



## Plan Sections: Planning Maps and Overlays

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](http://www.ttpn.nz)

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.594	Planning Maps and Overlays	Rural Lifestyle Zone	Amend	If SUB - S1 minimum allotment sizes are not amended as sought, seek rezone	SUB - S1 minimum allotment sizes are not amended as sought, then amend for Lot 1 DP 17338 (8677 State Highway 6) to become Rural Lifestyle Zone.
Marie Elder (S352)	S352.019	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	I oppose the identification of Barrytown flats as mineral extraction zone. It should be re-zoned appropriately to reflect an area which includes significant wetlands, coastal forest remnants, the flightpath of the threatened tāiko, wildlife habitat including that of the critically endangered bittern, freshwater systems, farms, homes, and small-scale businesses providing livelihood to locals such as holiday accommodation, small-scale gold mining and horse wagon tours. {refer original submission for detailed reasons}.	Remove the Mineral Extraction Zone from the Barrytown Flats.
TiGa Minerals and Metals Limited (S493)	S493.109	Planning Maps and Overlays	Mineral Extraction Zone	Support	That the Mineral Extraction Zone over the resource consent application area is retained.	Retain the Minerals Extraction Zone over Lot 1 DP 412689, RS 2847, and Section 5 Block V Waiwhero SD on the Barrytown Flats as notified, with amendments as proposed in relation to specific provisions throughout this submission.

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Buller Conservation Group (S552)	S552.053	Planning Maps and Overlays	SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES	Amend	Mokihinui Cemetary - Arch 2 on interactive TTPP map but is listed as Arch 3 in Schedule 1B	<b>Amend location of Mokihinui Cememtery consistent with Schedule 1B</b>
Gordon Bradley (S34)	S34.002	Planning Maps and Overlays	Planning Maps and Overlays	Oppose	Support the SNA as it has been ground truthed.	We do not agree with restrictions placed on the remainder of our titles of RS2720 and RS2722 or any other sections we may own. [property addresses tbc - Arnold Valley]
Jane Neale (S262)	S262.007	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Some zone boundaries follow ownership lines, some follow geographical lines, others are hard to tell why they were put where they were.	Ensure boundaries for zones are accurate and justifiable.
Kevin Klempel (S276)	S276.002	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The precincts are hard to differentiate and need to be more clearly defined on the maps so so that property owners know to which specific sub zone they are listed in and the consequential restrictions or activities required of them relative to other zones, from within the same document.	Amend the planning maps so the different precincts are clearly differentiated.
Ara Poutama Aotearoa, Department of Corrections (S349)	S349.012	Planning Maps and Overlays	Planning Maps and Overlays	Support in part	The e-plan incorrectly refers to the address for designation MCOR 1 - CCS Johnston Street, Greymouth as being 12 Johnston Street. Ara Poutama requests the address on the e-plan for designation MCOR 1 - CCS Johnston Street, Greymouth is amended to 20 Johnston Street. The e-plan incorrectly refers to the address for designation MCOR 2 - CCS Russell Street, Westport as being 76A	<ol style="list-style-type: none"> <li>1. Amend the address on the e-plan for designation MCOR 1-CCS Johnston Street, Greymouth is amended to 20 JohnstonStreet.</li> <li>2. Amend the address on the e-plan for designation MCOR 2 -CCS Russell Street, Westport is amended to 76 Russell Street.</li> <li>3. Amend the Proposed District Plan Zoning PDF Map 144 to show designation MCOR 2 - CCS Russell Street.</li> <li>4. Amend the Proposed District Plan Zoning PDF Map 171 to delete designation MCOR 3 - CCS Revell Street, Hokitika.</li> <li>5. Any consequential amendments required to</li> </ol>

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					<p>Russell Street. Ara Poutama requests the address on the e-plan for designation MCOR 2 - CCS Russell Street, Westport is amended to 76 Russell Street.</p> <p>The Proposed District Plan Zoning PDF Map 149 does not show designation MCOR 2 - CCS Russell Street, Westport. Ara Poutama requests designation MCOR 2 - CCS Russell Street is shown on the Proposed District Plan Zoning PDF Map 149.</p> <p>The Proposed District Plan Zoning PDF Map 171 shows designation MCOR 3 - CCS Revell Street, Hokitika. This site is no longer owned or operated by Ara Poutama, and the site is no longer required for community correction purposes.</p> <p>Ara Poutama requests the designation MCOR 3 - CCS Revell Street, Hokitika is deleted from the Proposed District Plan Zoning PDF Map 171</p>	give effect to this relief.
John Brazil (S360)	S360.047	Planning Maps and Overlays	Planning Maps and Overlays	Oppose in part	I oppose my property, Lot 1 DP 336364 (i.e. 261 Utopia Road Westport), being included in the General Rural Zone. It is more appropriately zoned Rural Lifestyle Zone in the same way adjacent properties are.	Amend so that my property, Lot 1 DP 336364 (i.e. 261 Utopia Road Westport), is zoned Rural Lifestyle Zone.
Gail Dickson (S407)	S407.005	Planning Maps and Overlays	Planning Maps and Overlays	Support in part	Some of the overlays seem to be excessive in the area they cover, or	Review natural hazard overlays for accuracy in alliance with the documentation you have used to

