.120 | General Rural Zone | GRUZ - R24 | Oppose | Unclear what is sought to be controlled by this rule | Delete |
| Birchfield Coal Mines Ltd (S601) | S601.098 | General Rural Zone | GRUZ - R24 | Oppose | Non-rural activities is not defined. | Delete GRUZ - R24 |
| Birchfield Ross Mining Limited (S604) | S604.088 | General Rural Zone | GRUZ - R24 | Oppose | Non-rural activities is not defined. | Delete GRUZ - R24 |
| Phoenix Minerals Limited (S606) | S606.073 | General Rural Zone | GRUZ - R24 | Oppose | Unclear what is sought to be controlled by this rule | Delete GRUZ - R24 |
| Whyte Gold Limited (S607) | S607.073 | General Rural Zone | GRUZ - R24 | Oppose | Non-rural activities is not defined. | Delete GRUZ - R24 |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|------------------------------|------------------|--------------------|------------|----------|--|---|
| Grey District Council (S608) | S608.759 | General Rural Zone | GRUZ - R24 | Support | Support the matters of discretion for non-rural activities in relation to management of access, traffic and parking, methods of water supply, wastewater and stormwater treatment and disposal. | Retain as proposed. |
| Karamea Lime Company (S614) | S614.197 | General Rural Zone | GRUZ - R24 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| Peter Langford (S615) | S615.197 | General Rural Zone | GRUZ - R24 | Amend | Amend to allow for existing non-compliance | Amend rule to allow for non-compliance for existing activity |
| David Moore (S65) | S65.019 | General Rural Zone | GRUZ - R25 | Amend | These impacts are also important. | Discretion should include transport of minerals from the site; design of earthworks; impact to scenery; rural amenity and erosion mitigation in addition to what is already listed. Consideration should be given to the cumulative impact of all activities. |
| Michael Hill (S70) | S70.003 | General Rural Zone | GRUZ - R25 | Amend | GRUZ-R25 requires modification to address potential issues arising where multiple land parcels near to one another may be granted mining consents as is currently being proposed on the Barrytown Flats. This should include provision for maximum cumulative local transport movements, noise, dust, lighting effects and effects on local wildlife and waterways. | Amend the rule to take account of potential cumulative effects of multiple mining operations in the same locality as proposed on the Barrytown Flats. |
| SOPHIA ALLAN (S82) | S82.004 | General Rural Zone | GRUZ - R25 | Amend | GRUZ-R25 Requires modification to address potential issues arising where multiple land parcels near to one another may be granted mining consents as is currently being proposed on the Barrytown Flats. This should include provision for maximum cumulative local transport movements, noise, dust, lighting effects and effects on local wildlife and waterways. GRUZ-R25 as it stands will allow mining companies to mine multiple land parcels simultaneously | Amend the rule to take account of potential cumulative effects of multiple mining operations in the same locality as proposed on the Barrytown Flats |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | with out any resource consent. | |
| SOPHIA ALLAN (S82) | S82.007 | General Rural Zone | GRUZ - R25 | Oppose | Extensive MINZ mining is not an expected and ongoing activity in some rural areas so reverse sensitivity should not apply. For example our rural environment has never been mined as extensively as the proposed TIGGER mining application. We support the role tourism plays in our rural environment and we don't see how a major mining development can co exist along side our tourism industry. | More protection for existing communities and businesses. |
| Katherine Crick (S101) | S101.019 | General Rural Zone | GRUZ - R25 | Amend | GRUZ-R25 Requires modification to address potential issues arising where multiple land parcels near to one another may be granted mining consents as is currently being proposed on the Barrytown Flats. This should include provision for maximum cumulative local transport movements, noise, dust, lighting effects and effects on local wildlife and waterways. | Amend the rule to take account of potential cumulative effects of multiple mining operations in the same locality as proposed on the Barrytown Flats |
| Jan Fraser (S129) | S129.003 | General Rural Zone | GRUZ - R25 | Amend | GRUZ-R25 Requires modification to address potential issues arising where multiple land parcels near to one another may be granted mining consents as is currently being proposed on the Barrytown Flats. This should include provision for maximum cumulative local transport movements, noise, dust, lighting effects and effects on local wildlife and waterways. | Amend the rule to take account of potential cumulative effects of multiple mining operations in the same locality as proposed on the Barrytown Flats |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.992 | General Rural Zone | GRUZ - R25 | Support in part | We support this rule in part but recommend the same amendment as noted for GRUZ-R11. | Amend GRUZ - R25 as follows: Activity Status Restricted Discretionary Where: The activity does not occur within an Outstanding Natural Landscape, Outstanding Natural Feature, a Historic Heritage site, a Significant Natural Area, a Site or Area of |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | | Significance, a Drinking Water Source Protection Zone , or an area of High or Outstanding Coastal Natural Character)refer to the relevant Overlay Chapter rules in relation to activities in these areas) |
| Laura Garber (S278) | S278.007 | General Rural Zone | GRUZ - R25 | Amend | This should be modified to take into account the cumulative effects of mining taking place simultaneously on adjoining areas of land. A provision should be included on the maximum local transport movements the dust, noise, light pollution and disturbance to residents, the local wildlife and surrounding water bodies. | To amend the rule taking into account the cumulative effects of mining on adjoining properties as proposed on the Barrytown Flats |
| Lindy Mason (S355) | S355.003 | General Rural Zone | GRUZ - R25 | Amend | While each application may cover a small area eg 3 hectares, there are already competing mining companies seeking the mine the entire Barrytown Flats. This has potential to radically alter the character of the Coast Road in ways that would not occur if the intended volume area restrictions were enforced. What is to stop Companies applying under pseudo identities to exceed volume restrictions | amend to take account of cumulative effects of multiple applicants mining in a location. |
| Trevor Hayes (S377) | S377.009 | General Rural Zone | GRUZ - R25 | Amend | GRUZ-R25 Requires modification to address potential issues arising where multiple land parcels near to one another may be granted mining consents as is currently being proposed on the Barrytown Flats. This should include provision for maximum cumulative local transport movements, noise, dust, lighting effects and effects on local wildlife and waterways. | Decision sought: Amend the rule to take account of potential cumulative effects of multiple mining operations in the same locality as proposed on the Barrytown Flats |
| Sharon Langridge (S388) | S388.004 | General Rural Zone | GRUZ - R25 | Amend | If multiple mining operations were working in a localised area as such as Barrytown plse consider the cumulative effects in | Rule needs to consider cumulative effects of mining in same locality - the notional boundary in relation to noise/dust should be changed to |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | regards to wildlife, water, transport, processing plant activities, noise, dust, etc. Please also change the notional boundary of properties to the actual property boundary - especially in relation to noise/dust. | the actual property boundary |
| Jane Nolan (S397) | S397.004 | General Rural Zone | GRUZ - R25 | Oppose | I vehemently object to any mining on the Barrytown flats. I am concerned about the impact of sea level rise combined with mining activity. This all makes the Barrytown flats increasingly fragile and open cast mining here increases the risk of coastal erosion, inundation and salination that will destroy this land and precious wetlands, our home. | Remove this rule. Have no mining on the Barrytown flats in any zone. |
| Suzanne Hills (S443) | S443.046 | General Rural Zone | GRUZ - R25 | Oppose | Even just one of these highly permissive mineral extraction activities operating to or near the limits will be significant in terms of land size, scale and impact of effects. The cumulative effects of several of these restricted discretionary activities running concurrently will be very significant. | Remove and make a discretionary activity with controls in place over cumulative adverse effects from potential of multiple concurrent mining operations. |
| Rocky Mining Limited (S474) | S474.016 | General Rural Zone | GRUZ - R25 | Support | | Retain as notified |
| TiGa Minerals and Metals Limited (S493) | S493.105 | General Rural Zone | GRUZ - R25 | Amend | Matters of discretion include water quality. This is not a district planning matter and should be addressed through discharge permits sought through regional consenting. In order to be consistent with GRUZ-R11, this rule should apply to minerals prospecting and exploration also. | Amend: GRUZ - R25 Mineral Extraction, Prospecting and Exploration Activities not meeting Permitted or Controlled Activity Standards ... Discretion is restricted to: a....k. Effects on riparian margins and water quality; l. ... |
| Steve Croasdale (S516) | S516.128 | General Rural Zone | GRUZ - R25 | Support | | Retain |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Buller District Council (S538) | S538.517 | General Rural Zone | GRUZ - R25 | Support | Rules 25 to 29 are supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.537 | General Rural Zone | GRUZ - R25 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Chris & Jan Coll (S558) | S558.539 | General Rural Zone | GRUZ - R25 | Support | | REtain |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.388 | General Rural Zone | GRUZ - R25 | Oppose | Mineral Extraction See Key Issues above. | Delete |
| Geoff Volckman (S563) | S563.134 | General Rural Zone | GRUZ - R25 | Support | | Retain |
| Catherine Smart-Simpson (S564) | S564.143 | General Rural Zone | GRUZ - R25 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.537 | General Rural Zone | GRUZ - R25 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.539 | General Rural Zone | GRUZ - R25 | Support | | REtain |
| William McLaughlin (S567) | S567.579 | General Rural Zone | GRUZ - R25 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.580 | General Rural Zone | GRUZ - R25 | Support | | REtain |
| Laura Coll McLaughlin (S574) | S574.537 | General Rural Zone | GRUZ - R25 | Amend | pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised. | Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.539 | General Rural Zone | GRUZ - R25 | Support | | REtain |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Koiterangi Lime Co LTD (S577) | S577.110 | General Rural Zone | GRUZ - R25 | Support | | Retain |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.121 | General Rural Zone | GRUZ - R25 | Amend | Water quality should be addressed through discharge permits sought through regional consenting. | <p>GRUZ - R25 Mineral Extraction, Prospecting and Exploration Activities not meeting Permitted or Controlled Activity Standards</p> <p>...</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Management of access, parking and traffic generation; b. Noise, glare, light, dust, blasting and vibration management; c. Hours of operation; d. Hazardous substances and waste management; e. Historic and Poutini Ngāi Tahu cultural heritage requirements; f. Extent and management of earthworks and indigenous vegetation clearance; g. Effects on any threatened fauna or flora or their habitats; h. Design and location of buildings, structures and infrastructure; i. Landscape measures; j. Maintaining public access; |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | | <p>k. Effects on riparian margins and water quality;</p> <p>l. Monitoring, reporting and community liaison requirements;</p> <p>m. Financial contributions and any requirement for bonds; and</p> <p>n. Site rehabilitation and mine closure requirements.</p> |
| Birchfield Coal Mines Ltd (S601) | S601.099 | General Rural Zone | GRUZ - R25 | Amend | <p>Matters of discretion include water quality. This is not a district planning matter and should be addressed through discharge permits sought through regional consenting. In order to be consistent with GRUZ-R11, this rule should apply to minerals prospecting and exploration also. The West Coast Regional Policy Statement seeks to achieve integrated management, which includes avoiding unnecessary duplication of resource management responsibilities, which including water quality as a matter of discretion in this rule would not achieve.</p> | <p>GRUZ - R25 Mineral Extraction, Prospecting and Exploration Activities not meeting Permitted or Controlled Activity Standards</p> <p>...</p> <p>Discretion is restricted to:</p> <p>a. Management of access, parking and traffic generation;</p> <p>b. Noise, glare, light, dust, blasting and vibration management;</p> <p>c. Hours of operation;</p> <p>d. Hazardous substances and waste management;</p> <p>e. Historic and Poutini Ngāi Tahu cultural heritage requirements;</p> <p>f. Extent and management of earthworks and indigenous vegetation clearance;</p> <p>g. Effects on any threatened fauna or flora or their habitats;</p> <p>h. Design and location of buildings, structures and infrastructure;</p> <p>i. Landscape measures;</p> <p>j. Maintaining public access;</p> <p>k. Effects on riparian margins and water quality;</p> <p>l. Monitoring, reporting and community liaison</p> |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | | requirements; m. Financial contributions and any requirement for bonds; and n. Site rehabilitation and mine closure requirements. |
| Birchfield Coal Mines Ltd (S601) | S601.129 | General Rural Zone | GRUZ - R25 | Amend | The West Coast Regional Policy Statement seeks to avoiding unnecessary duplication of resource management responsibilities | Amend GRUS - R25 as follows: GRUZ - R25 Mineral Extraction, Prospecting and Exploration Activities not meeting Permitted or Controlled Activity Standards ... Discretion is restricted to: a. ...k. Effects on riparian margins and water quality ; l. ... |
| Birchfield Ross Mining Limited (S604) | S604.089 | General Rural Zone | GRUZ - R25 | Amend | This is not a district planning matter and should be addressed through discharge permits sought through regional consenting. | Amend GRUS - R25 as follows: GRUZ - R25 Mineral Extraction, Activities not meeting Permitted or Controlled Activity Standards ... Discretion is restricted to: a. ... k. Effects on riparian margins and water quality ; l. ... |
| Birchfield Ross Mining Limited (S604) | S604.122 | General Rural Zone | GRUZ - R25 | Amend | Should apply to minerals prospecting and exploration | Amend GRUS - R25 as follows: GRUZ - R25 Mineral Extraction, Prospecting and Exploration Activities not meeting ... |
| Phoenix Minerals Limited (S606) | S606.074 | General Rural Zone | GRUZ - R25 | Support in part | In order to be consistent with GRUZ-R11, this rule should apply to minerals prospecting and exploration also. The West Coast Regional Policy Statement seeks to achieve integrated management, which includes avoiding unnecessary duplication of resource management responsibilities, which including water quality as a matter of discretion in this rule would not achieve. | Amend GRUS - R25: GRUZ - R25 Mineral Extraction, Prospecting and Exploration Activities not meeting Permitted or Controlled Activity Standards ... Discretion is restricted to: a. ... k. Effects on riparian margins and water quality ; |
| Whyte Gold Limited (S607) | S607.074 | General Rural Zone | GRUZ - R25 | Amend | This is not a district planning matter and should be addressed through discharge permits sought through regional consenting. | Amend GRUS - R25 as follows: GRUZ - R25 Mineral Extraction, Prospecting and Exploration Activities not meeting Permitted or |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | | Controlled Activity Standards ... |
| Whyte Gold Limited (S607) | S607.095 | General Rural Zone | GRUZ - R25 | Amend | avoiding unnecessary duplication of resource management responsibilities, which including water quality | Amend GRUS - R25 as follows: GRUZ - R25 Mineral Extraction, ... Discretion is restricted to: ... k. Effects on riparian margins and water quality ; |
| Grey District Council (S608) | S608.760 | General Rural Zone | GRUZ - R25 | Support | Refer to GRUZ - R18 | Retain as proposed. |
| Karamea Lime Company (S614) | S614.198 | General Rural Zone | GRUZ - R25 | Support | | Retain |
| Peter Langford (S615) | S615.198 | General Rural Zone | GRUZ - R25 | Support | | Retain |
| Geoff Volckman (S563) | S563.0181 | General Rural Zone | GRUZ - R25 | Support | We support these rules. | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.993 | General Rural Zone | GRUZ - R26 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.067 | General Rural Zone | GRUZ - R26 | Support | I support this rule. | Retain as notified. |
| Frank and Jo Dooley (S478) | S478.040 | General Rural Zone | GRUZ - R26 | Amend | oversized fencing is a discrete activity and rule should mitigate amenity-based effects, | New Rule: [zone reference] - R[XX] Fences, Walls and Retaining Structures: Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures b. Height of structure's c. Shading and dominance effects on adjoining sites |
| Steve Croasdale (S516) | S516.129 | General Rural Zone | GRUZ - R26 | Support | | Retain |
| Buller District Council (S538) | S538.518 | General Rural Zone | GRUZ - R26 | Support | Rules 25 to 29 are supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.540 | General Rural Zone | GRUZ - R26 | Amend | | Retain |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|--|------------------|--------------------|------------|----------|--|---|
| Geoff Volckman (S563) | S563.135 | General Rural Zone | GRUZ - R26 | Support | | Retain |
| Catherine Smart-Simpson (S564) | S564.144 | General Rural Zone | GRUZ - R26 | Amend | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.540 | General Rural Zone | GRUZ - R26 | Amend | | Retain |
| William McLaughlin (S567) | S567.581 | General Rural Zone | GRUZ - R26 | Amend | | Retain |
| Laura Coll McLaughlin (S574) | S574.540 | General Rural Zone | GRUZ - R26 | Amend | | Retain |
| Koiterangi Lime Co LTD (S577) | S577.111 | General Rural Zone | GRUZ - R26 | Support | | Retain |
| Frank O'Toole (S595) | S595.028 | General Rural Zone | GRUZ - R26 | Amend | oversized fencing is a discrete activity and rule should mitigate amenity-based effects, | New Rule: [zone reference] - R[XX] Fences, Walls and Retaining Structures: Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures b. Height of structure's c. Shading and dominance effects on adjoining sites |
| Karamea Lime Company (S614) | S614.199 | General Rural Zone | GRUZ - R26 | Support | | Retain |
| Peter Langford (S615) | S615.199 | General Rural Zone | GRUZ - R26 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.994 | General Rural Zone | GRUZ - R27 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.068 | General Rural Zone | GRUZ - R27 | Support | I support this rule. | Retain as notified |
| Steve Croasdale (S516) | S516.130 | General Rural Zone | GRUZ - R27 | Support | | Retain |
| Buller District Council (S538) | S538.519 | General Rural Zone | GRUZ - R27 | Support | Rules 25 to 29 are supported. | Retain as notified. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|--|------------------|--------------------|------------|----------|--|---|
| Chris & Jan Coll (S558) | S558.541 | General Rural Zone | GRUZ - R27 | Amend | | Retain |
| Geoff Volckman (S563) | S563.136 | General Rural Zone | GRUZ - R27 | Amend | | Retain |
| Catherine Smart-Simpson (S564) | S564.145 | General Rural Zone | GRUZ - R27 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.541 | General Rural Zone | GRUZ - R27 | Amend | | Retain |
| William McLaughlin (S567) | S567.582 | General Rural Zone | GRUZ - R27 | Amend | | Retain |
| Koiterangi Lime Co LTD (S577) | S577.112 | General Rural Zone | GRUZ - R27 | Support | | Retain |
| Karamea Lime Company (S614) | S614.200 | General Rural Zone | GRUZ - R27 | Support | | Retain |
| Peter Langford (S615) | S615.200 | General Rural Zone | GRUZ - R27 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.995 | General Rural Zone | GRUZ - R28 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.069 | General Rural Zone | GRUZ - R28 | Support | I support this rule. | Retain as notified |
| Frank and Jo Dooley (S478) | S478.034 | General Rural Zone | GRUZ - R28 | Amend | Discretion should be restricted to amenity related aspects of the fence. | Amend to remove fences walls and retaining structures from the rule |
| Steve Croasdale (S516) | S516.131 | General Rural Zone | GRUZ - R28 | Support | | Retain |
| Buller District Council (S538) | S538.520 | General Rural Zone | GRUZ - R28 | Support | Rules 25 to 29 are supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.043 | General Rural Zone | GRUZ - R28 | Oppose | These are unnecessary and too restrictive. | Delete rules related to relocated buildings and/or the references to relocated buildings. |
| Chris & Jan Coll (S558) | S558.542 | General Rural Zone | GRUZ - R28 | Amend | Reference to relocated buildings is unnecessary. | Remove reference to relocated buildings. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|--|------------------|--------------------|------------|----------|--|---|
| Geoff Volckman (S563) | S563.137 | General Rural Zone | GRUZ - R28 | Support | | Retain |
| Catherine Smart-Simpson (S564) | S564.146 | General Rural Zone | GRUZ - R28 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.043 | General Rural Zone | GRUZ - R28 | 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) | S566.542 | General Rural Zone | GRUZ - R28 | Amend | Reference to relocated buildings is unnecessary. | Remove reference to relocated buildings. |
| William McLaughlin (S567) | S567.013 | General Rural Zone | GRUZ - R28 | Oppose | These are unnecessary and too restrictive. | Delete rules related to relocated buildings and/or the references to relocated buildings. |
| William McLaughlin (S567) | S567.583 | General Rural Zone | GRUZ - R28 | Amend | Reference to relocated buildings is unnecessary. | Remove reference to relocated buildings. |
| Laura Coll McLaughlin (S574) | S574.043 | General Rural Zone | GRUZ - R28 | Oppose | These are unnecessary and too restrictive. | Delete rules related to relocated buildings and/or the references to relocated buildings. |
| Koiterangi Lime Co LTD (S577) | S577.113 | General Rural Zone | GRUZ - R28 | Support | | Retain |
| Frank O'Toole (S595) | S595.022 | General Rural Zone | GRUZ - R28 | Amend | Discretion should be restricted to amenity related aspects of the fence. | Amend to remove fences walls and retaining structures from the rule |
| Karamea Lime Company (S614) | S614.201 | General Rural Zone | GRUZ - R28 | Support | | Retain |
| Peter Langford (S615) | S615.201 | General Rural Zone | GRUZ - R28 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.996 | General Rural Zone | GRUZ - R29 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.070 | General Rural Zone | GRUZ - R29 | Support | I support this rule. | Retain as notified. |
| Steve Croasdale (S516) | S516.132 | General Rural Zone | GRUZ - R29 | Support | | Retain |
| Buller District Council (S538) | S538.521 | General Rural Zone | GRUZ - R29 | Support | Rules 25 to 29 are supported. | Retain as notified. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Chris & Jan Coll (S558) | S558.543 | General Rural Zone | GRUZ - R29 | Support | | REtain |
| Geoff Volckman (S563) | S563.138 | General Rural Zone | GRUZ - R29 | Support | | Retain |
| Catherine Smart-Simpson (S564) | S564.147 | General Rural Zone | GRUZ - R29 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.543 | General Rural Zone | GRUZ - R29 | Support | | REtain |
| William McLaughlin (S567) | S567.584 | General Rural Zone | GRUZ - R29 | Support | | REtain |
| Laura Coll McLaughlin (S574) | S574.543 | General Rural Zone | GRUZ - R29 | Support | | REtain |
| Koiterangi Lime Co LTD (S577) | S577.114 | General Rural Zone | GRUZ - R29 | Support | | Retain |
| Grey District Council (S608) | S608.114 | General Rural Zone | GRUZ - R29 | Amend | Amend rule title to reflect change in activity status for R20. | Amend rule to read: Intensive Indoor Primary Production or Rural Industry not meeting Permitted or Controlled or Restricted Discretionary Activity Standards |
| Karamea Lime Company (S614) | S614.202 | General Rural Zone | GRUZ - R29 | Support | | Retain |
| Peter Langford (S615) | S615.202 | General Rural Zone | GRUZ - R29 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.997 | General Rural Zone | GRUZ - R30 | Support | We support this rule. | Retain rule. |
| Horticulture New Zealand (S486) | S486.083 | General Rural Zone | GRUZ - R30 | Support in part | Consequential to amending GRUZ-R24 it is sought that GRUZ-R30 is amended to delete reference to 'or restricted discretionary activity standards' | Amend GRUZ-R30 by deleting 'or restricted discretionary activity standards' |
| Buller District Council (S538) | S538.522 | General Rural Zone | GRUZ - R30 | Support in part | The rule refers to non-rural activities which it is assumed to encompass commercial and industrial activities. Given the latter are defined in the Plan, it is requested that | Amend the heading of Rule 30 as follows: Non-rural Commercial and Industrial Activities not meeting Permitted or Restricted Discretionary Activity |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---------------------------------------|------------------|--------------------|------------|----------|---|--|
| | | | | | these terms are used rather than 'non-rural activities' to provide certainty on what is captured by the rule. Council is not clear on what is meant by 'large format retail' and requests that this is defined or alternatively is changed to 'commercial activities'. | Standards Include a definition for 'Large format retail' in the Definition Section or alternatively change this reference to 'commercial activities'. |
| Chris & Jan Coll (S558) | S558.544 | General Rural Zone | GRUZ - R30 | Amend | We believe this rule is too restrictive and unclear. | Amend with more clearly defined terms. |
| Chris & Jan Coll (S558) | S558.545 | General Rural Zone | GRUZ - R30 | Amend | | Delete points 1 and 2. |
| Chris & Jan Coll (S558) | S558.546 | General Rural Zone | GRUZ - R30 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Geoff Volckman (S563) | S563.139 | General Rural Zone | GRUZ - R30 | Amend | We believe this rule is too restrictive and unclear. | Amend with more clearly defined terms. |
| Geoff Volckman (S563) | S563.140 | General Rural Zone | GRUZ - R30 | Amend | We believe this rule is too restrictive and unclear. | Delete points 1 and 2. |
| Geoff Volckman (S563) | S563.141 | General Rural Zone | GRUZ - R30 | Amend | We believe this rule is too restrictive and unclear. | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Catherine Smart-Simpson (S564) | S564.148 | General Rural Zone | GRUZ - R30 | Amend | We believe this rule is too restrictive and unclear. | Amend with more clearly defined terms |
| Catherine Smart-Simpson (S564) | S564.149 | General Rural Zone | GRUZ - R30 | Amend | too restrictive and unclear. | Delete points 1 and 2. |
| Catherine Smart-Simpson (S564) | S564.150 | General Rural Zone | GRUZ - R30 | Amend | this rule is too restrictive and unclear. | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Chris J Coll Surveying Limited (S566) | S566.544 | General Rural Zone | GRUZ - R30 | Amend | We believe this rule is too restrictive and unclear. | Amend with more clearly defined terms. |
| Chris J Coll Surveying Limited (S566) | S566.545 | General Rural Zone | GRUZ - R30 | Amend | | Delete points 1 and 2. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---------------------------------------|------------------|--------------------|------------|----------|--|---|
| Chris J Coll Surveying Limited (S566) | S566.546 | General Rural Zone | GRUZ - R30 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| William McLaughlin (S567) | S567.585 | General Rural Zone | GRUZ - R30 | Amend | We believe this rule is too restrictive and unclear. | Amend with more clearly defined terms. |
| William McLaughlin (S567) | S567.586 | General Rural Zone | GRUZ - R30 | Amend | | Delete points 1 and 2. |
| William McLaughlin (S567) | S567.587 | General Rural Zone | GRUZ - R30 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Laura Coll McLaughlin (S574) | S574.544 | General Rural Zone | GRUZ - R30 | Amend | We believe this rule is too restrictive and unclear. | Amend with more clearly defined terms. |
| Koiterangi Lime Co LTD (S577) | S577.115 | General Rural Zone | GRUZ - R30 | Amend | rule is too restrictive and unclear. | Amend with more clearly defined terms. |
| Koiterangi Lime Co LTD (S577) | S577.116 | General Rural Zone | GRUZ - R30 | Oppose | | Delete points 1 and 2. |
| Koiterangi Lime Co LTD (S577) | S577.117 | General Rural Zone | GRUZ - R30 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Karamea Lime Company (S614) | S614.203 | General Rural Zone | GRUZ - R30 | Amend | Rule is unclear | Amend with more clearly defined terms |
| Karamea Lime Company (S614) | S614.204 | General Rural Zone | GRUZ - R30 | Oppose | rule is too restrictive | Delete points 1 and 2. |
| Karamea Lime Company (S614) | S614.205 | General Rural Zone | GRUZ - R30 | Support | rule is too restrictive | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Peter Langford (S615) | S615.203 | General Rural Zone | GRUZ - R30 | Amend | Rule is unclear | Amend with more clearly defined terms |
| Peter Langford (S615) | S615.204 | General Rural Zone | GRUZ - R30 | Oppose | rule is too restrictive | Delete points 1 and 2. |
| Peter Langford (S615) | S615.205 | General Rural Zone | GRUZ - R30 | Support | rule is too restrictive | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|--|------------------|--------------------|------------|----------------|---|---|
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.998 | General Rural Zone | GRUZ - R31 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.071 | General Rural Zone | GRUZ - R31 | Oppose in part | I believe this rule is too restrictive. | Delete point 1. Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved" |
| Steve Croasdale (S516) | S516.133 | General Rural Zone | GRUZ - R31 | Amend | I believe this rule is too restrictive. | Delete point 1. |
| Steve Croasdale (S516) | S516.134 | General Rural Zone | GRUZ - R31 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Buller District Council (S538) | S538.523 | General Rural Zone | GRUZ - R31 | Support | While Council agrees that visitor accommodation activities within the Rural Zone should be a discretionary activity, it does not agree with the imposition of standards whereby if not complied with the activity becomes non-complying. Council considers that some accommodation providers, such as camping grounds, will be compatible with the rural character and applications should be considered on their merits and a non-complying status is not justified. | Amend Rule 31 as follows: Activity Status Discretionary Where: 1. The visitor and temporary worker accommodation is ancillary to a farming, conservation or residential activity. And remove reference to non-complying activity. |
| Chris & Jan Coll (S558) | S558.547 | General Rural Zone | GRUZ - R31 | Amend | We believe this rule is too restrictive. | Delete point 1 and amend heading. |
| Chris & Jan Coll (S558) | S558.548 | General Rural Zone | GRUZ - R31 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Geoff Volckman (S563) | S563.142 | General Rural Zone | GRUZ - R31 | Amend | We believe this rule is too restrictive. | Delete point 1. |
| Geoff Volckman (S563) | S563.143 | General Rural Zone | GRUZ - R31 | Oppose | We believe this rule is too restrictive. | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved" |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | | achieved". |
| Catherine Smart-Simpson (S564) | S564.151 | General Rural Zone | GRUZ - R31 | Amend | We believe this rule is too restrictive. | Delete point 1. |
| Catherine Smart-Simpson (S564) | S564.152 | General Rural Zone | GRUZ - R31 | Amend | We believe this rule is too restrictive. | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Chris J Coll Surveying Limited (S566) | S566.547 | General Rural Zone | GRUZ - R31 | Amend | We believe this rule is too restrictive. | Delete point 1 and amend heading. |
| Chris J Coll Surveying Limited (S566) | S566.548 | General Rural Zone | GRUZ - R31 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| William McLaughlin (S567) | S567.588 | General Rural Zone | GRUZ - R31 | Amend | We believe this rule is too restrictive. | Delete point 1 and amend heading. |
| William McLaughlin (S567) | S567.589 | General Rural Zone | GRUZ - R31 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Laura Coll McLaughlin (S574) | S574.547 | General Rural Zone | GRUZ - R31 | Amend | We believe this rule is too restrictive. | Delete point 1 and amend heading. |
| Laura Coll McLaughlin (S574) | S574.548 | General Rural Zone | GRUZ - R31 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Koiterangi Lime Co LTD (S577) | S577.118 | General Rural Zone | GRUZ - R31 | Oppose | this rule is too restrictive. | Delete point 1. |
| Koiterangi Lime Co LTD (S577) | S577.119 | General Rural Zone | GRUZ - R31 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Karamea Lime Company (S614) | S614.206 | General Rural Zone | GRUZ - R31 | Oppose | This rule is too restrictive. | Delete point 1. |
| Karamea Lime Company (S614) | S614.207 | General Rural Zone | GRUZ - R31 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---|------------------|--------------------|------------|-----------------|---|--|
| Peter Langford (S615) | S615.206 | General Rural Zone | GRUZ - R31 | Oppose | This rule is too restrictive. | Delete point 1. |
| Peter Langford (S615) | S615.207 | General Rural Zone | GRUZ - R31 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.999 | General Rural Zone | GRUZ - R32 | Support | We support this rule. | Retain rule. |
| New Zealand Coal & Carbon Limited (S472) | S472.036 | General Rural Zone | GRUZ - R32 | Support in part | | Support the Discretionary activity status of GRUZ-R32. |
| Rocky Mining Limited (S474) | S474.017 | General Rural Zone | GRUZ - R32 | Support | | Retain as notified |
| Bathurst Resources Limited and BT Mining Limited (S491) | S491.047 | General Rural Zone | GRUZ - R32 | Oppose | There are no restricted discretionary rules for minerals exploration and prospecting. | Delete |
| TiGa Minerals and Metals Limited (S493) | S493.106 | General Rural Zone | GRUZ - R32 | Oppose | Subsequent amendments to sub request GRUZ-R25, this rule becomes superfluous. | Delete GRUZ-32. |
| Buller District Council (S538) | S538.524 | General Rural Zone | GRUZ - R32 | Support | Rules 32 and 33 are supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.550 | General Rural Zone | GRUZ - R32 | Support | | Retain |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.389 | General Rural Zone | GRUZ - R32 | Amend | Mining Activities | As submitted above, all mining activities should require discretionary consent. This also needs to include a requirement to undertake an ecological assessment in accordance with Appendix 1 WCRPS. The rule should make it clear that any vegetation clearance associated with mining activities is regulated by the ECO chapter, and that the objectives and policies of that chapter apply. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|--|------------------|--------------------|------------|----------|--|---|
| Geoff Volckman (S563) | S563.144 | General Rural Zone | GRUZ - R32 | Amend | | Retain |
| Catherine Smart-Simpson (S564) | S564.153 | General Rural Zone | GRUZ - R32 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.550 | General Rural Zone | GRUZ - R32 | Support | | Retain |
| William McLaughlin (S567) | S567.590 | General Rural Zone | GRUZ - R32 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.550 | General Rural Zone | GRUZ - R32 | Support | | Retain |
| Koiterangi Lime Co LTD (S577) | S577.120 | General Rural Zone | GRUZ - R32 | Support | | Retain |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.122 | General Rural Zone | GRUZ - R32 | Oppose | If amendments are made to GRUZ-R25 to include minerals prospecting and exploration activities, then this rule becomes superfluous | Delete |
| Birchfield Coal Mines Ltd (S601) | S601.100 | General Rural Zone | GRUZ - R32 | Oppose | This rule becomes superfluous, as the activity status cannot default to discretionary, as GRUZ -R25 refers the plan user to the relevant overlay chapters. | Delete GRUZ-32. |
| Birchfield Ross Mining Limited (S604) | S604.090 | General Rural Zone | GRUZ - R32 | Oppose | If amendments are made as suggested to GRUZ-R25 to include minerals prospecting and exploration activities, then this rule becomes superfluous | Delete GRUZ-32. |
| Phoenix Minerals Limited (S606) | S606.075 | General Rural Zone | GRUZ - R32 | Oppose | If amendments are made as in GRUZ-R25, then this rule becomes superfluous | Delete GRUZ-32. |
| Whyte Gold Limited (S607) | S607.075 | General Rural Zone | GRUZ - R32 | Oppose | If amendments are made as suggested to GRUZ-R25 to include minerals prospecting and exploration activities, then this rule becomes superfluous | Delete GRUZ-32. |
| Karamea Lime Company (S614) | S614.208 | General Rural Zone | GRUZ - R32 | Support | | Retain |
| Peter Langford (S615) | S615.208 | General Rural Zone | GRUZ - R32 | Support | | Retain |
| Royal Forest and Bird Protection | S560.0539 | General Rural Zone | GRUZ - R32 | Amend | | This also needs to include a requirement to undertake an ecological assessment in |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Society of New Zealand Inc. (Forest & Bird) (S560) | | | | | | accordance with Appendix 1 WCRPS. |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.0540 | General Rural Zone | GRUZ - R32 | Amend | | The rule should make it clear that any vegetation clearance associated with mining activities is regulated by the ECO chapter, and that the objectives and policies of that chapter apply. |
| Geoff Volckman (S563) | S563.0182 | General Rural Zone | GRUZ - R32 | Support | We support these rules. | Retain as notified. |
| Westport Rifle Club Incorporated (S457) | S457.005 | General Rural Zone | GRUZ - R33 | Support | This is entirely appropriate to ensure residential housing is not established in the rifle range protection area | Retain as notified |
| Horticulture New Zealand (S486) | S486.084 | General Rural Zone | GRUZ - R33 | Support | Non-complying activity status for residential activities not meeting permitted standards is supported. But it is not clear which restricted discretionary rule also applies to residential activities. HortNZ seeks that consideration of reverse sensitivity effects on rural production activities is a matter of discretion in any RDA rule | Clarify the restricted discretionary rule for residential units or residential activities and ensure that there is consideration of reverse sensitivity effects on rural production activities is a matter of discretion in any RDA rule. |
| Buller District Council (S538) | S538.525 | General Rural Zone | GRUZ - R33 | Support | Rules 32 and 33 are supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.551 | General Rural Zone | GRUZ - R33 | Support | | Retain |
| Geoff Volckman (S563) | S563.145 | General Rural Zone | GRUZ - R33 | Support | | Retain |
| Catherine Smart-Simpson (S564) | S564.154 | General Rural Zone | GRUZ - R33 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.551 | General Rural Zone | GRUZ - R33 | Support | | Retain |
| William McLaughlin (S567) | S567.591 | General Rural Zone | GRUZ - R33 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.551 | General Rural Zone | GRUZ - R33 | Support | | Retain |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Koiterangi Lime Co LTD (S577) | S577.121 | General Rural Zone | GRUZ - R33 | Support | | Retain |
| Karamea Lime Company (S614) | S614.209 | General Rural Zone | GRUZ - R33 | Support | | Retain |
| Peter Langford (S615) | S615.209 | General Rural Zone | GRUZ - R33 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1000 | General Rural Zone | GRUZ - R33 | Support | We support this rule. | Retain rule. |
| Buller District Council (S538) | S538.526 | General Rural Zone | GRUZ - R34 | Support in part | As discussed above, change the rule reference to non-rural activities to 'commercial and industrial activities' and remove the reference to Visitor Accommodation as per the request that these remain discretionary activities. | Amend the heading of Rule 34 as follows: Non-rural Commercial and Industrial Activities, Visitor not meeting any other Rule in the Zone |
| Chris & Jan Coll (S558) | S558.552 | General Rural Zone | GRUZ - R34 | Amend | This rule is unnecessarily restrictive and should be a Discretionary Activity. | Amend to a Discretionary Activity. |
| Geoff Volckman (S563) | S563.146 | General Rural Zone | GRUZ - R34 | Oppose | | Delete |
| Catherine Smart-Simpson (S564) | S564.155 | General Rural Zone | GRUZ - R34 | Amend | This rule is unnecessarily restrictive. | Delete |
| Chris J Coll Surveying Limited (S566) | S566.552 | General Rural Zone | GRUZ - R34 | Amend | This rule is unnecessarily restrictive and should be a Discretionary Activity. | Amend to a Discretionary Activity. |
| William McLaughlin (S567) | S567.592 | General Rural Zone | GRUZ - R34 | Amend | This rule is unnecessarily restrictive and should be a Discretionary Activity. | Amend to a Discretionary Activity. |
| Laura Coll McLaughlin (S574) | S574.552 | General Rural Zone | GRUZ - R34 | Amend | This rule is unnecessarily restrictive and should be a Discretionary Activity. | Amend to a Discretionary Activity. |
| Koiterangi Lime Co LTD (S577) | S577.122 | General Rural Zone | GRUZ - R34 | Oppose | This rule is unnecessarily restrictive. | Delete |
| Karamea Lime Company (S614) | S614.210 | General Rural Zone | GRUZ - R34 | Oppose | Rule is unnecessarily restrictive. | Delete |
| Peter Langford (S615) | S615.210 | General Rural Zone | GRUZ - R34 | Oppose | Rule is unnecessarily restrictive. | Delete |

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| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1001 | General Rural Zone | GRUZ - R34 | Support | We support this rule. | Retain rule. |
| Buller District Council (S538) | S538.527 | General Rural Zone | GRUZ - R35 | Support | Rule 35 is supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.553 | General Rural Zone | GRUZ - R35 | Oppose | This rule is not appropriate. | Delete. |
| Chris J Coll Surveying Limited (S566) | S566.553 | General Rural Zone | GRUZ - R35 | Oppose | This rule is not appropriate. | Delete. |
| William McLaughlin (S567) | S567.593 | General Rural Zone | GRUZ - R35 | Oppose | This rule is not appropriate. | Delete. |
| Laura Coll McLaughlin (S574) | S574.553 | General Rural Zone | GRUZ - R35 | Oppose | This rule is not appropriate. | Delete. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1002 | General Rural Zone | GRUZ - R35 | Support | We support this rule. | Retain rule. |
| Buller Conservation Group (S552) | S552.185 | Rural Lifestyle Zone | Overview | Amend | There needs to be a cap on dairy and other intense rural production. | new provision limiting intensive rural production |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1003 | Rural Lifestyle Zone | Overview | Support | Te Mana Ora supports the balanced management of rural lifestyle zones which are essential to ensuring community resilience and good health outcomes for people and communities. Strong rural communities have strong social connections and strong connections to the natural environment which nourishes physical and emotional wellbeing. Prosperous rural businesses provide quality employment and job security which increases health and wellbeing of rural residents as well as making it easier to pursue a healthy lifestyle. | Not stated |

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| Suzanne Hills (S443) | S443.050 | Rural Lifestyle Zone | Rules | Amend | Commercial dog kennels are not appropriate for a rural lifestyle zone with sites as small as 1ha. It is not clear in the rules where this activity sits. | Commercial dog kennels are a non-complying or prohibited activity in the RLZ or the very least clarify that they do not come under a permitted or controlled activity. |
| Papahaua Resources Limited (S500) | S500.013 | Rural Lifestyle Zone | Rules | Support | PRL strongly support all provisions that enable mineral extraction across the Region | Retain enabling approach to mineral extraction |
| New Zealand Motor Caravan Association (S490) | S490.007 | Rural Lifestyle Zone | Permitted Activities | Amend | Campgrounds are not provided for specifically in any zones of the district plan, except for the Natural Open Space Zone that has provision for temporary campgrounds as a permitted activity and Open Space Zone which provides for camping grounds and accessory buildings ancillary to the camping ground as a permitted activity. However, we note that campgrounds can easily meet the objectives, policies and intention of many of these zones. | Provide for campgrounds as a Permitted Activity in the Rural Lifestyle Zone. |
| Chris J Coll Surveying Limited (S566) | S566.557 | Rural Lifestyle Zone | Permitted Activities | Amend | The escalation of non-compliance is too severe. | Activity status when compliance not achieved should be Controlled Activities. |
| Laura Coll McLaughlin (S574) | S574.557 | Rural Lifestyle Zone | Permitted Activities | Amend | The escalation of non-compliance is too severe. | Activity status when compliance not achieved should be Controlled Activities. |
| David Moore (S65) | S65.021 | Rural Lifestyle Zone | RLZ - R1 | Support | | Retain as notified |
| Gina Hogarth (S304) | S304.001 | Rural Lifestyle Zone | RLZ - R1 | Support in part | The increase from a 1.5m internal boundary setback in the Buller District Plan to 10m in the TTPP is a considerable change, especially when considering the configuration and constraints of existing lots to be zoned rural lifestyle. Taking into account the TTPP overview (above mentioned) the 10m setback may be appropriate for a General Rural Zone - Rural Lifestyle Zone interface, but perhaps | Reduce the internal boundary setback to 3m for lots Zoned Rural Lifestyle Zone that adjoin another Rural Lifestyle Zone. |

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| | | | | | not as appropriate for a Rural Lifestyle Zone to Rural Lifestyle Zone interface. A reduced setback is therefore sought for this scenario to achieve openness but allow less constraint on the site. | |
| John Brazil (S360) | S360.072 | Rural Lifestyle Zone | RLZ - R1 | Support | I support this rule. | Retain as notified. |
| Suzanne Hills (S443) | S443.048 | Rural Lifestyle Zone | RLZ - R1 | Support | This is a sensible rule, particularly 7i. If this has come about because of issues in Westland then it is potentially a regional one too; as a combined district plan it makes sense for it to apply to all districts. | Amend #7 on beekeeping to including all districts |
| Waka Kotahi NZ Transport Agency (S450) | S450.277 | Rural Lifestyle Zone | RLZ - R1 | Support | Waka Kotahi supports the rule as it requires a 20m setback of buildings from the state highway boundary, which ensures that the state highway is protected from matters such as noise, vibration, visibility, and shading. However, the rule should require that any new activity has an access that meets vehicle crossing standards within the transport chapter/standards. This would ensure that any rural site with a residential activity/unit has a safe vehicle crossing to a road, such as the state highway. | Amend the rule to require that the site meets the vehicle crossing standards in the transport chapter/standards to be a permitted activity. |
| Steve Croasdale (S516) | S516.135 | Rural Lifestyle Zone | RLZ - R1 | Support | | Retain |
| Federated Farmers of New Zealand (S524) | S524.122 | Rural Lifestyle Zone | RLZ - R1 | Support in part | Support the excluded activity - however question the exclusion of stock yards and farm quarries? Clarity is needed as to why stock yards are excluded from the permitted activity criteria. | Clarity is needed as to why stock yards and farm quarries are excluded from the permitted activity criteria |
| Buller District Council (S538) | S538.529 | Rural Lifestyle Zone | RLZ - R1 | Oppose in part | Clause 6(i) is not clear on whether it addresses free-range poultry and/or buildings but if the later, it appears to only require a 2m setback which is a lesser setback than the general 10m setback standard for buildings in Clause 4 above. It | Amend Rule 1 as follows: 6. Performance standards for poultry farming and pig keeping apply as follows: For poultry setbacks of 10m from any residential boundary building on another site and 2m from |

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| | | | | | is considered that the rule should focus on the shelter or buildings used to house or feed poultry and that it would be prudent to have a rule that covers livestock generally to manage any potential noise or odour nuisance. | the site boundary; ii) For pig keeping setbacks of 50m from any residential building on another site and 100m for any shelter holding 4 or more pigs. Shelters and buildings used to house or feed livestock must be setback at least 30m from any boundary. |
| Chris & Jan Coll (S558) | S558.556 | Rural Lifestyle Zone | RLZ - R1 | Amend | Free range poultry and free-range egg farming needs to be explicitly provided for. | Amend the rule to explicitly provide for range poultry and free-range egg farming. |
| Chris J Coll Surveying Limited (S566) | S566.556 | Rural Lifestyle Zone | RLZ - R1 | Amend | Free range poultry and free-range egg farming needs to be explicitly provided for. | Amend the rule to explicitly provide for range poultry and free-range egg farming. |
| William McLaughlin (S567) | S567.596 | Rural Lifestyle Zone | RLZ - R1 | Amend | Free range poultry and free-range egg farming needs to be explicitly provided for. | Amend the rule to explicitly provide for range poultry and free-range egg farming. |
| William McLaughlin (S567) | S567.597 | Rural Lifestyle Zone | RLZ - R1 | Amend | The escalation of non-compliance is too severe. | Activity status when compliance not achieved should be Controlled Activities. |
| Fire and Emergency New Zealand (S573) | S573.054 | Rural Lifestyle Zone | RLZ - R1 | Oppose in part | Height Regarding point 3, Fire and Emergency oppose the maximum height of non-residential activities as being 7m. Fire stations are typically single storied buildings of approximately 8-9m in height. Therefore, an amendment to the maximum height above ground level is 10m. Fire and Emergency seek an exemption for hose drying towners 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. Hose drying towers being required at stations is dependent on locational and operational requirements of | Amendment sought to include below 3. The maximum height above ground level is: i. 10m for residential buildings and emergency service facilities and critical facilities. 4. Buildings are set back a minimum of 10m from the road boundary, 20m from the state highway boundary and 10m from the internal boundaries. Advice Note: Emergency service facilities and critical facilities are excluded from this rule. 8. All new developments that will require a water supply, including for firefighting purposes, must be connected to a public reticulated water supply, where one is available. 9. 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 |

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| | | | | | <p>each station. These structures can be around 12 to 15 metres in height.</p> <p>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.</p> <p>Road boundary setback Fire and Emergency request that Emergency Service Facilities (as per RLZ-R10) are excluded from the minimum setback from road boundaries in the Rural Lifestyle Zone. This supports the logistical and operational requirements of Fire and Emergency.</p> <p>Firefighting water supply Fire and Emergency supports in part RLZ-R1 subject to the inclusion of a new standard within RLZ-R1, that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB - Subdivision chapter, specifically SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard requiring in the RLZ -Rural Lifestyle Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to the Rural Objectives and Policies.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will</p> | <p>provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</p> <p>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</p> <p>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p> |

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| | | | | | provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. | |
| Laura Coll McLaughlin (S574) | S574.556 | Rural Lifestyle Zone | RLZ - R1 | Amend | Free range poultry and free-range egg farming needs to be explicitly provided for. | Amend the rule to explicitly provide for range poultry and free-range egg farming. |
| Grey District Council (S608) | S608.115 | Rural Lifestyle Zone | RLZ - R1 | Amend | Typo; rule incorrectly states 2m setback when should be 20m | Amend to read: i. For poultry setbacks of 10m from any residential building on another site and 2m 20m from the site boundary; |
| Grey District Council (S608) | S608.761 | Rural Lifestyle Zone | RLZ - R1 | Support | Support the 10 setback from road boundary for activities under this rule. | Retain as proposed. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1004 | Rural Lifestyle Zone | RLZ - R1 | Support | We support this rule. | Retain rule. |
| David Moore (S65) | S65.022 | Rural Lifestyle Zone | RLZ - R2 | Support | | Retain as notified |
| Buller District Council (S538) | S538.530 | Rural Lifestyle Zone | RLZ - R2 | Support | Rule 2 is supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.557 | Rural Lifestyle Zone | RLZ - R2 | Amend | The escalation of non-compliance is too severe. | Activity status when compliance not achieved should be Controlled Activities. |
| Chris & Jan Coll (S558) | S558.558 | Rural Lifestyle Zone | RLZ - R2 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.558 | Rural Lifestyle Zone | RLZ - R2 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.598 | Rural Lifestyle Zone | RLZ - R2 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not |