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					do not seem accurate if you know the area, and at other times you wonder how someone came to that decision. Too much chopping and changing when trying to understand the plan you keep getting directed to yet another overlay. Areas that have multiple overlays seem to be very restrictive in what they can do and require resource consent for multiple reasons.	create the overlays. Reduce the number of overlays.
Gail Dickson (S407)	S407.006	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Some of the overlays seem to be excessive in the area they cover, or do not seem accurate if you know the area, and at other times you wonder how someone came to that decision. Too much chopping and changing when trying to understand the plan you keep getting directed to yet another overlay. Areas that have multiple overlays seem to be very restrictive in what they can do and require resource consent for multiple reasons.	Review all overlays for accuracy. Reduce the number of overlays.
Rebecca Inwood (S422)	S422.002	Planning Maps and Overlays	Planning Maps and Overlays	Amend	I am concerned with the extend of various overlays and whether the boundaries are defined accurately and the potential for land use restrictions that are not warranted.	The extent of overlays should be re-assessed.
Rebecca Inwood (S422)	S422.004	Planning Maps and Overlays	Planning Maps and Overlays	Amend	I am concerned with the extend of various overlays and whether the boundaries are defined accurately and the potential for land use restrictions that are not warranted	The extent of overlays should be re-assessed.
Rebecca Inwood (S422)	S422.005	Planning Maps and Overlays	Planning Maps and Overlays	Amend	I am concerned with the extend of various overlays and whether the boundaries are defined accurately and the potential for land use restrictions that are not warranted	The extent of overlays should be re-assessed.

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KiwiRail Holdings Limited (S442)	S442.095	Planning Maps and Overlays	Planning Maps and Overlays	Support	KiwiRail supports the mapped extent of the rail lines as proposed.	Retain as proposed
Clare Backes (S444)	S444.001	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The maps are difficult to use as many areas outside of the urban areas show as unknown address and so it's difficult to understand what layers and zones apply to these areas. So the plan could not be used by a person seeking to buy or develop one of these areas, as they would not know what the restrictions are on the piece of land.	Improve the online mapping function to make it more comprehensive, to truly reflect the various zones, layers and precincts of the actual plan, and to be able to look up detail on all areas on the West Coast.
Waka Kotahi NZ Transport Agency (S450)	S450.326	Planning Maps and Overlays	Planning Maps and Overlays	Support in part	<p>Waka Kotahi supports the inclusion of the state highway designations on the planning maps, however notes that there are sections of the notified state highway designations that are not accurately represented on the planning maps. The designation boundaries need to be modified in discrete locations to incorporate the existing formed and operational road corridor. These modifications include:</p> <ul style="list-style-type: none"> <li>• extending the state highway designation to cover the full length of the state highway corridor (eg. SH67A);</li> <li>• widening the state highway corridor to either 10m from the road centreline (or to the adjoining fenceline); and</li> <li>• rectifying minor mapping errors.</li> </ul> <p>Waka Kotahi notes that the geospatial designation files were not correctly notified in some instances (eg. new road alignment for Taramakau River Bridge).</p> <p>These modifications will provide for the on-going operation, maintenance and mitigation of effects of the state</p>	<p>Waka Kotahi requests that the state highway designation geospatial shapefiles be modified to better reflect the existing formed and operational state highway corridor. Refer Attachment A for examples of where the state highway designation boundaries will be modified.</p> <p>Waka Kotahi is currently mapping the updated designation boundaries geospatially to accurately reflect the operational state highway corridors and will provide these to Council in due course.</p>

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					<p>highway, and will more accurately reflect the current use of the land as state highway corridor.</p> <p>The modifications will also identify where the road may be required to be legalised to correct any discrepancies with the existing road parcel boundaries. In most cases, these discrepancies are historical in nature and modifying the designation boundary through the district plan process allows an opportunity to rectify those. While this land is not currently legal road, it does form part of the constructed and fully operational state highway network. The proposed modifications are designating existing state highway infrastructure that is already formed and operational and is not in private use.</p> <p>Refer Attachment A for examples of where the state highway designation boundaries will be modified.</p> <p>Waka Kotahi is currently mapping the updated designation boundaries geospatially to accurately reflect the operational state highway corridors and will provide these to Council in due course.</p>	
Inger Perkins (S462)	S462.007	Planning Maps and Overlays	Planning Maps and Overlays	Amend	<p>Natural hazards are a feature of our future and TTPP needs to provide for planning for the future, for example moving coastal communities to higher ground in the coming few decades. The plan should not be making coastal areas more attractive for development</p>	Do not have medium density residential zone on the seaside of Revell St in Hokitika.