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| | | | | | | preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.558 | Rural Lifestyle Zone | RLZ - R2 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1005 | Rural Lifestyle Zone | RLZ - R2 | Support | We support this rule. | Retain rule. |
| SOPHIA ALLAN (S82) | S82.028 | Rural Lifestyle Zone | RLZ - R3 | Oppose | It seems the rules now are for residents to protect themselves from new obtrusive noise levels rather than have appropriate level control at source | More protection for existing communities from heavy industry moving in. |
| John Brazil (S360) | S360.073 | Rural Lifestyle Zone | RLZ - R3 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule RLZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |
| Waka Kotahi NZ Transport Agency (S450) | S450.278 | Rural Lifestyle Zone | RLZ - R3 | Support in part | Waka Kotahi generally supports the rule and associated advice note that addresses noise effects on residential activities. However, the rule should require that any new residential activity/unit have an access that meet vehicle crossing standards within the transport chapter/standards. This would ensure that any rural site with a residential activity/unit has a safe vehicle crossing to a road, such as the state highway. | Amend the rule to require that the site meets the vehicle crossing standards in the transport chapter/standards to be a permitted activity. |
| Frank and Jo Dooley (S478) | S478.023 | Rural Lifestyle Zone | RLZ - R3 | Amend | Increase the ability of existing landholdings to provide for semi-rural living expectations | residential unit density of no more than one unit per 4,000 m² net site area on physically contiguous land |
| Steve Croasdale (S516) | S516.136 | Rural Lifestyle Zone | RLZ - R3 | Amend | pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |

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| Federated Farmers of New Zealand (S524) | S524.123 | Rural Lifestyle Zone | RLZ - R3 | Support in part | Minor residential units may be used to house staff in the rural lifestyle zone, where rural activities occur. The maximum gross floor area of 65m ² limits the type of unit and 80m ² is more appropriate. | Amend clause 3: There is no more than 1 minor residential unit with a maximum gross floor area of 6580m ² where this is located within 20 metres of and shares the driveway with the principal dwelling. |
| Buller District Council (S538) | S538.531 | Rural Lifestyle Zone | RLZ - R3 | Oppose in part | Clause 2 limits residential unit density to one unit per 1ha net site, but appears to allow a second unit if there is already a dwelling in existence on the site. Council does not consider that this is appropriate on a 1 ha land parcel where the predominant rural character and open space is expected to be maintained, particularly given the rule also allows for 1 minor residential unit. Council requests that a blanket standard of 1 unit per 1ha net site area is applied to the Rural Lifestyle Zone. It is also noted that the words '...on physically contiguous land...' do not add anything to the standard and can be removed. | Rule 3 is amended as follows: 2 Residential unit density is no more than one unit per 1ha net site area on physically contiguous land except where the site is already in existence at the date of notification of the Plan, and ... |
| Chris & Jan Coll (S558) | S558.559 | Rural Lifestyle Zone | RLZ - R3 | Amend | The rule is too restrictive. | Delete advice note regarding NOISE - R3 requirements. |
| Chris & Jan Coll (S558) | S558.561 | Rural Lifestyle Zone | RLZ - R3 | Amend | | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Chris & Jan Coll (S558) | S558.562 | Rural Lifestyle Zone | RLZ - R3 | Amend | | Amend so that point 2. reads only as "Residential unit density is no more than one unit per 1ha net site area". |
| Chris J Coll Surveying Limited (S566) | S566.559 | Rural Lifestyle Zone | RLZ - R3 | Amend | The rule is too restrictive. | Delete advice note regarding NOISE - R3 requirements. |

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| Chris J Coll Surveying Limited (S566) | S566.561 | Rural Lifestyle Zone | RLZ - R3 | Amend | | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.562 | Rural Lifestyle Zone | RLZ - R3 | Amend | | Amend so that point 2. reads only as "Residential unit density is no more than one unit per 1ha net site area". |
| William McLaughlin (S567) | S567.599 | Rural Lifestyle Zone | RLZ - R3 | Amend | The rule is too restrictive. | Delete advice note regarding NOISE - R3 requirements. |
| William McLaughlin (S567) | S567.600 | Rural Lifestyle Zone | RLZ - R3 | Amend | | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.601 | Rural Lifestyle Zone | RLZ - R3 | Amend | | Amend so that point 2. reads only as "Residential unit density is no more than one unit per 1ha net site area". |
| Greg Maitland (S571) | S571.002 | Rural Lifestyle Zone | RLZ - R3 | Oppose | rule onerous and not reflective of topographical diversity However, I feel the land owner should be free to decide where the minor dwelling is to be placed on the property (with regards to boundary restrictions). I feel the ground floor area of the minor dwelling should be up to 90 sq meters , with no restriction as to where it is placed on the property | Delete condition 3. |
| Fire and Emergency New Zealand (S573) | S573.055 | Rural Lifestyle Zone | RLZ - R3 | Support in part | Fire and Emergency supports in part RLZ-R3 subject to the inclusion of a new standard within RLZ-R1, that requires these activities to provide a firefighting water supply as outlined above. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of SUB - Subdivision chapter, specifically SUB-S3 that requires subdividers to provide a water | No amendment sought except as set out above. |

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| | | | | | supply. Therefore, a new standard requiring in the GRUZ - General Rural Zone chapter to require the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to the Rural Objectives and Policies. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 | |
| Laura Coll McLaughlin (S574) | S574.559 | Rural Lifestyle Zone | RLZ - R3 | Amend | The rule is too restrictive. | Delete advice note regarding NOISE - R3 requirements. |
| Laura Coll McLaughlin (S574) | S574.561 | Rural Lifestyle Zone | RLZ - R3 | Amend | | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.562 | Rural Lifestyle Zone | RLZ - R3 | Amend | | Amend so that point 2. reads only as "Residential unit density is no more than one unit per 1ha net site area". |
| Frank O'Toole (S595) | S595.011 | Rural Lifestyle Zone | RLZ - R3 | Amend | Increase the ability of existing landholdings to provide for semi-rural living expectations | residential unit density of no more than one unit per 4,000 m² net site area on physically contiguous land |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1006 | Rural Lifestyle Zone | RLZ - R3 | Support | We support this rule and the residential unit densities shown in clause (2) and (3) as the lot sizes should be adequate to support onsite wastewater systems operating in a sanitary manner, ensuring the effluent is adequately treated on site and soaks away in the ground so as not to | Retain rule. |

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| | | | | | cause a nuisance or adverse health impacts to neighbouring properties. | |
| SOPHIA ALLAN (S82) | S82.027 | Rural Lifestyle Zone | RLZ - R4 | Oppose | We don't believe reverse sensitivity should exist, for example for huge mining operations that have never been a feature in our rural areas previously | We want far more protection for our communities. |
| Waka Kotahi NZ Transport Agency (S450) | S450.279 | Rural Lifestyle Zone | RLZ - R4 | Support | Waka Kotahi supports the advice note on reverse sensitivity for noise if a residential building or noise sensitive activity is located in the specified proximities to the state highway. | Retain as proposed. |
| Fire and Emergency New Zealand (S573) | S573.056 | Rural Lifestyle Zone | RLZ - R4 | Support in part | <p>Fire and Emergency supports in part RLZ-R4, R7, R8, and R9, subject to the inclusion of a new standard within RLZ-R1 that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that development in the Rural Lifestyle Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ - General Rural Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p> | No amendment sought |
| Grey District Council (S608) | S608.762 | Rural Lifestyle Zone | RLZ - R4 | Support | Support the requirement in this rule for onsite wastewater, water supply and | Retain as proposed. |

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| | | | | | stormwater systems to be developed to serve the entire papakainga. | |
| Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620) | S620.246 | Rural Lifestyle Zone | RLZ - R4 | Support | We support the permitted activity status of Papakāinga Developments | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1007 | Rural Lifestyle Zone | RLZ - R4 | Support | We strongly support this rule enabling the housing needs of Poutini Ngāi Tahu whānau to be met in rural areas for good public health outcomes and community resilience. We support the residential unit densities shown in clause (2) as the minimum lot sizes should be adequate to support on-site wastewater systems operating in a sanitary manner ensuring the effluent is adequately treated on site so as to not cause a nuisance to neighbouring properties for good public health outcomes. | Retain rule. |
| David Moore (S65) | S65.023 | Rural Lifestyle Zone | RLZ - R5 | Amend | The proposed rules are too restrictive for rural lifestyle. We need our woodsheds, carparks, and radio aerials. Maximum area sizes should be left for the building code to determine. The TTPP should match the current Grey District Plan. | Buildings and structures are permitted if the maximum height of any building is 10m, and the site coverage does not exceed 10% of the site area or 1500sqm whichever is the greater. Remove the other restrictions from R5. |
| John Brazil (S360) | S360.075 | Rural Lifestyle Zone | RLZ - R5 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule RLZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |
| Steve Croasdale (S516) | S516.137 | Rural Lifestyle Zone | RLZ - R5 | Amend | pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |
| Buller District Council (S538) | S538.532 | Rural Lifestyle Zone | RLZ - R5 | Oppose in part | Minor structures are required to comply with the Rule 1 standards, not all of which are relevant or necessary. Council considers that the only relevant Rule 1 standard is boundary setbacks, given Rule | Amend Rule 5 as follows: 1. Structures are setback a minimum of 10m from the road boundary, 20m from the State Highway Boundary and 10m from internal boundaries. All performance |

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| | | | | | 2 already includes standards for area and height. | standards for Rule RLZ - R1 are complied with |
| Chris & Jan Coll (S558) | S558.563 | Rural Lifestyle Zone | RLZ - R5 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.563 | Rural Lifestyle Zone | RLZ - R5 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.602 | Rural Lifestyle Zone | RLZ - R5 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Fire and Emergency New Zealand (S573) | S573.057 | Rural Lifestyle Zone | RLZ - R5 | Support in part | <p>Fire and Emergency supports in part RLZ-R4, R7, R8, and R9, subject to the inclusion of a new standard within RLZ-R1 that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that development in the Rural Lifestyle Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ - General Rural Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p> | No amendment sought |

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| Laura Coll McLaughlin (S574) | S574.563 | Rural Lifestyle Zone | RLZ - R5 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1008 | Rural Lifestyle Zone | RLZ - R5 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.076 | Rural Lifestyle Zone | RLZ - R6 | Support | I support this rule. | Retain as notified. |
| Steve Croasdale (S516) | S516.138 | Rural Lifestyle Zone | RLZ - R6 | Amend | | Retain |
| Buller District Council (S538) | S538.533 | Rural Lifestyle Zone | RLZ - R6 | Support | Rule 6 is supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.564 | Rural Lifestyle Zone | RLZ - R6 | Support | | Retain |
| Joel and Jennifer Watkins (S565) | S565.036 | Rural Lifestyle Zone | RLZ - R6 | Oppose | sits within an approved subdivision which has existing residential dwellings. | Delete |
| Chris J Coll Surveying Limited (S566) | S566.564 | Rural Lifestyle Zone | RLZ - R6 | Support | | Retain |
| William McLaughlin (S567) | S567.603 | Rural Lifestyle Zone | RLZ - R6 | Support | | Retain |
| Fire and Emergency New Zealand (S573) | S573.058 | Rural Lifestyle Zone | RLZ - R6 | Support in part | Fire and Emergency supports in part RLZ-R4, R7, R8, and R9, subject to the inclusion of a new standard within RLZ-R1 that requires these activities to provide a firefighting water supply. It is noted that there will be cases that development in the Rural Lifestyle Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ - General Rural Zone chapter to require the provision of services where development is not subject | No amendment sought |

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| | | | | | to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 | |
| Laura Coll McLaughlin (S574) | S574.564 | Rural Lifestyle Zone | RLZ - R6 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1009 | Rural Lifestyle Zone | RLZ - R6 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.077 | Rural Lifestyle Zone | RLZ - R7 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule RLZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |
| Steve Croasdale (S516) | S516.139 | Rural Lifestyle Zone | RLZ - R7 | Amend | pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |
| Buller District Council (S538) | S538.534 | Rural Lifestyle Zone | RLZ - R7 | Oppose | The standards for relocated buildings duplicate the requirements of the Building Act, therefore Council considers the rule should be deleted. Any relocated building that is being used for residential purposes requires building consent for connection of services and any change of use also triggers building consent requirements. Relocated buildings will still need to meet the general zone standards and this is considered to provide adequate controls. | Delete Rule 7. |
| Chris & Jan Coll (S558) | S558.142 | Rural Lifestyle Zone | RLZ - R7 | Oppose | These are unnecessary and too restrictive. | Delete |

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| Chris & Jan Coll (S558) | S558.565 | Rural Lifestyle Zone | RLZ - R7 | Oppose | This rule is unnecessary. | Delete |
| Chris J Coll Surveying Limited (S566) | S566.142 | Rural Lifestyle Zone | RLZ - R7 | Oppose | These are unnecessary and too restrictive. | Delete |
| Chris J Coll Surveying Limited (S566) | S566.565 | Rural Lifestyle Zone | RLZ - R7 | Oppose | This rule is unnecessary. | Delete |
| William McLaughlin (S567) | S567.022 | Rural Lifestyle Zone | RLZ - R7 | Oppose | These are unnecessary and too restrictive. | Delete |
| William McLaughlin (S567) | S567.604 | Rural Lifestyle Zone | RLZ - R7 | Oppose | This rule is unnecessary. | Delete |
| Greg Maitland (S571) | S571.003 | Rural Lifestyle Zone | RLZ - R7 | Support | Time frames for completion to code, of relocated buildings could prove onerous. | Amend timeframe to 24 months |
| Fire and Emergency New Zealand (S573) | S573.059 | Rural Lifestyle Zone | RLZ - R7 | Support in part | <p>Fire and Emergency supports in part RLZ-R4, R7, R8, and R9, subject to the inclusion of a new standard within RLZ-R1 that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that development in the Rural Lifestyle Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ - General Rural Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. 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</p> | No amendment sought |

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| | | | | | Supplies Code of Practice SNA PAS 4509:2008 | |
| Laura Coll McLaughlin (S574) | S574.142 | Rural Lifestyle Zone | RLZ - R7 | Oppose | These are unnecessary and too restrictive. | Delete |
| Laura Coll McLaughlin (S574) | S574.565 | Rural Lifestyle Zone | RLZ - R7 | Oppose | This rule is unnecessary. | Delete |
| Grey District Council (S608) | S608.763 | Rural Lifestyle Zone | RLZ - R7 | Support | Support the requirement the reinstatement work includes the connections to all infrastructure services. | Retain as proposed. |
| New Zealand Heavy Haulage Association Inc (S616) | S616.008 | Rural Lifestyle Zone | RLZ - R7 | 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 | S190.1010 | Rural Lifestyle Zone | RLZ - R7 | Support | We support this rule setting appropriate standards for relocated buildings used as | Retain rule. |

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| Public Health) of the NPHS/ Te Whatu Ora (S190) | | | | | dwelling for good public health outcomes and community resilience. | |
| SOPHIA ALLAN (S82) | S82.029 | Rural Lifestyle Zone | RLZ - R8 | Support | | support |
| John Brazil (S360) | S360.078 | Rural Lifestyle Zone | RLZ - R8 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule RLZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |
| Waka Kotahi NZ Transport Agency (S450) | S450.280 | Rural Lifestyle Zone | RLZ - R8 | Support in part | The intent of the rule for providing for home business in the rural zone is generally supported. However, the rule provides for a permitted pathway to allow for 10 heavy vehicle movements per day (the equivalent of up to 50 equivalent car movements) and either 30 light vehicle movements per day or 210 per week. This is considered to be a high level of permitted vehicle movements associated with a home business and it would not trigger any requirements for ensuring safe access is obtained to and from the site. If the site had an unsealed vehicle crossing with poor visibility, then this level of vehicle movements would be permitted. Based on current Waka Kotahi guidelines, this level of activity would trigger the need for a NZTA Diagram E vehicle crossing standard, which is sufficient for 30-100 vehicle movements per day to the state highway. It is recommended that the rule reduce the level of permitted vehicle movements. | Amend the rule to reduce the permitted level of vehicle movements to no more than 30 equivalent car movements per day. Over this level, use of the vehicle crossing is considered a high trip generating activity. |
| Steve Croasdale (S516) | S516.140 | Rural Lifestyle Zone | RLZ - R8 | Amend | pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |
| Buller District Council (S538) | S538.535 | Rural Lifestyle Zone | RLZ - R8 | Oppose in part | Council supports the rule given the rising popularity for home businesses and the economic contribution these make to the | Amend Rule 8 and insert an additional standard as follows: This is ancillary to a residential activity |

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| | | | | | <p>District, but considers that criteria around what is an appropriate scale of home businesses is needed and would be helpful for plan users. Council suggests that this can be achieved by limiting the number of off-site employees engaged in the business to one full-time equivalent person.</p> <p>It is noted that the equivalent rule in the General Rural Zone (Rule 9) includes an additional standard that the home business is to be ancillary to a residential activity. While this is also expressed in the definition for 'home business', this would provide helpful guidance to plan users if it was also included in this rule.</p> | and there are no more than one full-time equivalent person engaged in the home business who reside off-site. |
| Chris & Jan Coll (S558) | S558.566 | Rural Lifestyle Zone | RLZ - R8 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.566 | Rural Lifestyle Zone | RLZ - R8 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.605 | Rural Lifestyle Zone | RLZ - R8 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Fire and Emergency New Zealand (S573) | S573.060 | Rural Lifestyle Zone | RLZ - R8 | Support in part | <p>Fire and Emergency supports in part RLZ-R4, R7, R8, and R9, subject to the inclusion of a new standard within RLZ-R1 that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that development in the Rural Lifestyle Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is</p> | No amendment sought |

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| | | | | | requested in the GRUZ - General Rural Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 | |
| Laura Coll McLaughlin (S574) | S574.566 | Rural Lifestyle Zone | RLZ - R8 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1011 | Rural Lifestyle Zone | RLZ - R8 | Support | We support this rule. | Retain rule. |
| Westland District Council (S181) | S181.042 | Rural Lifestyle Zone | RLZ - R9 | Amend | As above in the General Residential and Medium Density Zones, Westland District Council agrees with Buller District Council's approach that residential visitor accommodation should only be permitted where the accommodation is a homestay with a permanent resident living on site. Given the noise, traffic and amenity affects caused by night to night accommodation in the residential zone, it is considered that a Restricted Discretionary approach should be taken when considering the appropriateness of such activity. | Change wording in RLZ - R9 7. to read 'In the Westland and Buller Districts the accommodation is homestay accommodation with a permanent resident living onsite'. |
| John Brazil (S360) | S360.079 | Rural Lifestyle Zone | RLZ - R9 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the |

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| | | | | | RLZ - R1 should be recognised as being acceptable for the application of the rule. | application of this rule. |
| Waka Kotahi NZ Transport Agency (S450) | S450.281 | Rural Lifestyle Zone | RLZ - R9 | Support | The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway. The rule also provides an advice note to address reverse sensitivity effects of noise within close proximity to the state highway network where NOISE-R3 would apply. | Retain as proposed. |
| Steve Croasdale (S516) | S516.141 | Rural Lifestyle Zone | RLZ - R9 | Amend | pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |
| Buller District Council (S538) | S538.536 | Rural Lifestyle Zone | RLZ - R9 | Support | Rule 9 is supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.567 | Rural Lifestyle Zone | RLZ - R9 | Amend | Do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| Chris & Jan Coll (S558) | S558.568 | Rural Lifestyle Zone | RLZ - R9 | Amend | Rule RLZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Fiona McDonald (S561) | S561.003 | Rural Lifestyle Zone | RLZ - R9 | Oppose | BDC should not ask for different rules from other councils if this is a one district plan. As long term residents of this area we have had the long term objective of taking time out from this area at different life stages. This is an unfair disadvantage and is not a fair rule to be in place for this area. It is an area of high visitor values and part of the reason for our purchase in the first instance. This proposed rule is not at all future focused for a highly sought after tourist area | Apply the same approach to visitor accommodation in Buller District as occurs in Grey and Westland |

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| Fiona McDonald (S561) | S561.004 | Rural Lifestyle Zone | RLZ - R9 | Amend | Larger families should be able to stay in this precious area at any time and not be restricted due to family size | increase the number of people who can stay in Residential Visitor Accommodation to allow larger families to stay. |
| Chris J Coll Surveying Limited (S566) | S566.567 | Rural Lifestyle Zone | RLZ - R9 | Amend | Do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| Chris J Coll Surveying Limited (S566) | S566.568 | Rural Lifestyle Zone | RLZ - R9 | Amend | Rule RLZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.606 | Rural Lifestyle Zone | RLZ - R9 | Amend | Do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| William McLaughlin (S567) | S567.607 | Rural Lifestyle Zone | RLZ - R9 | Amend | Rule RLZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Jon Barltrop (S572) | S572.003 | Rural Lifestyle Zone | RLZ - R9 | Oppose | 3-Larger families should be able to stay in this precious area at any time and not be restricted due to family size | Delete condition 3. |
| Fire and Emergency New Zealand (S573) | S573.061 | Rural Lifestyle Zone | RLZ - R9 | Support in part | <p>Fire and Emergency supports in part RLZ-R4, R7, R8, and R9, subject to the inclusion of a new standard within RLZ-R1 that requires these activities to provide a firefighting water supply.</p> <p>It is noted that there will be cases that development in the Rural Lifestyle Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - S3- Subdivision chapter. Therefore, a new condition is requested in the GRUZ - General Rural Zone chapter to require the provision of services where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRUZ-P2 sought by Fire and Emergency. An additional assessment matter is also</p> | No amendment sought |

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| | | | | | sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 | |
| Laura Coll McLaughlin (S574) | S574.567 | Rural Lifestyle Zone | RLZ - R9 | Amend | Do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| Laura Coll McLaughlin (S574) | S574.568 | Rural Lifestyle Zone | RLZ - R9 | Amend | Rule RLZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Grey District Council (S608) | S608.116 | Rural Lifestyle Zone | RLZ - R9 | Support | To ensure compliance is undertaken on this rule. | Amend rule to read: 6 "Records of letting activity must be provided to the District Council annually on request ; and" |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1012 | Rural Lifestyle Zone | RLZ - R9 | Support | We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes | Retain rule. |
| Waka Kotahi NZ Transport Agency (S450) | S450.282 | Rural Lifestyle Zone | RLZ - R10 | Support | The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway. The rule also provides an advice note to address reverse sensitivity effects of noise within close proximity to the state highway network where NOISE-R3 would apply. | Retain as proposed. |
| Ministry of Education Te Tāhuhu o Te | S456.050 | Rural Lifestyle Zone | RLZ - R10 | Support in part | The Ministry supports these rules in part to manage the operation of educational facilities in the Rural Lifestyle Zone. | Amend as follows: RLZ - R10 Community Facilities, Educational |

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| Mātauranga (S456) | | | | | The Ministry requests a change in the activity status when compliance is not achieved to restricted discretionary to ensure that the consideration of effects is appropriately limited to matters of relevance. | <p>Facilities, Emergency Service Facilities and Recreational Facilities</p> <p>Activity Status Permitted Where: All performance standard for Rule RLZ - R1, NOISE - R1, R2, and R4 and LIGHT - R1 and R3 are complied with; Hours of operation are limited to: 7am - 10pm weekdays; and 8am - 8pm weekends and public holidays; except For community halls lawfully established at the time of notification of the Plan; Hours of operation on Friday and Saturday are 7am - 12pm midnight; and No restriction on hours is in place for up to 12 days per calendar year.</p> <p>Advice Note: Where a noise sensitive activity is located within: 80 m of a State Highway with a speed limit of 70kph or greater; or 40m of a State Highway with a speed limit of less than 70kph; or 40m of a Railway Line ; or The 50 dBA Noise Contour Boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome. Then the Noise Insulation Requirements are set out in Rule NOISE - R3 will apply.</p> <p>Activity status where compliance not achieved: Restricted Discretionary</p> |

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| | | | | | | <p>Discretion is restricted to: The effect on rural character The effects on matters of reverse sensitivity</p> <p>Activity status where compliance is not achieved: Discretionary</p> |
| Buller District Council (S538) | S538.537 | Rural Lifestyle Zone | RLZ - R10 | Oppose in part | Rule 10 provides more generous hours for community halls lawfully established at the time of notification of the Plan to provide for community event. However, there is an error with the clause numbering and it is assumed Clause 3 should be a subset of 2(iii). | <p>Amend Rule 10 as follows:</p> <p>2. Hours of operation are limited to: a. 7am -10pm weekdays; and b. 8am - 8pm weekends and public holidays; except e. For community halls lawfully established at the time of notification of the Plan: ☑ Hours of operation on Friday and Saturday are 7am - 12^{pm}am midnight; and 3. No restriction on hours is in place for up to 12 days per calendar year.</p> |
| Chris & Jan Coll (S558) | S558.569 | Rural Lifestyle Zone | RLZ - R10 | Amend | Do not support that the rule requires compliance with NOISE - R3. | Delete advice note regarding NOISE - R3 requirements. |
| Chris & Jan Coll (S558) | S558.570 | Rural Lifestyle Zone | RLZ - R10 | Amend | Pre-existing non-compliance with Rule RLZ - R1. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.569 | Rural Lifestyle Zone | RLZ - R10 | Amend | Do not support that the rule requires compliance with NOISE - R3. | Delete advice note regarding NOISE - R3 requirements. |
| Chris J Coll Surveying Limited (S566) | S566.570 | Rural Lifestyle Zone | RLZ - R10 | Amend | Pre-existing non-compliance with Rule RLZ - R1. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.608 | Rural Lifestyle Zone | RLZ - R10 | Amend | Do not support that the rule requires compliance with NOISE - R3. | Delete advice note regarding NOISE - R3 requirements. |

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| William McLaughlin (S567) | S567.609 | Rural Lifestyle Zone | RLZ - R10 | Amend | Pre-existing non-compliance with Rule RLZ - R1. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Fire and Emergency New Zealand (S573) | S573.062 | Rural Lifestyle Zone | RLZ - R10 | Support in part | <p>Fire and Emergency supports in part RLZ-R10 as it provides for emergency service activities in the Rural Lifestyle Zone as a permitted activity, subject to compliance with a suite of conditions.</p> <p>Non-compliance with the conditions set out in RLZ-R10 requires resource consent as a restricted discretionary activity. Unless the changes to RLZ-R1 are made and Emergency Service Facilities are excluded from hours of operation than resource consent will always be required.</p> <p>New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations.</p> <p>Provisions within the rules of the PDP are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses.</p> <p>Fire and Emergency however notes that while defined and included in the rule overview table and appears to be provide for in RLZ-R10, emergency aviation movements are not provided for in the rule framework.</p> <p>Fire and Emergency requests that Council provide for emergency aviation movements</p> | <p>Amendment sought:</p> <p>2. Hours of operation are limited to:</p> <ul style="list-style-type: none"> i. 7am-10pm weekdays; and ii. 8am - 8pm weekends and public holidays; except iii. For community halls lawfully established at the time of notification of the Plan: <p>3. Hours of operation on Friday and Saturday are 7am - 12pm midnight; and</p> <p>4. No restriction on hours is in place for up to 12 days per calendar year.</p> <p>Advice note: Emergency Service Facilities are excluded from the standards 2 -4 relating to the hours of operation.</p> |

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| | | | | | in the zone rule framework. Rule RLZ-R10 is supported, subject to the consequential amendments sought to the standards in this chapter. | |
| Laura Coll McLaughlin (S574) | S574.569 | Rural Lifestyle Zone | RLZ - R10 | Amend | Do not support that the rule requires compliance with NOISE - R3. | Delete advice note regarding NOISE - R3 requirements. |
| Laura Coll McLaughlin (S574) | S574.570 | Rural Lifestyle Zone | RLZ - R10 | Amend | Pre-existing non-compliance with Rule RLZ - R1. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Grey District Council (S608) | S608.117 | Rural Lifestyle Zone | RLZ - R10 | Amend | Emergency services are required to operate day and night. | Amend rule to read: 2. Hours of operation are limited to: i. 7am-10pm weekdays; and ii. 8am - 8pm weekends and public holidays; except iii. For community halls lawfully established at the time of notification of the Plan; iiii. There are no hours of operation for emergency service facilities; |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1013 | Rural Lifestyle Zone | RLZ - R10 | Support | We support this rule and appropriate standards in the Plan for community, educational, emergency service and recreational facilities for good public health outcomes | Retain rule. |
| SOPHIA ALLAN (S82) | S82.031 | Rural Lifestyle Zone | RLZ - R11 | Amend | Because it would be incredibly unfair to allow residential development, subdivisions, lifestyle blocks etc, and then encroach upon their environment and character with heavy industry. | There should be setbacks for any mining operation of at least 300 meters from any legal dwelling |
| Westland District Council (S181) | S181.043 | Rural Lifestyle Zone | RLZ - R11 | Support | Council supports prospecting and exploration in the Rural Lifestyle Zone. | Retain permitted activity for prospecting and exploration in the Rural Lifestyle Zone. |
| Rocky Mining Limited (S474) | S474.018 | Rural Lifestyle Zone | RLZ - R11 | Support | | Retain as notified |
| Lynley Hargreaves (S481) | S481.007 | Rural Lifestyle Zone | RLZ - 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 |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Buller District Council (S538) | S538.538 | Rural Lifestyle Zone | RLZ - R11 | Support in part | <p>Council supports Rule 11, but further parameters around the scale of prospecting and exploration activities are suggested. This can be achieved through limiting the material excavated per calendar year. Setbacks from boundaries are also considered necessary to avoid any adverse boundary effects from earthworks.</p> <p>Clause 3 is not considered necessary as it is captured in the requirement for progressive rehabilitation, and effects on riparian margins and habitats (Clause 5) are addressed in other Chapters of the Plan.</p> | <p>Amend Rule 11 as follows:</p> <p>Activity Status Permitted Where:</p> <p>1. This is authorised under a prospecting or exploration permit from NZPAM where legally required;</p> <p>2. Notice is provided to the relevant District Council 10 working days prior to the works commencing;</p> <p>3. Where areas are to be disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed as soon as possible but no later than 3 months after the disturbance has occurred.</p> <p>6. Earthworks are not within 20m of the site boundary;</p> <p>7. The site shall be progressively rehabilitated as far as is practicable to its original condition, with rehabilitation to be completed no later than 3 months after activities cease;</p> <p>8. All stripped material (including vegetation, soil and debris) is not deposited within any riparian margin of a waterbody and is contained in such a manner that it does not enter any waterbody or cause the destruction of habitat.</p> <p>No more than 5,000m³ of material is excavated in a calendar year</p> |
| Chris & Jan Coll (S558) | S558.572 | Rural Lifestyle Zone | RLZ - R11 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM. | Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required; |
| Chris & Jan Coll (S558) | S558.573 | Rural Lifestyle Zone | RLZ - R11 | Amend | We believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| Chris J Coll Surveying Limited (S566) | S566.572 | Rural Lifestyle Zone | RLZ - R11 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM. | Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | | required; |
| Chris J Coll Surveying Limited (S566) | S566.573 | Rural Lifestyle Zone | RLZ - R11 | Amend | We believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| William McLaughlin (S567) | S567.610 | Rural Lifestyle Zone | RLZ - R11 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM. | Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required; |
| William McLaughlin (S567) | S567.611 | Rural Lifestyle Zone | RLZ - R11 | Amend | We believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| Minerals West Coast (S569) | S569.029 | Rural Lifestyle Zone | RLZ - R11 | Amend | Illogical to enable prospecting and exploration, but the same provisions classify mining as non-complying. | Amend to include mineral extraction. |
| Laura Coll McLaughlin (S574) | S574.572 | Rural Lifestyle Zone | RLZ - R11 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM. | Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required; |
| Laura Coll McLaughlin (S574) | S574.573 | Rural Lifestyle Zone | RLZ - R11 | Amend | We believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1014 | Rural Lifestyle Zone | RLZ - R11 | Support in part | We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting and mineral exploration activities to ensure that incidents similar to | Amend GRUZ-R11 as follows: Activity Status Permitted Where: 6. The site is not within a Drinking Water Source Protection Zone (SPZ). |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | those affecting the Ross water supply do not happen again on the West Coast. | |
| John Brazil (S360) | S360.080 | Rural Lifestyle Zone | RLZ - R12 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule RLZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |
| Steve Croasdale (S516) | S516.142 | Rural Lifestyle Zone | RLZ - R12 | Amend | pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |
| Buller District Council (S538) | S538.539 | Rural Lifestyle Zone | RLZ - R12 | Support | Rule 12 is supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.574 | Rural Lifestyle Zone | RLZ - R12 | Amend | Pre-existing non-compliance with Rule RLZ - R5 should be recognised. | Amend so that existing non-compliance with RLZ - R5 performance standards does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.574 | Rural Lifestyle Zone | RLZ - R12 | Amend | Pre-existing non-compliance with Rule RLZ - R5 should be recognised. | Amend so that existing non-compliance with RLZ - R5 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.612 | Rural Lifestyle Zone | RLZ - R12 | Amend | Pre-existing non-compliance with Rule RLZ - R5 should be recognised. | Amend so that existing non-compliance with RLZ - R5 performance standards does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.574 | Rural Lifestyle Zone | RLZ - R12 | Amend | Pre-existing non-compliance with Rule RLZ - R5 should be recognised. | Amend so that existing non-compliance with RLZ - R5 performance standards does not preclude the application of this rule. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1015 | Rural Lifestyle Zone | RLZ - R12 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.081 | Rural Lifestyle Zone | RLZ - R13 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule RLZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Steve Croasdale (S516) | S516.143 | Rural Lifestyle Zone | RLZ - R13 | Amend | pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |
| Buller District Council (S538) | S538.540 | Rural Lifestyle Zone | RLZ - R13 | Oppose | Council is seeking the removal of rules for Relocated Buildings, as discussed above. | Delete Rule 13. |
| Chris & Jan Coll (S558) | S558.164 | Rural Lifestyle Zone | RLZ - R13 | Oppose | These are unnecessary and too restrictive. | Delete |
| Chris & Jan Coll (S558) | S558.575 | Rural Lifestyle Zone | RLZ - R13 | Oppose | This rule is unnecessary. | Delete |
| Chris J Coll Surveying Limited (S566) | S566.164 | Rural Lifestyle Zone | RLZ - R13 | Oppose | These are unnecessary and too restrictive. | Delete |
| Chris J Coll Surveying Limited (S566) | S566.575 | Rural Lifestyle Zone | RLZ - R13 | Oppose | This rule is unnecessary. | Delete |
| William McLaughlin (S567) | S567.024 | Rural Lifestyle Zone | RLZ - R13 | Oppose | These are unnecessary and too restrictive. | Delete |
| William McLaughlin (S567) | S567.613 | Rural Lifestyle Zone | RLZ - R13 | Oppose | This rule is unnecessary. | Delete |
| Laura Coll McLaughlin (S574) | S574.164 | Rural Lifestyle Zone | RLZ - R13 | Oppose | These are unnecessary and too restrictive. | Delete |
| Laura Coll McLaughlin (S574) | S574.575 | Rural Lifestyle Zone | RLZ - R13 | Oppose | This rule is unnecessary. | Delete |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1016 | Rural Lifestyle Zone | RLZ - R13 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.082 | Rural Lifestyle Zone | RLZ - R14 | Support in part | I support this rule in principle. However, pre-existing non-compliance with Rule RLZ - R1 should be recognised as being acceptable for the application of the rule. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |
| Steve Croasdale (S516) | S516.144 | Rural Lifestyle Zone | RLZ - R14 | Amend | pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that pre-existing non-compliance with Rule RLZ - R1 does not preclude the application of this rule. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Buller District Council (S538) | S538.541 | Rural Lifestyle Zone | RLZ - R14 | Support | Rules 14 to 16 are supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.576 | Rural Lifestyle Zone | RLZ - R14 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.576 | Rural Lifestyle Zone | RLZ - R14 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.614 | Rural Lifestyle Zone | RLZ - R14 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.576 | Rural Lifestyle Zone | RLZ - R14 | Amend | Pre-existing non-compliance with Rule RLZ - R1 should be recognised. | Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule. |
| Grey District Council (S608) | S608.764 | Rural Lifestyle Zone | RLZ - R14 | Support | Support the matters of discretion in relation to management of traffic and parking, methods of wastewater treatment and disposal | Retain as proposed. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1017 | Rural Lifestyle Zone | RLZ - R14 | Support | We support this rule. | Retain rule. |
| SOPHIA ALLAN (S82) | S82.030 | Rural Lifestyle Zone | RLZ - R15 | Oppose | It would seem that the point of the the TPP is to make mining permitted with less restrictions and protections for our communities. We are mostly all employed already in sustainable jobs. There's more to life than extractive industry. | More protection for the local people. |
| Westland District Council (S181) | S181.044 | Rural Lifestyle Zone | RLZ - R15 | Support | Council supports prospecting and exploration in the Rural Lifestyle Zone as a Restricted Discretionary Activity where it does not meet Permitted Standards. | Retain prospecting and exploration in the Rural Lifestyle Zone as a RestrictedDiscretionary Activity where it does not meet Permitted Activity standards. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---------------------------------------|------------------|----------------------|-----------|----------|--|---|
| Suzanne Hills (S443) | S443.049 | Rural Lifestyle Zone | RLZ - R15 | Oppose | Mineral extraction ranges from an artisan to industrial scale and a discretionary activity status is appropriate for industrial scale activities. For completeness, SNAs should be included in #1. | That mineral extraction is a discretionary activity |
| Rocky Mining Limited (S474) | S474.019 | Rural Lifestyle Zone | RLZ - R15 | Support | | Retain as notified |
| Frank and Jo Dooley (S478) | S478.041 | Rural Lifestyle Zone | RLZ - R15 | Amend | oversized fencing is a discrete activity and rule should mitigate amenity-based effects, | New Rule: [zone reference] - R[XX] Fences, Walls and Retaining Structures: Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures b. Height of structure's c. Shading and dominance effects on adjoining sites |
| Buller District Council (S538) | S538.542 | Rural Lifestyle Zone | RLZ - R15 | Support | Rules 14 to 16 are supported. | Retain as notified. |
| Buller Conservation Group (S552) | S552.183 | Rural Lifestyle Zone | RLZ - R15 | Amend | Mineral extraction should always be discretionary as a bottom line. | amend activity status to discretionary |
| Frida Inta (S553) | S553.183 | Rural Lifestyle Zone | RLZ - R15 | Amend | Mineral extraction should always be discretionary as a bottom line. | amend activity status to discretionary |
| Chris & Jan Coll (S558) | S558.577 | Rural Lifestyle Zone | RLZ - R15 | Amend | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.577 | Rural Lifestyle Zone | RLZ - R15 | Amend | | Retain |
| William McLaughlin (S567) | S567.615 | Rural Lifestyle Zone | RLZ - R15 | Amend | | Retain |
| Laura Coll McLaughlin (S574) | S574.577 | Rural Lifestyle Zone | RLZ - R15 | Amend | | Retain |
| Frank O'Toole (S595) | S595.029 | Rural Lifestyle Zone | RLZ - R15 | Amend | oversized fencing is a discrete activity and rule should mitigate amenity-based effects, | New Rule: [zone reference] - R[XX] Fences, Walls and Retaining Structures: Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures b. Height of structure's |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | | c. Shading and dominance effects on adjoining sites |
| Grey District Council (S608) | S608.118 | Rural Lifestyle Zone | RLZ - R15 | Oppose in part | Subsequent amendment | Remove reference to "Site or Area of Significance to Māori" |
| Grey District Council (S608) | S608.765 | Rural Lifestyle Zone | RLZ - R15 | Support | Support the matters of discretion in relation to management of access, parking, traffic generation and transport of minerals from the site, design and location of ancillary buildings and structures and infrastructure. | Retain as proposed. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1018 | Rural Lifestyle Zone | RLZ - R15 | Support in part | We support this rule in part but recommend the same amendment as noted for RLZ-R11. | Amend GRUZ - R25 as follows: Activity Status Restricted Discretionary Where: The activity does not occur within an Outstanding Natural Landscape, Outstanding Natural Feature, a Historic Heritage site, a Significant Natural Area, a Site or Area of Significance, a Drinking Water Source Protection Zone , or an area of High or Outstanding Coastal Natural Character)refer to the relevant Overlay Chapter rules in relation to activities in these areas) |
| John Brazil (S360) | S360.083 | Rural Lifestyle Zone | RLZ - R16 | Support in part | I support this rule but it is restrictive and non-compliance should not mean the activity is Non-complying. | Delete point 1. Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Steve Croasdale (S516) | S516.145 | Rural Lifestyle Zone | RLZ - R16 | Amend | Restrictive. | Delete point 1. |
| Steve Croasdale (S516) | S516.146 | Rural Lifestyle Zone | RLZ - R16 | Amend | Non-compliance should not mean the activity is Non-complying | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Buller District Council (S538) | S538.543 | Rural Lifestyle Zone | RLZ - R16 | Support | Rules 14 to 16 are supported. | Retain as notified. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---|------------------|----------------------|-----------|----------------|---|---|
| Chris & Jan Coll (S558) | S558.578 | Rural Lifestyle Zone | RLZ - R16 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |
| Chris & Jan Coll (S558) | S558.579 | Rural Lifestyle Zone | RLZ - R16 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560) | S560.390 | Rural Lifestyle Zone | RLZ - R16 | Support | Support that Intensive indoor primary production is a non-complying activity | retain |
| Chris J Coll Surveying Limited (S566) | S566.578 | Rural Lifestyle Zone | RLZ - R16 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |
| Chris J Coll Surveying Limited (S566) | S566.579 | Rural Lifestyle Zone | RLZ - R16 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| William McLaughlin (S567) | S567.616 | Rural Lifestyle Zone | RLZ - R16 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |
| William McLaughlin (S567) | S567.617 | Rural Lifestyle Zone | RLZ - R16 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Laura Coll McLaughlin (S574) | S574.578 | Rural Lifestyle Zone | RLZ - R16 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |
| Laura Coll McLaughlin (S574) | S574.579 | Rural Lifestyle Zone | RLZ - R16 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1019 | Rural Lifestyle Zone | RLZ - R16 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.084 | Rural Lifestyle Zone | RLZ - R17 | Oppose in part | This rule is too restrictive, and non-compliance should not mean the activity is Non-complying. | Amend to be more enabling of development. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|---------------------------------------|------------------|----------------------|-----------|----------------|--|---|
| Steve Croasdale (S516) | S516.147 | Rural Lifestyle Zone | RLZ - R17 | Amend | This rule is too restrictive. | Amend to be more enabling of development. |
| Buller District Council (S538) | S538.544 | Rural Lifestyle Zone | RLZ - R17 | Oppose in part | While Council agrees that commercial activities within the Rural Lifestyle Zone should be a discretionary activity, it does not agree with the imposition of standards, whereby if not complied with the activity becomes non-complying. Council considers that some commercial activities (e.g. electricians or mechanical businesses) support the rural community and can be of a scale compatible with the character of the zone along with contributing to the District's economic well-being. Council considers applications should be considered on their merits and a non-complying activity status is not justified. | Amend Rule 17 as follows: Activity Status Discretionary Where: 1. The maximum combined floor and yard area for any commercial activity shall be 100m²; and 2. All performance standards for Rule RLZ R1 are complied with. Remove reference to non-complying activity |
| Chris & Jan Coll (S558) | S558.580 | Rural Lifestyle Zone | RLZ - R17 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |
| Chris & Jan Coll (S558) | S558.581 | Rural Lifestyle Zone | RLZ - R17 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Chris J Coll Surveying Limited (S566) | S566.580 | Rural Lifestyle Zone | RLZ - R17 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |
| Chris J Coll Surveying Limited (S566) | S566.581 | Rural Lifestyle Zone | RLZ - R17 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| William McLaughlin (S567) | S567.618 | Rural Lifestyle Zone | RLZ - R17 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |
| William McLaughlin (S567) | S567.619 | Rural Lifestyle Zone | RLZ - R17 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
|--|------------------|----------------------|-----------|----------|--|---|
| Laura Coll McLaughlin (S574) | S574.580 | Rural Lifestyle Zone | RLZ - R17 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |
| Laura Coll McLaughlin (S574) | S574.581 | Rural Lifestyle Zone | RLZ - R17 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1020 | Rural Lifestyle Zone | RLZ - R17 | Support | We support this rule. | Retain rule. |
| Buller District Council (S538) | S538.545 | Rural Lifestyle Zone | RLZ - R18 | Support | Rules 18 to 25 are supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.583 | Rural Lifestyle Zone | RLZ - R18 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.583 | Rural Lifestyle Zone | RLZ - R18 | Support | | Retain |
| William McLaughlin (S567) | S567.620 | Rural Lifestyle Zone | RLZ - R18 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.583 | Rural Lifestyle Zone | RLZ - R18 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1021 | Rural Lifestyle Zone | RLZ - R18 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.085 | Rural Lifestyle Zone | RLZ - R19 | Support | I support this rule. | Retain as notified |
| Frank and Jo Dooley (S478) | S478.035 | Rural Lifestyle Zone | RLZ - R19 | Amend | Discretion should be restricted to amenity related aspects of the fence. | Amend to remove fences walls and retaining structures from the rule |
| Steve Croasdale (S516) | S516.148 | Rural Lifestyle Zone | RLZ - R19 | Support | | Retain |
| Buller District Council (S538) | S538.546 | Rural Lifestyle Zone | RLZ - R19 | Support | Rules 18 to 25 are supported. | Retain as notified. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Chris & Jan Coll (S558) | S558.153 | Rural Lifestyle Zone | RLZ - R19 | Amend | These are unnecessary and too restrictive. | Delete rules related to relocated buildings and/or the references to relocated buildings. |
| Chris & Jan Coll (S558) | S558.584 | Rural Lifestyle Zone | RLZ - R19 | Amend | Remove reference to relocated buildings. | Remove reference to relocated buildings. |
| Chris J Coll Surveying Limited (S566) | S566.153 | Rural Lifestyle Zone | RLZ - R19 | Amend | These are unnecessary and too restrictive. | Delete rules related to relocated buildings and/or the references to relocated buildings. |
| Chris J Coll Surveying Limited (S566) | S566.584 | Rural Lifestyle Zone | RLZ - R19 | Amend | Remove reference to relocated buildings. | Remove reference to relocated buildings. |
| William McLaughlin (S567) | S567.023 | Rural Lifestyle Zone | RLZ - R19 | Amend | These are unnecessary and too restrictive. | Delete rules related to relocated buildings and/or the references to relocated buildings. |
| William McLaughlin (S567) | S567.621 | Rural Lifestyle Zone | RLZ - R19 | Amend | Remove reference to relocated buildings. | Remove reference to relocated buildings. |
| Laura Coll McLaughlin (S574) | S574.153 | Rural Lifestyle Zone | RLZ - R19 | Amend | These are unnecessary and too restrictive. | Delete rules related to relocated buildings and/or the references to relocated buildings. |
| Laura Coll McLaughlin (S574) | S574.584 | Rural Lifestyle Zone | RLZ - R19 | Amend | Remove reference to relocated buildings. | Remove reference to relocated buildings. |
| Frank O'Toole (S595) | S595.023 | Rural Lifestyle Zone | RLZ - R19 | Amend | Discretion should be restricted to amenity related aspects of the fence. | Amend to remove fences walls and retaining structures from the rule |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1022 | Rural Lifestyle Zone | RLZ - R19 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.086 | Rural Lifestyle Zone | RLZ - R20 | Support | I support this rule. | Retain as notified. |
| Steve Croasdale (S516) | S516.149 | Rural Lifestyle Zone | RLZ - R20 | Support | | Retain |
| Buller District Council (S538) | S538.547 | Rural Lifestyle Zone | RLZ - R20 | Support | Rules 18 to 25 are supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.585 | Rural Lifestyle Zone | RLZ - R20 | Support | | Retain |

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| Chris J Coll Surveying Limited (S566) | S566.585 | Rural Lifestyle Zone | RLZ - R20 | Support | | Retain |
| William McLaughlin (S567) | S567.622 | Rural Lifestyle Zone | RLZ - R20 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.585 | Rural Lifestyle Zone | RLZ - R20 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1023 | Rural Lifestyle Zone | RLZ - R20 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.087 | Rural Lifestyle Zone | RLZ - R21 | Support | I support this rule. | Retain as notified. |
| Steve Croasdale (S516) | S516.150 | Rural Lifestyle Zone | RLZ - R21 | Support | | Retain |
| Buller District Council (S538) | S538.548 | Rural Lifestyle Zone | RLZ - R21 | Support | Rules 18 to 25 are supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.586 | Rural Lifestyle Zone | RLZ - R21 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.586 | Rural Lifestyle Zone | RLZ - R21 | Support | | Retain |
| William McLaughlin (S567) | S567.623 | Rural Lifestyle Zone | RLZ - R21 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.586 | Rural Lifestyle Zone | RLZ - R21 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1024 | Rural Lifestyle Zone | RLZ - R21 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.088 | Rural Lifestyle Zone | RLZ - R22 | Support | I support this rule. | Retain as notified |
| Steve Croasdale (S516) | S516.151 | Rural Lifestyle Zone | RLZ - R22 | Support | | Retain |

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| Buller District Council (S538) | S538.549 | Rural Lifestyle Zone | RLZ - R22 | Support | Rules 18 to 25 are supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.587 | Rural Lifestyle Zone | RLZ - R22 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.587 | Rural Lifestyle Zone | RLZ - R22 | Support | | Retain |
| William McLaughlin (S567) | S567.624 | Rural Lifestyle Zone | RLZ - R22 | Support | | Retain |
| Laura Coll McLaughlin (S574) | S574.587 | Rural Lifestyle Zone | RLZ - R22 | Support | | Retain |
| Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620) | S620.247 | Rural Lifestyle Zone | RLZ - R22 | Amend | For all zones, Papakāinga should be a restricted discretionary activity. | Residential Activities, Residential Units and Papakāinga Developments not meeting Permitted Activity Rules Activity Status Restricted Discretionary |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1025 | Rural Lifestyle Zone | RLZ - R22 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.089 | Rural Lifestyle Zone | RLZ - R23 | Oppose | This rule is too restrictive. | Delete the rule. |
| Steve Croasdale (S516) | S516.152 | Rural Lifestyle Zone | RLZ - R23 | Oppose | | Delete |
| Buller District Council (S538) | S538.550 | Rural Lifestyle Zone | RLZ - R23 | Support | Rules 18 to 25 are supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.588 | Rural Lifestyle Zone | RLZ - R23 | Amend | This rule is unnecessarily restrictive and should be a Discretionary Activity. | Amend to a Discretionary Activity. |
| Chris J Coll Surveying Limited (S566) | S566.588 | Rural Lifestyle Zone | RLZ - R23 | Amend | This rule is unnecessarily restrictive and should be a Discretionary Activity. | Amend to a Discretionary Activity. |
| William McLaughlin (S567) | S567.625 | Rural Lifestyle Zone | RLZ - R23 | Amend | This rule is unnecessarily restrictive and should be a Discretionary Activity. | Amend to a Discretionary Activity. |
| Laura Coll McLaughlin (S574) | S574.588 | Rural Lifestyle Zone | RLZ - R23 | Amend | This rule is unnecessarily restrictive and should be a Discretionary Activity. | Amend to a Discretionary Activity. |

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| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1026 | Rural Lifestyle Zone | RLZ - R23 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.090 | Rural Lifestyle Zone | RLZ - R24 | Oppose | This rule is too restrictive. | Delete the rule |
| Steve Croasdale (S516) | S516.153 | Rural Lifestyle Zone | RLZ - R24 | Oppose | | Delete |
| Buller District Council (S538) | S538.551 | Rural Lifestyle Zone | RLZ - R24 | Support | Rules 18 to 25 are supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.589 | Rural Lifestyle Zone | RLZ - R24 | Amend | This rule is unnecessarily restrictive and should be a Discretionary Activity. | Amend to a Discretionary Activity. |
| Chris J Coll Surveying Limited (S566) | S566.589 | Rural Lifestyle Zone | RLZ - R24 | Amend | This rule is unnecessarily restrictive and should be a Discretionary Activity. | Amend to a Discretionary Activity. |
| William McLaughlin (S567) | S567.626 | Rural Lifestyle Zone | RLZ - R24 | Amend | This rule is unnecessarily restrictive and should be a Discretionary Activity. | Amend to a Discretionary Activity. |
| Laura Coll McLaughlin (S574) | S574.589 | Rural Lifestyle Zone | RLZ - R24 | Amend | This rule is unnecessarily restrictive and should be a Discretionary Activity. | Amend to a Discretionary Activity. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1027 | Rural Lifestyle Zone | RLZ - R24 | Support | We support this rule. | Retain rule. |
| John Brazil (S360) | S360.091 | Rural Lifestyle Zone | RLZ - R25 | Oppose | This rule is too restrictive. | Delete the rule. |
| Steve Croasdale (S516) | S516.154 | Rural Lifestyle Zone | RLZ - R25 | Oppose | | Delete |
| Buller District Council (S538) | S538.552 | Rural Lifestyle Zone | RLZ - R25 | Support | Rules 18 to 25 are supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.590 | Rural Lifestyle Zone | RLZ - R25 | Oppose | This rule is not appropriate. | Delete. |
| Chris J Coll Surveying Limited (S566) | S566.590 | Rural Lifestyle Zone | RLZ - R25 | Oppose | This rule is not appropriate. | Delete. |

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| William McLaughlin (S567) | S567.627 | Rural Lifestyle Zone | RLZ - R25 | Oppose | This rule is not appropriate. | Delete. |
| Minerals West Coast (S569) | S569.030 | Rural Lifestyle Zone | RLZ - R25 | Amend | Illogical to enable prospecting and exploration, but the same provisions classify mining as non-complying. | Amend to make mineral extraction a permitted activity |
| Laura Coll McLaughlin (S574) | S574.590 | Rural Lifestyle Zone | RLZ - R25 | Oppose | This rule is not appropriate. | Delete. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1028 | Rural Lifestyle Zone | RLZ - R25 | Support | We support this rule. | Retain rule. |
| Department of Conservation (S602) | S602.233 | Settlement Zone | SETZ | Neutral | DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests. | NA |
| David Marshall (S347) | S347.002 | Settlement Zone | Settlement Zone | Support | The Settlement (SETZ) zoning of this area offers more freedoms for small business, light industry and accomodation. This is potentially helpful to residents and a move in the right direction. | Retain Settlement zoning for Granity/Hector/Ngakawau area |
| Marie Elder (S352) | S352.003 | Settlement Zone | Overview | Support in part | I support most of the overview as being a good description of the areas where the Zone is found. I seek a minor amendment in relation to commercial activities given that once an imbalance of commercial over residential accommodation is reached, the soul is sucked out of small communities such as this, situated on a no exit-road of only around 500m. Note: the TTPP overview refers to 'settlements in Grey District' but this should surely include Buller and Westland Districts | That the overview be amended to insert the word 'limited'before 'commercial activities' and to refer to settlements also in Buller and Westland Districts, |
| Frida Inta (S553) | S553.185 | Settlement Zone | Overview | Support | There needs to be a cap on dairy and other intense rural production. | new provision limiting intensive rural production |

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| Westland District Council (S181) | S181.046 | Settlement Zone | SETZ - PREC2 - Settlement Centre Precinc | Support | Council supports permitting night to night visitor accommodation in the Settlement Centre Precinct. | Retain Permitted Activity rule |
| Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464) | S464.035 | Settlement Zone | SETZ - PREC2 - Settlement Centre Precinc | Support | Foodstuffs supports the description of SETZ-PEC2 as a developing area with changing character and a need for growth. | Retain description of SETZ-PREC2 |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1030 | Settlement Zone | SETZ - PREC2 - Settlement Centre Precinc | Support in part | We consider that Waimangaroa, Ikamatua, Ahaura, Barrytown, Otira and Whataroa should also be included in the list of Settlement Centre Precincts (SETZ-PREC2) and there may be others. These all have networked water supplies as do Blackall, Kumara, Ross. Harihari, Kaniere and Haast, already included in the list. | Amend SETZ-PREC2 as follows: Settlement Centre Precinct is located in settlements where a focal community and commercial area is developing. It is anticipated that the Settlement Centre character will develop over time, with more commercial development in particular... Settlement Centre Precincts are identified in Karamea, Charleston, Blackball, Kumara, Ross, Harihari, Kaniere, Waimangaroa, Ikamatua, Ahaura, Barrytown, Otira, Whataroa and Haast. |
| Teresa Wyndham-Smith (S312) | S312.002 | Settlement Zone | SETZ - PREC3 - Coastal Settlement Precinct | Support | Hartmount and Ross Places in Te Miko/Ross subdivision are quiet rural no exit roads, mostly gravel with grass/bush verges. There is no need for formal footpaths or kerbs and channels and streetlights - this would destroy the peaceful ambience, encourage non-residents to speed and endanger bird life and add to light pollution. | The overviewstates: "Older settlements may have amain street with footpaths, streetlights and kerb and channel, but many locationsdo not have this infrastructure and this more rural character shouldgenerally prevail in any new development." Retain this statement |
| Teresa Wyndham-Smith (S312) | S312.003 | Settlement Zone | SETZ - PREC3 - Coastal Settlement Precinct | Amend | Industrial activities are inappropriate in a quiet rural area where the natural values are protected, a settlement zone is for residential activities and limited commercial activities - I would like to see the word limited added to ensure that commercial activities are not permitted to overwhelm a residential community | I support industrial activity being undertaken in the industrial zone and the settlement zone being for residential and some commercial activities. I would like to see the word "limited" replace the word "some" before "commercial activities" in this statement |

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| Marie Elder (S352) | S352.005 | Settlement Zone | SETZ - PREC3 - Coastal Settlement Precinct | Amend | Requests for additional rules: In addition to R2, 5a to apply at the Ross Subdivision, I ask for restrictions on clearance of native vegetation inside the 5m buffer zone, to this effect: when clearing an accessway and a building site, gravel to be laid only on the driveway area, until a building consent is issued, and then gravel to be laid only on the actual building footprint and immediately surrounding it [say a 2m skirt]. REASON: The above request is to prevent repeats of what has already happened on some sections in Te Miko: in the worst case an entire section has been cleared, a deep layer of gravel spread over the whole area, then building plans abandoned. The result is a gorse-filled gravel pit where once there was lush indigenous vegetation and wildlife habitat. The gorse has also been sprayed, further compromising the natural environment. | Provide additional rules in the Ross Subdivision so that when clearance for access and building, that only the building footprint and 2m surrounding area has gravel spread across it. |
| Marie Elder (S352) | S352.006 | Settlement Zone | SETZ - PREC3 - Coastal Settlement Precinct | Amend | We also need a rule to protect the Ross subdivision from widespread vegetation clearance to create commercial parking spaces, as has already happened at the far end of Ross Place. Restrictions could be put in place proportionate to building size. | The Coastal Settlement Precinct rules restrict the amount of vegetation clearance for commercial parking spaces. |
| Marie Elder (S352) | S352.008 | Settlement Zone | SETZ - PREC3 - Coastal Settlement Precinct | Amend | A rule to restrict the development of tourist infrastructure within the subdivision, for example any widening of the road to accommodate tourist traffic. We have already seen bus-passing lanes proposed, in a 2013-14 resource consent application As well as an adverse effect on the tranquil forest ambience and remaining wildlife habitat, widening or indeed further sealing | Rules restricting the development of tourist infrastructure and road widening to accommodate tourist traffic. |

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| | | | | | of the road would increase vehicle speed, creating danger to vehicles, cyclists and pedestrians exiting discreet driveways and using the road. | |
| Marie Elder (S352) | S352.014 | Settlement Zone | SETZ - PREC3 - Coastal Settlement Precinct | Amend | The existing large backpacker accommodation in Hartmount and Ross Place is a major cause of current visitor pressure on residents and infrastructure, as well as on the natural environment, much more so than the existing short-term rental holiday homes. The backpacker business has undertaken major clearance of indigenous vegetation for bus and car parking, and in season crowds of tourists overwhelm residents. It is also spread over multiple dwellings on several discrete properties throughout the entire [still partially] bush-clad subdivision, which leads to many daily vehicle movements, and also means visitor activity and noise cannot be adequately supervised by the ever-changing management personnel. | ensure rules prevent over-development and do not allow continued expansion of existing tourism businesses. |
| Jane Whyte & Jeff Page (S467) | S467.003 | Settlement Zone | SETZ - PREC3 - Coastal Settlement Precinct | Oppose | The Coastal Settlement Precinct 3 (SETZ-PREC3) provisions are inappropriately restrictive in relation to tourism activities, overly focussed on residential activities and fails to fully recognise existing changes to the values of the coastal environment that result from the Punakaiki Village; | Amend the provisions so that tourism activities are enabled within the Punakaiki village |
| Jane Whyte & Jeff Page (S467) | S467.015 | Settlement Zone | SETZ - PREC3 - Coastal Settlement Precinct | Oppose | Punakaiki village as an important tourism destination should be included within the Scenic Visitor Zone (refer submission for more detail). | Amendments to remove Punakaiki Village from this chapter |
| Jane Whyte & Jeff Page (S467) | S467.038 | Settlement Zone | SETZ - PREC3 - Coastal Settlement Precinct | Oppose | If the land in the Punakaiki Village is not rezoned Special Purposes Scenic Visitors Zone (SVZ). Then amendments are required to the Settlement zone to provide for a mix of complementary functions and activities in this village, its existing | Amend rules with the precinct to better reflect the character and type of development appropriate for Punakaiki Village as a significant tourism destination. |

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| | | | | | character and the importance of it being able to continue to adapt. n particular for Punakaiki the control on visitor accommodation, home businesses and buildings are unnecessarily restrictive, given the scale and nature of the activities that exist within the Punakaiki Village. | |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.160 | Settlement Zone | SETZ - PREC3 - Coastal Settlement Precinct | Support | Alternative to the site being rezoned, include a specific rule which allows for port activities to occur at Jackson Bay | Include new rule is introduced to allow for port activities at Jackson Bay |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1031 | Settlement Zone | SETZ - PREC3 - Coastal Settlement Precinct | Support in part | We consider that Hector, Ngakawau, Granity, Mokihinui/Seddonville should be included in the list of Coastal Settlement Precincts (SETZ-PREC3) and there may be others. These all have networked reticulated water supplies as do Little Wanganui, Punakaiki, Okarito already included on the list. | Amend SETZ-PREC3 as follows: Coastal Settlement Precinct is located over settlements which are located in coastal areas, generally within or near areas of high coastal natural character and coastal landscape values... Little Wanganui (subdivision area), Punakaiki (including within Grey District), Okarito, Okuru, Hannah's Clearing, Neil's Beach, Mahitahi/ Bruce Bay, Hector, Ngakawau, Granity, Mokihinui/Seddonville and Okahu/ Jackson Bay are included in the Coastal Settlement Precinct. |
| Westland Farm Services (S550) | S550.014 | Settlement Zone | SETZ - PREC 4 - Rural Residential Precinct | Oppose in part | Does not provide for activities which are non-rural in nature but have a relationship with the rural environment. | Amend SETZ -PREC4 - P4 as follows Subdivision, use and development within the SETZ - PREC4 - Rural Residential Precinct should maintain the predominant rural character and amenity values,which include: a. Low-density residential living, and small-scale ruralactivities and industrial or commercial activities which have a functionalrelationship with rural areas; ... |
| Paparoa Track Services Ltd, Craig | S605.028 | Settlement Zone | SETZ - PREC 4 - Rural | Amend | Does not correspond to other natural hazards policies | Amend SETZ - PREC4 - P3 as follows: Subdivision, use and development within the |

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| and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605) | | | Residential Precinct | | | SETZ - PREC3 - Coastal Settlement Precinct should: a.... c. Recognise and provide for access to mahinga kai and Sites and Areas of Significance to Māori for Poutini Ngāi Tahu; and d. Be located to avoid or designed to mitigate the significant risks of natural hazards. |
| Totally Tourism Limited (S449) | S449.016 | Settlement Zone | Rules | Support | These provide for appropriate use of the submitters land on Cook Flat Road, Fox Glacier. | Retain the rules as notified. |
| Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464) | S464.004 | Settlement Zone | Rules | Amend | Foodstuffs seeks explicit recognition that these supermarkets form a necessary part of the SETZ. | Provide specific provisions for supermarkets in the zone |
| William McLaughlin (S567) | S567.659 | Settlement Zone | Rules | Amend | Include advice note that pre-existing non-compliance with the standards does not mean the rule does not apply. | Add advice note that pre-existing non-compliance with the standards does not mean the rule does not apply. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1029 | Settlement Zone | Rules | Amend | Te Mana Ora supports the balanced management of rural settlement zones which are essential to ensuring community resilience and good health outcomes for people and communities. Strong rural communities have strong social connections and strong connections to the natural environment which nourishes physical and emotional wellbeing. Prosperous rural businesses provide quality employment and job security which increases health and wellbeing for rural residents as well as making it easier to pursue a healthy lifestyle. We note that many settlements across the West Coast not just Grey District have reticulated water supply. We also note that onsite waste water treatment generally works better for households with more restricted water | Amend the overview as follows: While some settlements in Grey District have a reticulated water supply most settlements have no reticulated servicing and are reliant on use of on-site wastewater systems. While many settlements in West Coast have a reticulated water supply the majority of settlements are reliant on use of on-site wastewater systems and some, particularly in South Westland, use on-site water supplies (rainwater tanks). Karamea and Moana are the largest settlements without a reticulated water supply. |

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| | | | | | supplies as appliances with high water use can overload capacity of septic tanks/effluent disposal fields and lead to surface flooding. | |
| Jane Whyte & Jeff Page (S467) | S467.040 | Settlement Zone | Permitted Activities | Amend | The control on buildings are unnecessarily restrictive, given the scale and nature of the activities that exist within the Punakaiki Village. A number of the conditions in the rules are unnecessarily restrictive and do not recognise the current character in Punakaiki, particularly where people do not reside permanently | Insert a new rule within the Settlement Zone which makes it clear that the rights provided for in NH-R1 and NH-R39 as modified by the submission are enabled within the Settlement Zone. The new rule could read: SET-R* Reconstruction and Replacement of Lawfully Established Buildings:Activity PermittedAny activity provided for in Rule NH-R1 or NH-R38 is a permitted activity and other rules in the Settlement Zone do not apply to these activities.Note Conditions NH-R1(2) and NH-R38(2)(a) are not supported and are sought to be deleted. |
| New Zealand Motor Caravan Association (S490) | S490.016 | Settlement Zone | Permitted Activities | Amend | The activity is consistent with the purpose, objectives and policies of the zone. | Provide for campgrounds and camping as a Permitted Activity. |
| Chris & Jan Coll (S558) | S558.625 | Settlement Zone | Permitted Activities | Amend | Include advice note that pre-existing non-compliance with the standards does not mean the rule does not apply. | Add advice note that pre-existing non-compliance with the standards does not mean the rule does not apply. |
| Chris J Coll Surveying Limited (S566) | S566.625 | Settlement Zone | Permitted Activities | Amend | Include advice note that pre-existing non-compliance with the standards does not mean the rule does not apply. | Add advice note that pre-existing non-compliance with the standards does not mean the rule does not apply. |
| Laura Coll McLaughlin (S574) | S574.625 | Settlement Zone | Permitted Activities | Amend | Include advice note that pre-existing non-compliance with the standards does not mean the rule does not apply. | Add advice note that pre-existing non-compliance with the standards does not mean the rule does not apply. |
| Stephen Page (S270) | S270.002 | Settlement Zone | SETZ - R1 | Amend | This proposal intends to forbid ratepayers from collecting and consuming rainwater. The fact that human beings have been able to freely consume rainwater since the dawn of mankind makes this proposal a | Delete requirement for connections to 3 waters network utility operator services where these are provided. Amend the rule as follows 2. Where the settlement is serviced by a network utility operator for wastewater, water supply or |

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| | | | | | <p>fundamental breach of our human rights. The proposed compulsion for owners of residential units to connect to the network utility operator for provision of all the 3 waters or be required to treat that water supply in accordance with NZ4404:2010, is a breach of their right to choose how they source their water from their own land. Since we ratepayers are the current owners (through the council) of the infrastructure that provides our community with drinking water, we should have the right to choose whether we wish to partake of it or not.</p> | <p>stormwater all residential units and buildings used for a residential activity must can be connected to the community wastewater, water supply and stormwater infrastructure, <i>if they so wish. The services of the network utility operator will be retained and paid for by the ratepaying residents of the settlements regardless of whether they connect to the services offered by the network utility operator or not.</i> (i) Ratepaying residents cannot therefore expect a rate rebate if they choose not to connect to the services offered by the network utility operator.</p> <p>3. Where the settlement is not serviced by a network utility operator for wastewater, water supply or stormwater, onsite collection, treatment and disposal must be undertaken in accordance with NZS4404:2010 Land Development and Subdivision Infrastructure or the relevant Council Engineering Technical Standards. <i>"The Standard encourages sustainable development and modern design. It therefore should promote the efficient collection of rainwater or ground water using sustainable and non-toxic materials which are safe for people and the environment.</i></p> <p>(i) The disposal of waste and stormwater must comply with the standard and therefore not cause pollution to the local environment or endanger any persons or property within neighbouring residential settlements.</p> |
| Teresa Wyndham-Smith (S312) | S312.004 | Settlement Zone | SETZ - R1 | Support | I support this to prevent over development of areas rich in natural vegetation. I note that some sections, including our own, are only just over 800 sq m so exceptions are necessary. | Retain the provision of there being one unit per 1000m ² net site area permitted in areas where there is on site servicing of wastewater, water supply and stormwater systems" |

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| Marie Elder (S352) | S352.002 | Settlement Zone | SETZ - R1 | Support | REASON: to prevent over-development and over-clearance of this bush-clad area. Note: some sections are only 800sqm, so exceptions will need to be made for those. | Retain density provisions in Rule 1 - but provide some allowance for exceptions for existing 800m2 sections. |
| Waka Kotahi NZ Transport Agency (S450) | S450.283 | Settlement Zone | SETZ - R1 | Support in part | Waka Kotahi supports the rule as it requires that residential activities and residential buildings are connected to stormwater infrastructure where it is available. Where this infrastructure is not available it must meet the NZS4404:2010 standard. However, the rule should require that any new residential activity/unit have an access that meet vehicle crossing standards within the transport chapter/standards. This would ensure that any rural site with a residential activity/unit has a safe vehicle crossing to a road, such as the state highway. | Amend the rule to require that the site meets the vehicle crossing standards in the transport chapter/standards to be a permitted activity. |
| Ministry of Education Te Tāhuhu o Te Mātauranga (S456) | S456.052 | Settlement Zone | SETZ - R1 | Support | The Ministry supports these rules to manage the operation of educational facilities in the Settlement Zone. | Retain as proposed. |
| Greenstone Retreat (S459) | S459.013 | Settlement Zone | SETZ - R1 | Amend | Breach of right to choose how and where they source their water | <p>2. Where the settlement is serviced by a network utility operator for wastewater, water supply or stormwater all residential units and buildings used for a residential activity must can be connected to the community wastewater, water supply and stormwater infrastructure, if they so wish. The services of the network utility operator will be retained and paid for by the rate paying residents of the settlements regardless of whether they connect to the services offered by the network utility operator or not.(i)</p> <p><i>Rate paying residents cannot therefore expect a rate rebate if they choose not to connect to the services offered by the network utility operator.</i></p> <p>3. Where the settlement is not</p> |

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| | | | | | | <p><i>serviced by a network utility operator for wastewater, water supply or stormwater, on site collection, treatment and disposal must be undertaken in accordance with NZS4404:2010 Land Development and Subdivision Infrastructure or the relevant Council Engineering Technical Standards. "The Standard encourages sustainable development and modern design." It therefore should promote the efficient collection of rainwater or ground water using sustainable and non-toxic materials which are safe for people and the environment.(i) The disposal of waste and stormwater must comply with the standard and therefore not cause pollution to the local environment or endanger any persons or property within neighbouring residential settlements.</i></p> |
| Cashmere Bay Dairy Ltd (S461) | S461.002 | Settlement Zone | SETZ - R1 | Amend | <p>CBDL submit that the grandfather clause in Rule SETZ - R1.1.i.a should be extended to include unserviced sites that have been lawfully established under the relevant District Plan. (refer to submission for details of the proposed CBDL subdivision). Noting that SETZ Settlement zone areas are typically not fully reticulated, there are sure to be a significant number of "unserviced" sites within the SETZ Settlement zone that have not been built on, which will subsequently be caught by this rule.</p> | <p>Amend rule as follows: Rule SETZ - R1 Activity Status Permitted Where: 1. Residential unit density is no more than: i. 1 unit per 500m² net site area in areas fully serviced by a network utility operator with wastewater, water supply and stormwater systems; or, except that: a. where smaller sites were lawfully established under the previous Buller, Grey or Westland District Plan then the residential unit density is one unit per site; or ii. 1 unit per 1000m² net site area in areas where there is of wastewater, water supply and stormwater systems; 2. Except that: i. where smaller sites were lawfully established under the previous operative Buller, Grey or Westland District Plan then the residential unit density is one residential unit per site; or</p> |

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| | | | | | | ii. In the SETZ - PREC4 - Rural Residential Precinct residential unit density is 1 unit per 4000m2 net site area. |
| Cashmere Bay Dairy Ltd (S461) | S461.003 | Settlement Zone | SETZ - R1 | Support | Rules SETZ - R1.2 and R1.3 will ensure that any new residential dwelling in the SETZ Settlement zone is appropriately serviced, regardless of the size of the title on which it is located or the availability of reticulated services. | Retain 1.2 and 1.3 as notified |
| Davis Ogilvie & Partners Ltd (S465) | S465.024 | Settlement Zone | SETZ - R1 | Amend | Subdivision Standard SUB - S1(e) states that minimum lot sizes in the Settlement zones is set as "1000m2 in unsewered areas and 500m2 in sewerred areas". This is inconsistent with Rule SETZ - R1 in the zone rules section, which requires the smaller 500m2 sections to be "fully serviced by a network utility operator with wastewater, water supply and stormwater systems". We submit that these rules should be consistent; and support the Subdivision Standard approach of applying the minimum area to sewerred vs unsewerred sites. | Amend to be consistent with the subdivision standard approach of applying the minimum area to sewerred vs unsewerred sites . |
| Davis Ogilvie & Partners Ltd (S465) | S465.026 | Settlement Zone | SETZ - R1 | Amend | Rule SETZ - R1 (Residential Activities and Residential Buildings - Density) includes a grandfather clause (Rule R1.1.i.a) allowing the establishment of residential units on fully serviced sites lawfully established under existing District Plans. We submit that the grandfather clause in Rule SETZ - R1.1.i.a should be extended to include unsewerred sites that have been lawfully established under the relevant District Plan. Noting that SETZ Settlement zone areas are typically not fully reticulated, there are sure to be a significant number of "unsewerred" sites within the SETZ | Amend the rule to the following wording: Rule SETZ - R1Activity Status Permitted Where: 1. Residential unit density is no more than: i. 1 unit per 500m2 net site areain areas fully serviced by anetwork utility operator with wastewater, water supply and stormwater systems; or , except that: a. where smaller sites were lawfully established under the previous Buller, Grey or Westland District Plan then the residential unit density is unit per site; ii. 1 unit per 1000m2 net site area in areas where there is of wastewater, water supply and |

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| | | | | | Settlement zone that have not been built on, which will subsequently be caught by this rule. | stormwater systems; 2. Excepti. where smaller sites were lawfully established under the previous operative Buller,Grey or Westland District Plan then the residential unit density is one residential unit per site; or ii. In the SETZ - PREC4 - Rural Residential Precinct residential unit density is 1 unit per 4000m2 net site area. |
| Davis Ogilvie & Partners Ltd (S465) | S465.027 | Settlement Zone | SETZ - R1 | Support | Rules SETZ - R1.2 and R1.3 will ensure that any new residential dwelling in the SETZ Settlement zone is appropriately serviced, regardless of the size of the title on which it is located or the availability of reticulated services. | Retain SETZ R1.2 and R1.3 as notified |
| Davis Ogilvie & Partners Ltd (S465) | S465.028 | Settlement Zone | SETZ - R1 | Amend | As all servicing matters will have been considered and approved at the time of subdivision and/or are covered by Rule SETZ - R1.2 and R1.3, requiring land use consent to build on existing sections will not achieve the purpose of the RMA as it creates an unnecessary administrative workload for Council planners. SETZ - R1 as notified also does not enable the community to provide for their social and economic wellbeing because it will not allow for the most efficient and effective development of land already earmarked and subdivided for future residential use. | Amend the rule so that building on existing sections is provided for as a Permitted Activity |
| Jane Whyte & Jeff Page (S467) | S467.039 | Settlement Zone | SETZ - R1 | Support in part | Support SET-R1(i)(a) | Retain provision providing the ability to utilise smaller sites which have been lawfully established. |
| Buller District Council (S538) | S538.553 | Settlement Zone | SETZ - R1 | Oppose in part | Council generally supports Rule 1, but queries whether clause 1(ii) is needed given existing use rights cover the situation of lawfully established residential units. Council also seeks that mandatory | Amend Rule 1 as follows: Residential unit density is no more than: i)–1 unit per 500m ² net site area in areas fully serviced by a network utility operator with wastewater, water supply and stormwater systems,except |

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| | | | | | connection to services covered in Clause 2 is qualified by the requirement that the community scheme has capacity. | that:1. Where smaller sites were lawfully established under the previous Buller, Grey or Westland District Plan then the residential unit density is one residential unit per site; 2. Where the settlement is serviced by a network utility operator for wastewater, water supply or stormwater all residential units and provided there is capacity , buildings used for a residential activity must be connected to the community wastewater, water supply and stormwater infrastructure. |
| Buller Conservation Group (S552) | S552.186 | Settlement Zone | SETZ - R1 | Amend | Composting toilets and collection of rainwater for drinking should be accommodated for. | 2...or alternatively serviced by composting toilets and independent collection of rainwater for drinking |
| Frida Inta (S553) | S553.186 | Settlement Zone | SETZ - R1 | Amend | Composting toilets and collection of rainwater for drinking should be accommodated. | 2...or alternatively serviced by composting toilets and independent collection of rainwater for drinking |
| Chris & Jan Coll (S558) | S558.592 | Settlement Zone | SETZ - R1 | Amend | note that system capacity must be considered. | Amend so that existing system capacity is considered. |
| Chris & Jan Coll (S558) | S558.594 | Settlement Zone | SETZ - R1 | Amend | The escalation of non-compliance is too severe. | Amend Activity status when compliance not achieved to be Controlled Activities. |
| Chris J Coll Surveying Limited (S566) | S566.592 | Settlement Zone | SETZ - R1 | Amend | note that system capacity must be considered. | Amend so that existing system capacity is considered. |
| Chris J Coll Surveying Limited (S566) | S566.594 | Settlement Zone | SETZ - R1 | Amend | The escalation of non-compliance is too severe. | Amend Activity status when compliance not achieved to be Controlled Activities. |
| William McLaughlin (S567) | S567.629 | Settlement Zone | SETZ - R1 | Amend | note that system capacity must be considered. | Amend so that existing system capacity is considered. |
| William McLaughlin (S567) | S567.630 | Settlement Zone | SETZ - R1 | Amend | The escalation of non-compliance is too severe. | Amend Activity status when compliance not achieved to be Controlled Activities. |

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| Fire and Emergency New Zealand (S573) | S573.063 | Settlement Zone | SETZ - R1 | Support in part | <p>Fire and Emergency supports in part the standards with SETZ-R1, subject to an amendment to standard 2 that requires residential activities and units to provide firefighting water supply where not connected to reticulated public water supply.</p> <p>It is noted there are cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB - Subdivision chapter, specifically, SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is requested in the 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.</p> | Add new standard as follows: 2. Where the settlement is serviced by a network utility operator for wastewater, water supply or stormwater all residential units and buildings used for a residential activity must be connected to the community wastewater, water supply and stormwater infrastructure a. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. |
| Laura Coll McLaughlin (S574) | S574.592 | Settlement Zone | SETZ - R1 | Amend | note that system capacity must be considered. | Amend so that existing system capacity is considered. |
| Laura Coll McLaughlin (S574) | S574.594 | Settlement Zone | SETZ - R1 | Amend | The escalation of non-compliance is too severe. | Amend Activity status when compliance not achieved to be Controlled Activities. |
| David Ellerm (S581) | S581.056 | Settlement Zone | SETZ - R1 | Amend | | add 4. Where on site collection, treatment and disposal of wastewater to land are undertaken, a building permit must be accompanied by a site assessment of the lands permeability undertaken by qualified and experienced practitioner. The |

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| | | | | | | assessment will determine the suitability of the lands capacity for ground soakage for the proposed residential occupation capacity. The on site disposal must not be within a ground water source protection zone. |
| Grey District Council (S608) | S608.766 | Settlement Zone | SETZ - R1 | Support | Support that all residential units where serviced by a network utility operator for wastewater, water supply or stormwater all residential units and buildings must be connected to the community wastewater, water supply and stormwater infrastructure; and where the settlement is not serviced on site collection, treatment and disposal must be undertaken in accordance with NZS4404:2010 or the relevant Council Engineering Technical standards. | Retain as proposed. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1032 | Settlement Zone | SETZ - R1 | Support | We support this rule and the residential unit densities shown in clause (1) as the minimum lot sizes should be adequate to support on-site wastewater systems operating in a sanitary manner ensuring the effluent is adequately treated on site so as to not cause a nuisance to neighbouring properties for good public health outcomes. | Retain rule. |
| Teresa Wyndham-Smith (S312) | S312.005 | Settlement Zone | SETZ - R2 | Support | I support these rules as they offer some protection from over development in a rural residential area such as ours | Retain the rules on maximum height, site coverage, floor area and projection. |
| Marie Elder (S352) | S352.004 | Settlement Zone | SETZ - R2 | Amend | I support R2, 1- 4,6: Rules on maximum height, site coverage, floor area and projection REASON: to protect as much natural habitat and ambience as is possible within a residential area. I seek that R2, 5a: Rule for "the Kumara Junction Developments area" also be applied to the Ross Subdivision Punakaiki. And that, if a 5m buffer zone is not possible | Retain draft Rule 2, apply Clause 5a to the Ross Subdivision at Punakaiki as well as Kumara Junction. |

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| | | | | | within a narrow section for example, a screen of native vegetation must still be in place. REASON: we understood similar protections were originally part of the BDC rules for our subdivision and wish to see them reinstated. | |
| Waka Kotahi NZ Transport Agency (S450) | S450.284 | Settlement Zone | SETZ - R2 | Support | Waka Kotahi supports the advice note on reverse sensitivity for noise if a residential building or noise sensitive activity is located in the specified proximities to the state highway. | Retain as proposed. |
| Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464) | S464.036 | Settlement Zone | SETZ - R2 | Amend | Supermarkets have a functional and operational need for different, more flexible, urban design elements to achieve quality design outcomes. | Where: 1. The maximum height above ground level for buildings is: i. 10m for residential buildings and Emergency Service Facilities and 7m for accessory buildings; except ii. No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine; iii. 7m for buildings in the SETZ - PREC3 - Coastal Settlement Precinct; and iv. 12m for buildings in the SETZ - PREC2 - Settlement Centre Precinct and existing supermarkets ; 2. The maximum site coverage is: 40%; except Maximum site coverage is 60% in the SETZ - PREC2 - Settlement Centre Precinct The maximum gross ground floor area of any one building Is 350m ² ; except In the SETZ - PREC3 - Coastal Settlement Precinct the gross ground floor area is a maximum of 200m ² total for all buildings on the site Buildings are setback from boundaries as follows: 5m from the road and any GRUZ - General |

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| | | | | | | <p>Rural or INZ Industrial Zone boundary and 1m from internal boundaries; except ii. In the SETZ - PREC4 - Rural Residential Precinct all buildings are setback 10m from road boundaries, residential buildings are setback 10m from the internal boundaries and non-residential buildings are setback 5m from internal boundaries;</p> <p>iii. In the SETZ - PREC2 - Settlement Centre Precinct no setback from the road boundary is required where there is a verandah provided over an adjacent footpath.</p> <p>In the Kumara Junction Developments area: ... Existing supermarkets in Settlement Zones are not subject to condition 2, 3, and 4 of this rule.</p> |
| Radio New Zealand (S476) | S476.042 | Settlement Zone | SETZ - R2 | Amend | | <p>RNZ support a permitted activity status for buildings that comply with standards and a discretionary status for activities that do not. 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.</p> <p>As RNZ has the technical expertise and operational ability to assist applicants in ensuring the risk of EMR coupling is addressed, RNZ seeks the below text is added to the Advice Note. 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.</p> <p>Advice Note:</p> |

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| | | | | | | 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 such consent application. |
| Buller District Council (S538) | S538.554 | Settlement Zone | SETZ - R2 | Oppose in part | <p>Council generally supports the building design standards, with the exception of the following matters.</p> <p>Clause 1 sets the maximum height of buildings within the Settlement Centre Precinct at 12m. Council does not consider that 12m is compatible with the existing character of the District's settlements and Council requests that the height is reduced to 10m in the Settlement Centre Precinct.</p> <p>Clause 4 sets down building setbacks, with Council seeking an additional standard. Council requests that any building used for sensitive activities is setback a minimum of 150m from any wastewater treatment facilities, including oxidation ponds. This is relevant to the Reefton wastewater treatment facilities which, while designated (BDC35), adjoins the Rural Residential precinct to the north and Council wishes to avoid any reverse sensitivity issues that may arise if residential or commercial activities are located in proximity to the facilities.</p> | <p>Amend Rule 2 as follows:</p> <p>1. The maximum height above ground level for buildings is:.... (iv) 4210m for buildings in the SETZ - PREC2 - Settlement Centre Precinct;.... 6. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to ... 7. No building associated with sensitive activities shall be located within 150m of a designated Wastewater Treatment Facility site boundary. Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</p> <p>Give consideration to inserting a table incorporating the applicable height, bulk, site coverage and boundary setbacks for each</p> |

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| | | | | | <p>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.</p> <p>Council is concerned with the level of detail covering multi precincts addressed by this rule, this is difficult to follow and potentially confusing for plan users. Council requests that consideration be given to incorporating the height, bulk, site coverage and boundary setback standards into a table for ease of reference.</p> | precinct. |
| Buller Conservation Group (S552) | S552.187 | Settlement Zone | SETZ - R2 | Support | Do not agree with it being a permitted activity. | change activity status to discretionary or reword to be 2000m2 or 10% of site, whichever is the lesser. |
| Frida Inta (S553) | S553.187 | Settlement Zone | SETZ - R2 | Support | Site' is important here - is that per legal title or per whole land holding in one. | change activity status to discretionary or reword to be 2000m2 or 10% of site, whichever is the lesser. |
| Chris & Jan Coll (S558) | S558.595 | Settlement Zone | SETZ - R2 | Amend | do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| Chris & Jan Coll (S558) | S558.596 | Settlement Zone | SETZ - R2 | Amend | The escalation of non-compliance is too severe. | Amend activity status when compliance not achieved to be Controlled Activities. |
| Chris J Coll Surveying Limited (S566) | S566.595 | Settlement Zone | SETZ - R2 | Amend | do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |

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| Chris J Coll Surveying Limited (S566) | S566.596 | Settlement Zone | SETZ - R2 | Amend | The escalation of non-compliance is too severe. | Amend activity status when compliance not achieved to be Controlled Activities. |
| William McLaughlin (S567) | S567.631 | Settlement Zone | SETZ - R2 | Amend | do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| William McLaughlin (S567) | S567.632 | Settlement Zone | SETZ - R2 | Amend | The escalation of non-compliance is too severe. | Amend activity status when compliance not achieved to be Controlled Activities. |
| Fire and Emergency New Zealand (S573) | S573.064 | Settlement Zone | SETZ - R2 | Support | Fire and Emergency support the inclusion of Emergency Service facilities to have a maximum height of 10m. | No amendment sought |
| Laura Coll McLaughlin (S574) | S574.595 | Settlement Zone | SETZ - R2 | Amend | do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| Laura Coll McLaughlin (S574) | S574.596 | Settlement Zone | SETZ - R2 | Amend | The escalation of non-compliance is too severe. | Amend activity status when compliance not achieved to be Controlled Activities. |
| David Ellerm (S581) | S581.057 | Settlement Zone | SETZ - R2 | Amend | | Amend 1. i. 4-8m for residential buildings and Emergency Service Facilities and 7 5m for accessory buildings |
| David Ellerm (S581) | S581.058 | Settlement Zone | SETZ - R2 | Amend | | Amend 2. i 40% 35% |
| Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605) | S605.029 | Settlement Zone | SETZ - R2 | Oppose in part | 200m2 gross ground floor area within the coastal precinct is insufficient | Amend SETZ - R 2 as follows: Activity Status Permitted Where: ... 3. The maximum gross ground floor area of any one building is 350m2; except In the SETZ - PREC3 - Coastal Settlement Precinct the gross ground floor area is a maximum of 250 200 m2 total for all buildings on the site. |
| Grey District Council (S608) | S608.119 | Settlement Zone | SETZ - R2 | Amend | The term "non-residential buildings" could be interpreted in multiple ways | 4.ii. Amend to define what is meant by "non-residential" buildings i.e. is it a building where a commercial or industrial activity occurs or is it accessory buildings? |
| Grey District Council (S608) | S608.767 | Settlement Zone | SETZ - R2 | Support | Support the setback from road boundary; support that no building or structure or tree | Retain as proposed. |

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| | | | | | shall protrude into the Airport approach path of any airport or aerodrome described in appendix 9. | |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1033 | Settlement Zone | SETZ - R2 | Support | We support this rule. | Retain rule. |
| Teresa Wyndham-Smith (S312) | S312.006 | Settlement Zone | SETZ - R3 | Support | This would help protect the outstanding natural environment and prevent potential development which would disrupt and spoil the area | I support that new buildings are no more than 100m ² in ground floor area and additions to existing buildings add up to no more than 50m ² ground floor area in areas such as ours (Coastal Settlement Precinct) |
| Teresa Wyndham-Smith (S312) | S312.007 | Settlement Zone | SETZ - R3 | Support | This would help protect the existing outstanding natural environment and prevent intrusive development | Retain the requirement that commercial activity in the coastal settlement precinct requires resource consent |
| Marie Elder (S352) | S352.009 | Settlement Zone | SETZ - R3 | Support | REASON: protect the existing outstanding natural environment and prevent intrusive development | Retain <i>"New buildings are no more than 100m² in ground floor area and additions to existing buildings add up to no more than 50m² ground floor area"</i> |
| Buller District Council (S538) | S538.555 | Settlement Zone | SETZ - R3 | Oppose in part | Council considers that the maximum floor area of 100m ² for new buildings in the Coastal Settlement Precinct is too restrictive and requests that this be increased to 150m ² . The current BDP allows 150m ² buildings within the Paparaoa Character Area and Council considers this has achieved appropriate outcomes in this sensitive environment and suggests the same ground floor standard be applied. | Amend Rule 3 as follows: 2 . New buildings are no more than 100150m ² in ground floor area and additions to existing buildings add up to no more than 50m ² ground floor area. |
| Chris & Jan Coll (S558) | S558.597 | Settlement Zone | SETZ - R3 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3 does not preclude the application of this rule. |

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| Chris & Jan Coll (S558) | S558.598 | Settlement Zone | SETZ - R3 | Amend | Area sized are too restrictive. | Increase permissible ground floor areas. |
| Chris J Coll Surveying Limited (S566) | S566.597 | Settlement Zone | SETZ - R3 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.598 | Settlement Zone | SETZ - R3 | Amend | Area sized are too restrictive. | Increase permissible ground floor areas. |
| William McLaughlin (S567) | S567.633 | Settlement Zone | SETZ - R3 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3 does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.634 | Settlement Zone | SETZ - R3 | Amend | Area sized are too restrictive. | Increase permissible ground floor areas. |
| Fire and Emergency New Zealand (S573) | S573.065 | Settlement Zone | SETZ - R3 | Support | Fire and Emergency support SETZ-R3 provided amendments are made to SETZ - R1 are completed. | Retained as notified |
| Laura Coll McLaughlin (S574) | S574.597 | Settlement Zone | SETZ - R3 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3 does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.598 | Settlement Zone | SETZ - R3 | Amend | Area sized are too restrictive. | Increase permissible ground floor areas. |
| Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605) | S605.030 | Settlement Zone | SETZ - R3 | Oppose | Onsufficient to provide for most residential activities which are an anticipated | Delete SETZ - R3.2 entirely. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1034 | Settlement Zone | SETZ - R3 | Support | | Support the policy |
| Waka Kotahi NZ Transport Agency (S450) | S450.285 | Settlement Zone | SETZ - R4 | Support | Waka Kotahi supports the advice note on reverse sensitivity for noise if a residential building or noise sensitive activity is | Retain as proposed. |

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| | | | | | located in the specified proximities to the state highway. | |
| Fire and Emergency New Zealand (S573) | S573.066 | Settlement Zone | SETZ - R4 | Support in part | <p>Fire and Emergency supports in part the standards with SETZ-R4, subject to an amendment to standard 3 that requires residential activities and units to provide firefighting water supply where not connected to reticulated public water supply.</p> <p>It is noted there are cases that developments will not require subdivision consent, and therefore will not be subject to the water supply provisions of the SUB - Subdivision chapter, specifically, SUB-S3 that requires subdividers to provide a water supply. Therefore, a new standard is requested in the 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.</p> | <p>Amendment sought</p> <p>3. In areas not serviced by reticulated wastewater, stormwater and water supply:</p> <p>i. The average residential building density is no more than one unit per 1000m² net site area, although areas can be clustered; and</p> <p>ii. On-site wastewater, water supply and stormwater systems are developed to serve the entire papakāinga.</p> <p>iii. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</p> <p>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</p> <p>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p> |
| Grey District Council (S608) | S608.768 | Settlement Zone | SETZ - R4 | Support | Support that the rule requires onsite wastewater, water supply and stormwater systems to be developed to serve the entire papakāinga. | Retain as proposed. |
| Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, | S620.248 | Settlement Zone | SETZ - R4 | Amend | Papakāinga residential units and residential activities should have the same building densities. | Correct the building densities within the rule and across the zones. Residential unit density is no more than:1 unit per 500m² |

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| Te Runanga o Makaawhio (S620) | | | | | | net site area in areas fully serviced by a network utility operator with wastewater, water supply and stormwater systems, except that: where smaller sites were lawfully established under the previous Buller, Grey or Westland District Plan then the residential unit density is one residential unit per site; or 1 unit per 1000m² net site area in areas where there is on site servicing of wastewater, water supply and stormwater systems; except |
| Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620) | S620.403 | Settlement Zone | SETZ - R4 | Amend | the rule only provides the ability to cluster units in areas not serviced by reticulation. | Include the following: (1) Units can be clustered. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1035 | Settlement Zone | SETZ - R4 | Support | We strongly support this rule enabling the housing needs of Poutini Ngāi Tahu whānau to be met in rural areas for good public health outcomes and community resilience. We support the residential unit densities shown in clause (3) as the minimum lot sizes should be adequate to support on-site wastewater systems operating in a sanitary manner ensuring the effluent is adequately treated on site so as to not cause a nuisance to neighbouring properties for good public health outcomes. | Retain rule. |
| Buller District Council (S538) | S538.556 | Settlement Zone | SETZ - R5 | Oppose in part | Council is concerned that the rule is overly complicated with the listed exclusions for settlement zones and considers that the only compatible agricultural activity is grazing of livestock, therefore requests the rule is amended accordingly. Clause 3(i) is not clear on whether it addresses free-range poultry and/or buildings but if the later, it appears to only require a 2m setback which is a lesser | Amend Rule 5 as follows: Activity Status Permitted Where: 2. The activity does not include; (a) Intensive indoor primary production; (b) The storage and disposal of soil or liquid animal waste not generated on the site; (c) Woodlots; (d) Stock sale yards; or (e) Farm quarries. 3. Performance standards for poultry farming and pig keeping apply as follows: i) For poultry setbacks of 10m from any residential |

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| | | | | | setback than the 5m setback for internal boundaries. It is considered that the rule should focus on the shelter or buildings used to house or feed poultry and that it would be prudent to have a rule that covers livestock generally to manage any potential noise or odour nuisance. | boundary building on another site and 2m from the site boundary; ii) For pig keeping setbacks of 50m from any residential building on another site and 100m for any shelter holding 4 or more pigs. 2. Agricultural activities are limited to the grazing of livestock where shelters and buildings used to house or feed livestock must be setback at least 30m from any boundary |
| Chris & Jan Coll (S558) | S558.599 | Settlement Zone | SETZ - R5 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.599 | Settlement Zone | SETZ - R5 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3 does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.635 | Settlement Zone | SETZ - R5 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3 does not preclude the application of this rule. |
| Fire and Emergency New Zealand (S573) | S573.067 | Settlement Zone | SETZ - R5 | Support in part | Fire and Emergency support these activities provided the provisions in SETZ-R1 are amended. | Retain as notified. |
| Laura Coll McLaughlin (S574) | S574.599 | Settlement Zone | SETZ - R5 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3 does not preclude the application of this rule. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1036 | Settlement Zone | SETZ - R5 | Support | We support this rule. | Retain rule. |
| Marie Elder (S352) | S352.010 | Settlement Zone | SETZ - R6 | Amend | REASON: protect the existing outstanding natural environment and prevent intrusive development. | Retain, adding REQUEST: that roadside signs e.g. advertising accommodation, should be small size and of non-intrusive colouring |

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| Buller District Council (S538) | S538.557 | Settlement Zone | SETZ - R6 | Oppose in part | Minor structures are required to comply with the Rule 2 standards, not all of which are relevant or necessary. Council considers that the only relevant Rule 2 standard is boundary setbacks, given Rule 6 already includes standards for area and height. | Amend Rule 6 as follows: 1. Structures are setback 5m from the road and 1m from internal boundaries All performance standards for Rule SETZ - R2 are complied with |
| Chris & Jan Coll (S558) | S558.600 | Settlement Zone | SETZ - R6 | Amend | Pre-existing non-compliance with performance standards for should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.600 | Settlement Zone | SETZ - R6 | Amend | Pre-existing non-compliance with performance standards for should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.636 | Settlement Zone | SETZ - R6 | Amend | Pre-existing non-compliance with performance standards for should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Fire and Emergency New Zealand (S573) | S573.068 | Settlement Zone | SETZ - R6 | Support in part | Fire and Emergency support these activities provided the provisions in SETZ-R1 are amended. | Retain as notified. |
| Laura Coll McLaughlin (S574) | S574.600 | Settlement Zone | SETZ - R6 | Amend | Pre-existing non-compliance with performance standards for should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| David Ellerm (S581) | S581.059 | Settlement Zone | SETZ - R6 | Amend | | 6. 2. Masts, poles, aerials, towers for wind/water turbines and pou whenua must not exceed 7 8 m in height; |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1037 | Settlement Zone | SETZ - R6 | Support | We support this rule. | Retain rule. |
| Marie Elder (S352) | S352.011 | Settlement Zone | SETZ - R7 | Support | REASON: protect the existing outstanding natural environment and prevent intrusive development | Retain rule |

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| Buller District Council (S538) | S538.558 | Settlement Zone | SETZ - R7 | Oppose | The Rule 7 performance standards duplicate the requirements of the Building Act and therefore Council considers it should be deleted. Any relocated building that is being used for residential purposes requires building consent for connection of services. Relocated buildings will still be subject to the general zone standards and this is considered sufficient control. | Delete Rule 7. |
| Chris & Jan Coll (S558) | S558.601 | Settlement Zone | SETZ - R7 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.601 | Settlement Zone | SETZ - R7 | Support | | Retain |
| William McLaughlin (S567) | S567.637 | Settlement Zone | SETZ - R7 | Support | | Retain |
| Fire and Emergency New Zealand (S573) | S573.069 | Settlement Zone | SETZ - R7 | Support in part | Fire and Emergency support these activities provided the provisions in SETZ-R1 are amended. | Retain as notified. |
| Laura Coll McLaughlin (S574) | S574.601 | Settlement Zone | SETZ - R7 | Support | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1038 | Settlement Zone | SETZ - R7 | Support | We support this rule. | Retain rule. |
| Chris & Jan Coll (S558) | S558.175 | Settlement Zone | SETZ - R8 | Oppose | These are unnecessary and too restrictive. | Delete |
| Chris & Jan Coll (S558) | S558.602 | Settlement Zone | SETZ - R8 | Oppose | This rule is unnecessary. | Delete |
| Chris J Coll Surveying Limited (S566) | S566.175 | Settlement Zone | SETZ - R8 | Oppose | These are unnecessary and too restrictive. | Delete |
| Chris J Coll Surveying Limited (S566) | S566.602 | Settlement Zone | SETZ - R8 | Oppose | This rule is unnecessary. | Delete |
| William McLaughlin (S567) | S567.025 | Settlement Zone | SETZ - R8 | Oppose | These are unnecessary and too restrictive. | Delete |

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| William McLaughlin (S567) | S567.638 | Settlement Zone | SETZ - R8 | Oppose | This rule is unnecessary. | Delete |
| Greg Maitland (S571) | S571.004 | Settlement Zone | SETZ - R8 | Amend | Time frames for completion to code, of relocated buildings could prove onerous. | Amend timeframe to 24 months |
| Fire and Emergency New Zealand (S573) | S573.070 | Settlement Zone | SETZ - R8 | Support in part | Fire and Emergency support these activities provided the provisions in SETZ-R1 are amended. | Retain as notified. |
| Laura Coll McLaughlin (S574) | S574.175 | Settlement Zone | SETZ - R8 | Oppose | These are unnecessary and too restrictive. | Delete |
| Laura Coll McLaughlin (S574) | S574.602 | Settlement Zone | SETZ - R8 | Oppose | This rule is unnecessary. | Delete |
| David Ellerm (S581) | S581.061 | Settlement Zone | SETZ - R8 | Amend | | Add 6. Any building consent granted meets all building act codes. 7. The property owner is bonded by council for works required for rules 3, four and five in the event of noncompliance of the 12 month time. |
| Grey District Council (S608) | S608.769 | Settlement Zone | SETZ - R8 | Support | Support the requirement for reinstatement work to include connections to all infrastructure. | Retain as proposed. |
| New Zealand Heavy Haulage Association Inc (S616) | S616.009 | Settlement Zone | SETZ - 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 |

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| | | | | | | <p>later than [2] months of the building being moved to the site.</p> <p>5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within [12] months of the building being delivered to the site. Without limiting (c) (above) This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</p> |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1039 | Settlement Zone | SETZ - R8 | Support | We support this rule setting appropriate standards for relocated buildings used as dwellings for good public health outcomes and community resilience. | retain the rule |
| Marie Elder (S352) | S352.012 | Settlement Zone | SETZ - R9 | Amend | REASON: noise travels through the quiet forest and disturbs both residents and other visitors. | Retain, adding REQUEST: all visitors and guests of any 'HomeBusiness' [including Air B&B and Backpackers] to not be permitted to socialise out of doors between the hours of 10pm and 8am and required to maintain quiet when moving about outside during these hours. |
| Waka Kotahi NZ Transport Agency (S450) | S450.286 | Settlement Zone | SETZ - R9 | Support in part | The intent of the rule for providing for home business in the rural zone is generally supported. However, the rule provides for a permitted pathway to allow for 10 heavy vehicle movements per day (the equivalent of up to 50 equivalent car movements) and either 30 light vehicle movements per day or 210 per week. This is considered to be a high level of permitted vehicle movements | Amend the rule to reduce the permitted level of vehicle movements to no more than 30 equivalent car movements per day. Over this level, use of the vehicle crossing is considered a high trip generating activity. |

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| | | | | | associated with a home business and it would not trigger any requirements for ensuring safe access is obtained to and from the site. If the site had an unsealed vehicle crossing with poor visibility, then this level of vehicle movements would be permitted. Based on current Waka Kotahi guidelines, this level of activity would trigger the need for a NZTA Diagram E vehicle crossing standard, which is sufficient for 30-100 vehicle movements per day to the state highway. It is recommended that the rule reduce the level of permitted vehicle movements . | |
| Jane Whyte & Jeff Page (S467) | S467.041 | Settlement Zone | SETZ - R9 | Oppose in part | The controls on home businesses are unnecessarily restrictive, given the scale and nature of the activities that exist within the Punakaiki Village. A number of the conditions in the rules are unnecessarily restrictive and do not recognise the current character in Punakaiki, particularly where people do not reside permanently. | Delete the word "permanently" from condition 3(ii)(b). |
| Buller District Council (S538) | S538.559 | Settlement Zone | SETZ - R9 | Oppose in part | Council supports the rule given the rising popularity for home businesses and the economic contribution these make to the District, but considers that criteria around what is an appropriate scale of home businesses is needed and would be helpful for plan users. Council suggests that this can be achieved by limiting the number of off-site employees engaged in the business to one full-time equivalent person. | Amend Rule 9 as follows: 3. Outside of the SETZ-PREC2 - Settlement Centre Precinct, there are no more than one full-time equivalent person engaged in the home business who reside off-site and hours of operation are limited to: |
| Chris & Jan Coll (S558) | S558.603 | Settlement Zone | SETZ - R9 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.603 | Settlement Zone | SETZ - R9 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | | does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.639 | Settlement Zone | SETZ - R9 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 does not preclude the application of this rule. |
| Fire and Emergency New Zealand (S573) | S573.071 | Settlement Zone | SETZ - R9 | Support in part | Fire and Emergency support these activities provided the provisions in SETZ-R1 are amended. | Retain as notified. |
| Laura Coll McLaughlin (S574) | S574.603 | Settlement Zone | SETZ - R9 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 does not preclude the application of this rule. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1040 | Settlement Zone | SETZ - R9 | Support | We support this rule. | Retain rule. |
| Westland District Council (S181) | S181.045 | Settlement Zone | SETZ - R10 | Amend | As above in the General Residential, Medium Density and Rural Lifestyle Zones above, Westland District Council agrees with Buller District Council's approach that residential visitor accommodation should only be permitted where the accommodation is a homestay with a permanent resident living on site. Given the noise, traffic and amenity affects caused by night to night accommodation in the settlement zone, it is considered that a Restricted Discretionary approach should be taken when considering the appropriateness of such activity. | Change wording in SETZ - R10 7. to read 'In the Westland and Buller Districts the accommodation is homestay accommodation with a permanent resident living onsite'.- Advice note wording changed to 'In the Westland and Buller Districts, where residential visitor accommodation has been lawfully established under the Westland or Buller District Plan provisions, then existing use rights apply. |
| Marie Elder (S352) | S352.013 | Settlement Zone | SETZ - R10 | Amend | SUPPORT: for future accommodation development in the Ross subdivision, particularly where buildings are constructed purely for short-term rental [as opposed to holiday homes often used by the owner/s and otherwise available for short-term | Retain for Ross subdivision, with additional rules Retain this Rule. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | rental]. REASON: an imbalance of commercial over residential accommodation places an unreasonable burden on residents within a small community. I believe an insupportable imbalance has already been reached in our small coastal settlement, with, at last count, more than 100 visitor beds [57 in backpacker accommodation and at least 45 in unhosted holiday accommodation] compared with 12 permanent residents. The impact of visitor beds is particularly significant as all dwellings in our community are located on a narrow, unsealed no-exit road only around 550m in length. Permanent residents would prefer more residents as neighbours rather than a constant in-out flow of tourists. | |
| Marie Elder (S352) | S352.015 | Settlement Zone | SETZ - R10 | Amend | I support this rule due to the issues at Te Miko, however I seek amendments that recognise issues that have arisen with tourist accommodation. Hartmount Place. | Amend rules so that there are restrictions on the number and size of buses entering Hartmount Place; there is a specific prohibition on vehicles reversing in, or onto, Hartmount or Ross Place i.e. they must actually have turnaround room on site; Accommodation providers be required, where there are multiple units, to offer numbered parking spaces to be reserved when accommodation is booked, to ensure no parking overflow onto road or other people's property; no further clearance of indigenous vegetation to create commercial parking. |
| Jane Whyte & Jeff Page (S467) | S467.042 | Settlement Zone | SETZ - R10 | Oppose in part | The control on visitor accommodation are unnecessarily restrictive, given the scale and nature of the activities that exist within the Punakaiki Village. A number of the conditions in the rules are unnecessarily restrictive and do not recognise the current | Delete conditions 1, 3 and 7 |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | character in Punakaiki, particularly where people do not reside permanently. | |
| Buller District Council (S538) | S538.560 | Settlement Zone | SETZ - R10 | Support | Rule 10 is supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.605 | Settlement Zone | SETZ - R10 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.605 | Settlement Zone | SETZ - R10 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.640 | Settlement Zone | SETZ - R10 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 does not preclude the application of this rule. |
| Fire and Emergency New Zealand (S573) | S573.072 | Settlement Zone | SETZ - R10 | Support in part | Fire and Emergency support these activities provided the provisions in SETZ-R1 are amended. | Retain as notified. |
| Laura Coll McLaughlin (S574) | S574.605 | Settlement Zone | SETZ - R10 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 does not preclude the application of this rule. |
| Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605) | S605.031 | Settlement Zone | SETZ - R10 | Oppose | The requirement to meet the homestay definition in the Buller District is unnecessary | Delete SETZ - R10.7 entirely. |
| Grey District Council (S608) | S608.120 | Settlement Zone | SETZ - R10 | Amend | To ensure compliance is undertaken on this rule. | Amend rule to read: 5 "Records of letting activity must be provided to the District Council annually on request ;" |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1041 | Settlement Zone | SETZ - R10 | Support | We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes. | Retain rule. |

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| Waka Kotahi NZ Transport Agency (S450) | S450.287 | Settlement Zone | SETZ - R11 | Support | Waka Kotahi supports the advice note on reverse sensitivity for noise if a residential building or noise sensitive activity is located in the specified proximities to the state highway. | Retain as proposed. |
| Buller District Council (S538) | S538.561 | Settlement Zone | SETZ - R11 | Support | Rules 11 and 12 are supported, but Advice Note 2 refers to acoustic insulation requirements which Council is seeking to have removed. | Delete the Advice Notes relating to acoustic insulation. |
| Chris & Jan Coll (S558) | S558.606 | Settlement Zone | SETZ - R11 | Amend | do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| Chris & Jan Coll (S558) | S558.607 | Settlement Zone | SETZ - R11 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.606 | Settlement Zone | SETZ - R11 | Amend | do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| Chris J Coll Surveying Limited (S566) | S566.607 | Settlement Zone | SETZ - R11 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.641 | Settlement Zone | SETZ - R11 | Amend | do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| William McLaughlin (S567) | S567.642 | Settlement Zone | SETZ - R11 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Fire and Emergency New Zealand (S573) | S573.073 | Settlement Zone | SETZ - R11 | Support in part | Fire and Emergency support these activities provided the provisions in SETZ-R1 are amended. | Retain as notified. |
| Laura Coll McLaughlin (S574) | S574.606 | Settlement Zone | SETZ - R11 | Amend | do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |

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| Laura Coll McLaughlin (S574) | S574.607 | Settlement Zone | SETZ - R11 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1042 | Settlement Zone | SETZ - R11 | Support | We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes. | Retain rule. |
| Waka Kotahi NZ Transport Agency (S450) | S450.288 | Settlement Zone | SETZ - R12 | Support | Waka Kotahi supports the advice note on reverse sensitivity for noise if a residential building or noise sensitive activity is located in the specified proximities to the state highway. | Retain as proposed. |
| Ministry of Education Te Tāhuhu o Te Mātauranga (S456) | S456.051 | Settlement Zone | SETZ - R12 | Support | The Ministry supports these rules to manage the operation of educational facilities in the Settlement Zone. It is noted that amendments have been made to reflect more realistic standards for education facilities. | Retain as proposed |
| Buller District Council (S538) | S538.562 | Settlement Zone | SETZ - R12 | Support | Rules 11 and 12 are supported, but Advice Note 2 refers to acoustic insulation requirements which Council is seeking to have removed. | Delete the Advice Notes relating to acoustic insulation. |
| Chris & Jan Coll (S558) | S558.608 | Settlement Zone | SETZ - R12 | Amend | Do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| Chris & Jan Coll (S558) | S558.609 | Settlement Zone | SETZ - R12 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.608 | Settlement Zone | SETZ - R12 | Amend | Do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |

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| Chris J Coll Surveying Limited (S566) | S566.609 | Settlement Zone | SETZ - R12 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.643 | Settlement Zone | SETZ - R12 | Amend | Do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| William McLaughlin (S567) | S567.644 | Settlement Zone | SETZ - R12 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.608 | Settlement Zone | SETZ - R12 | Amend | Do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| Laura Coll McLaughlin (S574) | S574.609 | Settlement Zone | SETZ - R12 | Amend | Pre-existing non-compliance with performance standards should be recognised. | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1043 | Settlement Zone | SETZ - R12 | Support | We support this rule and appropriate standards in the Plan for community, educational, emergency service and recreational facilities for good public health outcomes. | Retain rule. |
| Marie Elder (S352) | S352.016 | Settlement Zone | SETZ - R13 | Support | protect the existing outstanding natural environment and prevent intrusive development | Retain rule |
| Waka Kotahi NZ Transport Agency (S450) | S450.289 | Settlement Zone | SETZ - R13 | Support | Waka Kotahi supports the rule as it provides for appropriate consideration of vehicle crossing and access standards in Appendix One Transport Performance Standards. | Retain as proposed. |
| Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464) | S464.037 | Settlement Zone | SETZ - R13 | Amend | Supermarkets will almost always breach conditions 4, 6, 7 or 8 despite being an existing activity in the SETZ. A restricted discretionary activity status is more appropriate where discretion would be limited to urban design and operational matters. | Activity status where compliance not achieved: Discretionary Restricted Discretionary |
| Buller District Council (S538) | S538.563 | Settlement Zone | SETZ - R13 | Oppose in part | Council is concerned with the inter-relationship of Rules 13 for Retail Activities and Rule 14 for Commercial Activities (other than retail, home business or visitor | Amend the heading of Rule 13 and include an additional standard as follows: Retail Commercial Activities other than Home Business or Visitor Accommodation. The |

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| | | | | | | activity does not occur in the SETZ-PREC3-Coastal Settlement Precinct or the SETZ-PREC4-Rural Residential Precinct. |
| Westland Farm Services (S550) | S550.018 | Settlement Zone | SETZ - R13 | Oppose | seeks the deletion of R13.9 which states that there will not be dust, odour or smoke generated by an activity. The management of air discharges is not appropriate in a District Plan context, and is covered by the West Coast Regional Air Plan. | Delete |
| Chris & Jan Coll (S558) | S558.610 | Settlement Zone | SETZ - R13 | Amend | pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.610 | Settlement Zone | SETZ - R13 | Amend | pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.645 | Settlement Zone | SETZ - R13 | Amend | pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Fire and Emergency New Zealand (S573) | S573.074 | Settlement Zone | SETZ - R13 | Support in part | Fire and Emergency support these activities provided the provisions in SETZ-R1 are amended. | Retain as notified. |
| Laura Coll McLaughlin (S574) | S574.610 | Settlement Zone | SETZ - R13 | Amend | pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| David Ellerm (S581) | S581.060 | Settlement Zone | SETZ - R13 | Amend | | 3. Where the activity ... within 40 5km of the site; |
| Grey District Council (S608) | S608.770 | Settlement Zone | SETZ - R13 | Support | Support the rule as it provides appropriate consideration of vehicle crossing and access standards in appendix one. | Retain as proposed. |

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| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1044 | Settlement Zone | SETZ - R13 | Support | We support this rule and appropriate standards in the Plan for retail activities in the Settlement Zone (SETZ) for good public health outcomes. | Retain rule. |
| Marie Elder (S352) | S352.017 | Settlement Zone | SETZ - R14 | Support | protect the existing outstanding natural environment and prevent intrusive development | Retain rule |
| Waka Kotahi NZ Transport Agency (S450) | S450.290 | Settlement Zone | SETZ - R14 | Support | Waka Kotahi supports the rule as it provides for appropriate consideration of vehicle crossing and access standards in Appendix One Transport Performance Standards. It also includes an advice note to address any potential noise effects for sensitive activities within close proximity to the state highway. | Retain as proposed. |
| Buller District Council (S538) | S538.564 | Settlement Zone | SETZ - R14 | Oppose | For the reasons set out above, Council seeks the removal of Rule 14. | Delete Rule 14. |
| Westland Farm Services (S550) | S550.019 | Settlement Zone | SETZ - R14 | Oppose | opposes the rule which restricts commercial activities in the Rural residential precinct. Some commercial activities are considered in a rural-residential context and this rule is overly restrictive. | Amend SETZ - R14 as follows: Where: 1. The activity does not occur in the SETZ - PREC3 - Coastal Settlement Precinct or the SETZ - PREC4 - Rural Residential Precinct; ... 6. No external generation of dust, odour or smoke occurs as part of the activity; and |
| Chris & Jan Coll (S558) | S558.611 | Settlement Zone | SETZ - R14 | Amend | Do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| Chris & Jan Coll (S558) | S558.612 | Settlement Zone | SETZ - R14 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.611 | Settlement Zone | SETZ - R14 | Amend | Do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |

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| Chris J Coll Surveying Limited (S566) | S566.612 | Settlement Zone | SETZ - R14 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.646 | Settlement Zone | SETZ - R14 | Amend | Do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| William McLaughlin (S567) | S567.647 | Settlement Zone | SETZ - R14 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Fire and Emergency New Zealand (S573) | S573.075 | Settlement Zone | SETZ - R14 | Support in part | Fire and Emergency support these activities provided the provisions in SETZ-R1 are amended. | Retain as notified. |
| Laura Coll McLaughlin (S574) | S574.611 | Settlement Zone | SETZ - R14 | Amend | Do not support that the rule requires compliance with NOISE - R3 | Delete advice note regarding NOISE - R3 requirements. |
| Laura Coll McLaughlin (S574) | S574.612 | Settlement Zone | SETZ - R14 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Grey District Council (S608) | S608.771 | Settlement Zone | SETZ - R14 | Support | Support the rule as it provides appropriate consideration of vehicle crossing and access standards in appendix one. | Retain as proposed. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1045 | Settlement Zone | SETZ - R14 | Support | We support this rule and appropriate standards in the Plan for commercial activities in the Settlement Zone (SETZ) for good public health outcomes. | Retain rule. |
| Lynley Hargreaves (S481) | S481.008 | Settlement Zone | SETZ - R15 | Oppose | Rules for mineral extraction are too weak. | Prospecting and Exploration should have similar limits placed on them to the current Westland District Plan |
| Buller District Council (S538) | S538.565 | Settlement Zone | SETZ - R15 | Oppose | Mineral prospecting and mineral exploration activities are not considered compatible with the residential character of settlement zones, therefore Council seeks to have this rule deleted. | Delete Rule 15. |
| Chris & Jan Coll (S558) | S558.613 | Settlement Zone | SETZ - R15 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM | Amend point 1 as follows: This is authorised under a prospecting or |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | | exploration permit from NZPAM where legally required; |
| Chris & Jan Coll (S558) | S558.614 | Settlement Zone | SETZ - R15 | Amend | We believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| Chris J Coll Surveying Limited (S566) | S566.613 | Settlement Zone | SETZ - R15 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM | Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required; |
| Chris J Coll Surveying Limited (S566) | S566.614 | Settlement Zone | SETZ - R15 | Amend | We believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| William McLaughlin (S567) | S567.648 | Settlement Zone | SETZ - R15 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM | Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required; |
| William McLaughlin (S567) | S567.649 | Settlement Zone | SETZ - R15 | Amend | We believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| Minerals West Coast (S569) | S569.025 | Settlement Zone | SETZ - R15 | Amend | Illogical to enable prospecting and exploration, but the same provisions classify mining as non-complying. | Amend to include mineral extraction |
| Laura Coll McLaughlin (S574) | S574.613 | Settlement Zone | SETZ - R15 | Amend | Not all prospecting or exploration is required to have a permit from NZPAM | Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required; |
| Laura Coll McLaughlin (S574) | S574.614 | Settlement Zone | SETZ - R15 | Amend | We believe the rule is also too restrictive. | Delete point 3 or extend the timeframe until a period after cessation of mining activity. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1046 | Settlement Zone | SETZ - R15 | Support in part | We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in | Amend SETZ-R15 as follows: Activity Status Permitted Where: 6. The site is not within a Drinking Water Source Protection Zone (SPZ). |

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| | | | | | accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting and mineral exploration activities to ensure that incidents similar to those affecting the Ross water supply do not happen again on the West Coast. | |
| WMS Group (HQ) Limited and WMS Land Co. Limited (S599) | S599.123 | Settlement Zone | SETZ - R16 | Amend | More enabling provisions for port activities in Jackson Bay | Where: 1. These are undertaken on lots fronting The Esplanade within the Jackson Bay Port Specific Control Area as follows: 3. Maximum building size is 500 200m² ; 4. Maximum building height is 10 5m ; |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1047 | Settlement Zone | SETZ - R16 | Support | We support this rule and appropriate standards in the Plan for port activities at Jackson Bay Port in the Settlement Zone (SETZ) for good public health outcomes | Retain rule. |
| Buller District Council (S538) | S538.566 | Settlement Zone | SETZ - R17 | Support | Rule 17 is supported. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.616 | Settlement Zone | SETZ - R17 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Chris & Jan Coll (S558) | S558.617 | Settlement Zone | SETZ - R17 | Amend | This rule is too restrictive. | Delete point 1. |
| Chris J Coll Surveying Limited (S566) | S566.616 | Settlement Zone | SETZ - R17 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.617 | Settlement Zone | SETZ - R17 | Amend | This rule is too restrictive. | Delete point 1. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| William McLaughlin (S567) | S567.650 | Settlement Zone | SETZ - R17 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.651 | Settlement Zone | SETZ - R17 | Amend | This rule is too restrictive. | Delete point 1. |
| Laura Coll McLaughlin (S574) | S574.616 | Settlement Zone | SETZ - R17 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.617 | Settlement Zone | SETZ - R17 | Amend | This rule is too restrictive. | Delete point 1. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1048 | Settlement Zone | SETZ - R17 | Support | We support this rule. | Retain rule. |
| Buller District Council (S538) | S538.567 | Settlement Zone | SETZ - R18 | Oppose | Council is seeking the removal of rules for Relocated Buildings, as discussed above. | Delete Rule 18. |
| Chris & Jan Coll (S558) | S558.186 | Settlement Zone | SETZ - R18 | Oppose | These are unnecessary and too restrictive. | Delete |
| Chris & Jan Coll (S558) | S558.618 | Settlement Zone | SETZ - R18 | Oppose | This rule is unnecessary. | Delete |
| Chris J Coll Surveying Limited (S566) | S566.186 | Settlement Zone | SETZ - R18 | Oppose | These are unnecessary and too restrictive. | Delete |
| Chris J Coll Surveying Limited (S566) | S566.618 | Settlement Zone | SETZ - R18 | Oppose | This rule is unnecessary. | Delete |
| William McLaughlin (S567) | S567.026 | Settlement Zone | SETZ - R18 | Oppose | These are unnecessary and too restrictive. | Delete |
| William McLaughlin (S567) | S567.652 | Settlement Zone | SETZ - R18 | Oppose | This rule is unnecessary. | Delete |
| Laura Coll McLaughlin (S574) | S574.186 | Settlement Zone | SETZ - R18 | Oppose | These are unnecessary and too restrictive. | Delete |
| Laura Coll McLaughlin (S574) | S574.618 | Settlement Zone | SETZ - R18 | Oppose | This rule is unnecessary. | Delete |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| David Ellerm (S581) | S581.062 | Settlement Zone | SETZ - R18 | Amend | | e. Compliance with any Character Area standards for the locality. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1049 | Settlement Zone | SETZ - R18 | Support | We support this rule. | Retain rule. |
| Buller District Council (S538) | S538.568 | Settlement Zone | SETZ - R19 | Support in part | <p>Council supports Rule 19, but seeks that the matters of discretion extend to shading and loss of sunlight, loss of privacy and character and amenity of surrounding area, given these are key considerations where boundaries are infringed.</p> <p>While it is recognised that design, size, height and location of buildings are likely to encompass some of these considerations, Council seeks to have these other matters explicitly included.</p> | <p>Amend Rule 19 as follows:</p> <p>(a) Design and location of buildings (b) Size and height of buildings; (c) Any requirements for financial contributions; (d) Design and location of parking and access; and (e) Landscape measures; (f) Shading and loss of sunlight to adjoining sites; (g) Loss of privacy to adjoining sites; and h) Character and amenity of the surrounding area</p> |
| Chris & Jan Coll (S558) | S558.619 | Settlement Zone | SETZ - R19 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.619 | Settlement Zone | SETZ - R19 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.653 | Settlement Zone | SETZ - R19 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |
| Laura Coll McLaughlin (S574) | S574.619 | Settlement Zone | SETZ - R19 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule. |

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| Grey District Council (S608) | S608.772 | Settlement Zone | SETZ - R19 | Support | Support the matters of discretion in relation to design and location of parking and access. | Retain as proposed. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1050 | Settlement Zone | SETZ - R19 | Support | We support this rule. | Retain rule. |
| Buller District Council (S538) | S538.569 | Settlement Zone | SETZ - R20 | Support in part | Rule 20 is supported, but as with Rule 19 above, Council seeks that the matters of discretion extends to shading and loss of sunlight, loss of privacy and coastal character and amenity of surrounding area, given these are likely to be key considerations | Amend Rule 20 as follows: Discretion is restricted to: (a) Design, size, height and location of buildings (b) Design, size and location of parking and access; (c) Any requirements for financial contributions; (d) Retention of existing vegetation; (e) Volume and location of earthworks; and (f) Landscape measures; (g) Shading and loss of sunlight to adjoining sites;(h) Loss of privacy to adjoining sites; and(i) Character and amenity of the surrounding area. |
| Chris & Jan Coll (S558) | S558.620 | Settlement Zone | SETZ - R20 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards Rule SETZ - R1 and R2 does not preclude the application of this rule. |
| Chris J Coll Surveying Limited (S566) | S566.620 | Settlement Zone | SETZ - R20 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards Rule SETZ - R1 and R2 does not preclude the application of this rule. |
| William McLaughlin (S567) | S567.654 | Settlement Zone | SETZ - R20 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards Rule SETZ - R1 and R2 does not preclude the application of this |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| | | | | | | rule. |
| Laura Coll McLaughlin (S574) | S574.620 | Settlement Zone | SETZ - R20 | Amend | Pre-existing non-compliance with performance standards should be recognised | Amend so that existing non-compliance with performance standards Rule SETZ - R1 and R2 does not preclude the application of this rule. |
| Grey District Council (S608) | S608.773 | Settlement Zone | SETZ - R20 | Support | Support the matters of discretion in relation to deigns, size and location of parking and access. Support that performance standards of SETZ R1 and RS are complied with. | Retain as proposed. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1051 | Settlement Zone | SETZ - R20 | Support | We support this rule. | Retain rule. |
| Buller District Council (S538) | S538.570 | Settlement Zone | SETZ - R21 | Support in part | Rule 21 is supported but as discussed above, Council seeks that the matters of discretion extends to loss of privacy and that amenity is not restricted to 'visual amenity' so as to ensure noise forms part of the considerations for visitor accommodation activities. It is also noted that clause (g) refers to 'rural character' when the rules are dealing with settlement zones, therefore it is suggested that the reference to 'rural' is removed | Amend Rule 21 as follows: Discretion is restricted to: (g) Effects on visual amenity and rural character of the surrounding area; and (h) Methods of wastewater treatment and disposal; and (i) Loss of privacy to adjoining sites. |
| Buller District Council (S538) | S538.571 | Settlement Zone | SETZ - R21 | Support in part | The rule numbering is incorrect as Rule 21 is repeated. The Rule is supported, but Council seeks to have the matters of discretion extended to include loss of privacy and character and amenity of the surrounding area given these are likely to be key considerations for community based activities etc. As Council is seeking removal of the acoustic | Correct the Rule numbering and amend as follows: Restriction is restricted to: (i) Acoustic and noise management requirements; (j) Loss of privacy to adjoining sites; and (k) Character and amenity of the surrounding area. |

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| | | | | | insulation rules, it is requested that clause (i) refer to noise in a general sense | |
| Chris & Jan Coll (S558) | S558.621 | Settlement Zone | SETZ - R21 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.621 | Settlement Zone | SETZ - R21 | Support | | Retain |
| William McLaughlin (S567) | S567.655 | Settlement Zone | SETZ - R21 | Support | | Retain |
| Fire and Emergency New Zealand (S573) | S573.076 | Settlement Zone | SETZ - R21 | Oppose | <p>Fire and Emergency do not support emergency service activities to be a restricted discretionary activity in the Settlement Zone.</p> <p>New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses.</p> <p>Fire and Emergency request that emergency service facilities are included as a permitted activity in the Settlement Zone with performance standards and where these are not met, a restricted discretionary activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings.</p> | New activity status sought SETZ - RX Emergency Service Activities Activity Status: Permitted |
| Laura Coll McLaughlin (S574) | S574.621 | Settlement Zone | SETZ - R21 | Support | | Retain |

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| Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd (S605) | S605.032 | Settlement Zone | SETZ - R21 | Support | Support restricted discretionary activity status for visitor accommodation | Retain as notified. |
| Grey District Council (S608) | S608.774 | Settlement Zone | SETZ - R21 | Support in part | Number needs fixed. (community facilities, education facilities etc) Support matter of discretion in relation to vehicle movements and access, design and location of parking and access, methods of water supply, wastewater and stormwater treatment and disposal. | Fix numbering. |
| Grey District Council (S608) | S608.776 | Settlement Zone | SETZ - R21 | Support | Support the matters of discretion in relation to deigns, size and location of parking and access, methods of wastewater treatment and disposal. Support that performance standards of SETZ R1 and RS are complied with. | Retain as proposed. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1052 | Settlement Zone | SETZ - R21 | Support | We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes | Retain rule. |
| Buller District Council (S538) | S538.572 | Settlement Zone | SETZ - R22 | Oppose in part | Council does not consider that rural industry or mineral prospecting or exploration activities will be appropriate in many locations of Settlement Zones as they can involve noise and other adverse effects that are not necessarily compatible with the level of amenity anticipated in settlement zones. Council seeks that the activity status for Rural Industry and Mineral Prospecting and Exploration activities is elevated to discretionary | Delete Rule 22. Consequential amendment to insert Rural Industry and Mineral Prospecting and Exploration Activities into the Discretionary rules. |
| Westland Farm Services (S550) | S550.020 | Settlement Zone | SETZ - R22 | Support | provides for rural industry as a restricted discretionary activity, including within the Rural-Residential Precinct and is supported. | retain |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Chris & Jan Coll (S558) | S558.622 | Settlement Zone | SETZ - R22 | Amend | We believe the rule is too restrictive. | Delete points 1-3. |
| Chris J Coll Surveying Limited (S566) | S566.622 | Settlement Zone | SETZ - R22 | Amend | We believe the rule is too restrictive. | Delete points 1-3. |
| William McLaughlin (S567) | S567.656 | Settlement Zone | SETZ - R22 | Amend | We believe the rule is too restrictive. | Delete points 1-3. |
| Laura Coll McLaughlin (S574) | S574.622 | Settlement Zone | SETZ - R22 | Amend | We believe the rule is too restrictive. | Delete points 1-3. |
| Grey District Council (S608) | S608.775 | Settlement Zone | SETZ - R22 | Support in part | Number needs fixed (Rural Industry) Support matters of discretion in relation to design and location of parking and access, methods of water supply, wastewater and stormwater treatment and disposal. | Fix numbering. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1053 | Settlement Zone | SETZ - R22 | Support | We support this rule and appropriate standards in the Plan for rural industry in the Settlement Zone (SETZ) for good public health outcomes. | retain the rule |
| Frank and Jo Dooley (S478) | S478.042 | Settlement Zone | SETZ - R23 | Amend | oversized fencing is a discrete activity and rule should mitigate amenity-based effects, | New Rule: [zone reference] - R[XX] Fences, Walls and Retaining Structures: Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures b. Height of structure's c. Shading and dominance effects on adjoining sites |
| Buller District Council (S538) | S538.573 | Settlement Zone | SETZ - R23 | Oppose in part | Council does not consider that rural industry or mineral prospecting or exploration activities will be appropriate in many locations of Settlement Zones as they can involve noise and other adverse effects that are not necessarily compatible with the level of amenity anticipated in settlement zones. Council seeks that the activity status for Rural Industry and | Delete Rule 22. Consequential amendment to insert Rural Industry and Mineral Prospecting and Exploration Activities into the Discretionary rules. |

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| | | | | | Mineral Prospecting and Exploration activities is elevated to discretionary | |
| Chris & Jan Coll (S558) | S558.623 | Settlement Zone | SETZ - R23 | Support | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.623 | Settlement Zone | SETZ - R23 | Support | | Retain |
| William McLaughlin (S567) | S567.657 | Settlement Zone | SETZ - R23 | Support | | Retain |
| Minerals West Coast (S569) | S569.026 | Settlement Zone | SETZ - R23 | Amend | Illogical to enable prospecting and exploration, but the same provisions classify mining as non-complying. | Amend to make mineral extraction a permitted activity |
| Laura Coll McLaughlin (S574) | S574.623 | Settlement Zone | SETZ - R23 | Support | | Retain |
| Frank O'Toole (S595) | S595.030 | Settlement Zone | SETZ - R23 | Amend | oversized fencing is a discrete activity and rule should mitigate amenity-based effects, | New Rule: [zone reference] - R[XX] Fences, Walls and Retaining Structures: Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures b. Height of structure's c. Shading and dominance effects on adjoining sites |
| Grey District Council (S608) | S608.777 | Settlement Zone | SETZ - R23 | Support | Number needs fixing (Mineral...) Support matters of discretion in relation to management of access, parking, traffic generation and transport of minerals from the site, design and location of ancillary buildings, structures and infrastructure. | Fix numbering. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1054 | Settlement Zone | SETZ - R23 | Support in part | We support this rule in part but recommend the same amendment as noted for RLZ-R15. | Amend GRUZ - R23 as follows: Activity Status Restricted Discretionary Where: The activity does not occur within an Outstanding Natural Landscape, Outstanding Natural Feature, a Historic Heritage site, a Significant Natural Area, a Site or Area of Significance, a Drinking Water Source |

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| | | | | | | Protection Zone , or an area of High or Outstanding Coastal Natural Character)refer to the relevant Overlay Chapter rules in relation to activities in these areas) |
| Buller District Council (S538) | S538.574 | Settlement Zone | SETZ - R24 | Support | Council supports Rules 24 to 28. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.197 | Settlement Zone | SETZ - R24 | Amend | These are unnecessary and too restrictive. | Delete rules related to relocated buildings and/or the references to relocated buildings. |
| Chris & Jan Coll (S558) | S558.624 | Settlement Zone | SETZ - R24 | Amend | Remove reference to relocated buildings. | Remove reference to relocated buildings. |
| Chris J Coll Surveying Limited (S566) | S566.197 | Settlement Zone | SETZ - R24 | 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) | S566.624 | Settlement Zone | SETZ - R24 | Amend | Remove reference to relocated buildings. | Remove reference to relocated buildings. |
| William McLaughlin (S567) | S567.027 | Settlement Zone | SETZ - R24 | Amend | These are unnecessary and too restrictive. | Delete rules related to relocated buildings and/or the references to relocated buildings. |
| William McLaughlin (S567) | S567.658 | Settlement Zone | SETZ - R24 | Amend | Remove reference to relocated buildings. | Remove reference to relocated buildings. |
| Laura Coll McLaughlin (S574) | S574.197 | Settlement Zone | SETZ - R24 | Amend | These are unnecessary and too restrictive. | Delete rules related to relocated buildings and/or the references to relocated buildings. |
| Laura Coll McLaughlin (S574) | S574.624 | Settlement Zone | SETZ - R24 | Amend | Remove reference to relocated buildings. | Remove reference to relocated buildings. |
| Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620) | S620.249 | Settlement Zone | SETZ - R24 | Support | It is not clear why SETZ - R24 and SETZ-R25 are separate rules given the format followed elsewhere with different status pathways depending on what standards are breached. | Suggest the rules are merged into one with the relevant status applying to different parts of the rule as been used elsewhere in the plan. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1055 | Settlement Zone | SETZ - R24 | Support | We support this rule. | Retain rule. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Frank and Jo Dooley (S478) | S478.036 | Settlement Zone | SETZ - R25 | Amend | Discretion should be restricted to amenity related aspects of the fence. | Amend to remove fences walls and retaining structures from the rule |
| Buller District Council (S538) | S538.575 | Settlement Zone | SETZ - R25 | Support | Council supports Rules 24 to 28. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.627 | Settlement Zone | SETZ - R25 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |
| Chris & Jan Coll (S558) | S558.628 | Settlement Zone | SETZ - R25 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Chris J Coll Surveying Limited (S566) | S566.627 | Settlement Zone | SETZ - R25 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |
| Chris J Coll Surveying Limited (S566) | S566.628 | Settlement Zone | SETZ - R25 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| William McLaughlin (S567) | S567.660 | Settlement Zone | SETZ - R25 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |
| William McLaughlin (S567) | S567.661 | Settlement Zone | SETZ - R25 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Laura Coll McLaughlin (S574) | S574.627 | Settlement Zone | SETZ - R25 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |
| Laura Coll McLaughlin (S574) | S574.628 | Settlement Zone | SETZ - R25 | Amend | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Frank O'Toole (S595) | S595.024 | Settlement Zone | SETZ - R25 | Amend | Discretion should be restricted to amenity related aspects of the fence. | Amend to remove fences walls and retaining structures from the rule |
| Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620) | S620.250 | Settlement Zone | SETZ - R25 | Support | It is not clear why SETZ - R24 and SETZ-R25 are separate rules given the format followed elsewhere with different status pathways depending on what standards are breached. | Suggest the rules are merged into one with the relevant status applying to different parts of the rule as been used elsewhere in the plan. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1056 | Settlement Zone | SETZ - R25 | Support | We support this rule. | Retain rule. |
| Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464) | S464.038 | Settlement Zone | SETZ - R26 | Amend | As above | a. Activity Status Discretionary Restricted Discretionary Discretion is restricted to: Design and location of buildings; Size and height of buildings; Vehicle movements and access; Design and location of parking and access; Landscape measures; Any requirement for financial contributions; Hours of operation; and Acoustic and noise management requirements |
| Buller District Council (S538) | S538.576 | Settlement Zone | SETZ - R26 | Support | Council supports Rules 24 to 28. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.629 | Settlement Zone | SETZ - R26 | Amend | | Retain |
| Chris J Coll Surveying Limited (S566) | S566.629 | Settlement Zone | SETZ - R26 | Amend | | Retain |
| William McLaughlin (S567) | S567.662 | Settlement Zone | SETZ - R26 | Amend | | Retain |
| Laura Coll McLaughlin (S574) | S574.629 | Settlement Zone | SETZ - R26 | Amend | | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1057 | Settlement Zone | SETZ - R26 | Support | We support this rule. | Retain rule. |
| Buller District Council (S538) | S538.577 | Settlement Zone | SETZ - R27 | Support | Council supports Rules 24 to 28. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.630 | Settlement Zone | SETZ - R27 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |

| Submitter | Submission Point | Plan Section | Provision | Position | Reasons | Decision Requested |
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| Chris & Jan Coll (S558) | S558.631 | Settlement Zone | SETZ - R27 | Support | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Chris J Coll Surveying Limited (S566) | S566.630 | Settlement Zone | SETZ - R27 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |
| Chris J Coll Surveying Limited (S566) | S566.631 | Settlement Zone | SETZ - R27 | Support | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| William McLaughlin (S567) | S567.663 | Settlement Zone | SETZ - R27 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |
| William McLaughlin (S567) | S567.664 | Settlement Zone | SETZ - R27 | Support | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Laura Coll McLaughlin (S574) | S574.630 | Settlement Zone | SETZ - R27 | Amend | We believe the rule is too restrictive. | Delete point 1 altogether. |
| Laura Coll McLaughlin (S574) | S574.631 | Settlement Zone | SETZ - R27 | Support | | Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved". |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1058 | Settlement Zone | SETZ - R27 | Support | We support this rule. | Retain rule. |
| Buller District Council (S538) | S538.578 | Settlement Zone | SETZ - R28 | Support | Council supports Rules 24 to 28. | Retain as notified. |
| Chris & Jan Coll (S558) | S558.632 | Settlement Zone | SETZ - R28 | Oppose | | Delete |
| Chris J Coll Surveying Limited (S566) | S566.632 | Settlement Zone | SETZ - R28 | Oppose | | Delete |
| William McLaughlin (S567) | S567.665 | Settlement Zone | SETZ - R28 | Oppose | | Delete |

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| Laura Coll McLaughlin (S574) | S574.632 | Settlement Zone | SETZ - R28 | Oppose | | Delete |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.1059 | Settlement Zone | SETZ - R28 | Support | We support this rule. | Retain rule. |
| Avery Bros (S510) | S510.073 | Settlement Zone | Settlement Zone | Support | We support that 95 Snodgrass Road is zoned Settlement Zone (i.e. Section 1 SO 14107 and Section 14 Town of Orowaiti). | Retain as notified. |
| Bradshaw Farms (S511) | S511.073 | Settlement Zone | Settlement Zone | Support | We support that 95 Snodgrass Road is zoned Settlement Zone (i.e. Section 1 SO 14107 and Section 14 Town of Orowaiti). | Retain as notified. |
| Paul Avery (S512) | S512.073 | Settlement Zone | Settlement Zone | Support | We support that 95 Snodgrass Road is zoned Settlement Zone (i.e. Section 1 SO 14107 and Section 14 Town of Orowaiti). | Retain as notified. |
| Brett Avery (S513) | S513.073 | Settlement Zone | Settlement Zone | Support | We support that 95 Snodgrass Road is zoned Settlement Zone (i.e. Section 1 SO 14107 and Section 14 Town of Orowaiti). | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.923 | Rural Zones | Overview | Support | Te Mana Ora supports the balanced management of rural zones which are essential to ensuring community resilience and good health outcomes for people and communities. Strong rural communities have strong social connections and strong connections to the natural environment which nourishes physical and emotional wellbeing. Prosperous rural businesses provide quality employment and job security which increases health and wellbeing of rural residents as well as making it easier to pursue a healthy lifestyle. | |
| Manawa Energy Limited (Manawa Energy) (S438) | S438.136 | Rural Zones | Overview | Support in part | Manawa supports the general reference to the location of energy generation sites within the Rural zone. However, the "Key points to note" section does not make specific reference to the role of Renewable Electricity Generation or infrastructure in | Retain reference to renewable electricity generation within the Overview, as notified. Amend the paragraph titled 'Key points to note' by adding an additional bullet point as follows: Regionally significant infrastructure, and renewable electricity |

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| | | | | | general, despite the inclusion of these matters in the strategic objectives for the District in relation to Connections and Resilience. Manawa requests that specific reference is made to these in the "Key points to note". | generation activities are provided for in the strategic directions around connections and resilience and are necessary activities within Rural zones. |
| Manawa Energy Limited (Manawa Energy) (S438) | S438.140 | General Rural Zone | Overview | Support in part | <p>Unlike the general overview section in the umbrella rural zone section, the specific overview for the General Rural zone does not mention the existing Renewable Electricity Generation activities at all. Manawa seeks that appropriate recognition of Renewable Electricity Generation activities and regionally significant infrastructure is provided in this overview.</p> <p>To ensure consistency within the pTTPP Manawa seeks that the term 'critical infrastructure' is replaced with 'regionally significant infrastructure'.</p> | <p>Amend the Overview as follows: The GRUZ - General Rural Zone is the largest zone ... The GRZ - General Rural Zone provides for primary production, such as pastoral farming, livestock, horticulture and forestry. It also provides for resource extraction such as quarrying and mining, regionally significant infrastructure, and intensive indoor farming, such as indoor poultry and pig farms. These activities have the potential to generate adverse activities beyond the boundaries of a site, for example: noises from farm animals and farm machinery, odour from dairy-sheds and associated effluent treatment and discharge systems, silage/baleage and agricultural fertiliser, light overspill, and traffic effects from milk tankers, aggregate trucks and stock trucks. The effects of rural production activities therefore need to be appropriately managed and mitigated, while recognising that the GRUZ - General Rural Zone is a production-oriented working environment that is characterised by these activities.</p> <p>The GRZ - General Rural Zone is also characterised by an open, vegetated landscape that is interspersed with low density buildings and structures that are predominantly used for rural activities, such as barns and sheds, or larger, more numerous buildings of industrial scale and appearance used for intensive primary production or rural industry. A number of renewable electricity generation activities are located</p> |

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| | | | | | | <p>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. Rural halls, domains and schools which serve the needs of the rural community are also present however there is a general lack of urban infrastructure in the zone such as street lighting and footpaths. Te Tai o Poutini Plan seeks to maintain this rural character.</p> <p>Where numerous or larger scale buildings or structures are proposed, their location, height and scale are managed to ensure development does not compromise the qualities of the rural setting or rural character. A range of structures associated with regionally significant infrastructure are also a feature of the rural areas. ...</p> |
| Frida Inta (S553) | S553.172 | Rural Zones | Overview | Amend | | 3rd paragraphor their proximity to resource extraction sites or the main centres meaning they are becoming more like commuter areas. |
| Department of Conservation (S602) | S602.228 | Rural Zones | Overview | Amend | Amend the overview so that it is explicit that the rural zones contain many different natural features including rivers, habitats of indigenous flora and fauna, and important landscapes. | Amend: Rural areas represent the majority of private land within the West Coast/Te Tai o Poutini. They are working environments - with farming, mining, tourism, horticulture, and forestry being undertaken alongside a number of smaller industries. They contain native bush, rivers , wetlands, habitats of indigenous flora and fauna , renewable electricity generation sites and national grid infrastructure. Rural areas are also residential environments - characterised by a lower levels of built development and greater separation distance from neighbours. The rural area is characterised by its open vistas |

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| | | | | | | and natural landscapes and features that are of importance to the wider community. Components of the rural area include the coastline, waterbodies, vegetation and the absence of built-up areas. |