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Inger Perkins (S462)	S462.035	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The interactive map is a major step forward in the provision of this kind of information but needs more work to ensure it is as practical and useful as intend	There needs to be a means of establishing a zone or element of a map layer by a single click. All information for a location should be available including all layers that are ticked, as they are for example on the regional council's WestMaps. Include a topographic base map.
Davis Ogilvie & Partners Ltd (S465)	S465.040	Planning Maps and Overlays	Planning Maps and Overlays	Amend	From a consultant's perspective, it would be helpful to be able to save and/or print the TTPP planning maps at a defined scale. This does not appear to be possible at present.	Enable the maps to be able to be saved and printed at a defined scale.
Katherine Gilbert (S473)	S473.011	Planning Maps and Overlays	Planning Maps and Overlays	Amend	On the planning maps, Public Conservation Land (PCL) is not clearly distinguishable from other land, nor does it appear to have been consistently zoned in the One Plan.	Clearly identify public conservation land on planning maps, as a map layer selection option.
Russell and Joanne Smith (S477)	S477.023	Planning Maps and Overlays	Planning Maps and Overlays	Amend	a. there are existing controls in place in relation to the section which enable development of the section in a manner that is harmonious with the surroundings; b. the highly modified nature of the pockets of land to the south at Point Elizabeth Heights and to the north with other subdivisions c. The land will be zoned as rural lifestyle zone under the TTPP and the controls in place in the overlays are inappropriate; d. the West Coast Regional Land and Water Plan places restrictions on the clearance of vegetation on this property as it sits within the Greymouth Earthworks control area. Additional controls are considered an unnecessary duplication.	Pull the overlays back to the boundary of the Point Elizabeth Heights subdivision at Cobden to where it abuts the Rapahoe Scenic Range Reserve.
Tim Macfarlane (S482)	S482.023	Planning Maps and Overlays	Planning Maps and Overlays	Amend	a. there are existing controls in place in relation to the section which enable	Pull the overlays back to the boundary of the Point Elizabeth Heights subdivision at Cobden to

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					<p>development of the section in a manner that is harmonious with the surroundings;</p> <p>b. the highly modified nature of the pockets of land to the south at Point Elizabeth Heights and to the north with other subdivisions</p> <p>c. The land will be zoned as rural lifestyle zone under the TTPP and the controls in place in the overlays are inappropriate;</p> <p>d. the West Coast Regional Land and Water Plan places restrictions on the clearance of vegetation on this property as it sits within the Greymouth Earthworks control area. Additional controls are considered an unnecessary duplication.</p>	where it abuts the Rapahoe Scenic Range Reserve.
Claire & John West (S506)	S506.023	Planning Maps and Overlays	Planning Maps and Overlays	Amend	<p>a. there are existing controls in place in relation to the section which enable development of the section in a manner that is harmonious with the surroundings;</p> <p>b. the highly modified nature of the pockets of land to the south at Point Elizabeth Heights and to the north with other subdivisions</p> <p>c. The land will be zoned as rural lifestyle zone under the TTPP and the controls in place in the overlays are inappropriate;</p> <p>d. the West Coast Regional Land and Water Plan places restrictions on the clearance of vegetation on this property as it sits within the Greymouth Earthworks control area. Additional controls are considered an unnecessary duplication.</p>	Pull the overlays back to the boundary of the Point Elizabeth Heights subdivision at Cobden to where it abuts the Rapahoe Scenic Range Reserve.



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John Walsh (S527)	S527.001	Planning Maps and Overlays	Planning Maps and Overlays	Oppose	The submitter is concerned that the planning maps show two National Grid electricity lines running through their property. Transpower have indicated to the submitter that one or both of the lines would be removed as they may no longer be used as they once fed power to the decommissioned cement works at Cape Foulwind. The National Grid lines appearing on the planning maps for the property will limit future development of the site, and the submitter seeks that the lines be removed from the planning maps if the electricity lines are to be removed.	For the National Grid Lines to be removed from the Planning Maps at 169 Alma Road as they appear to be no longer part of the National Grid.
Lauren Nyhan Anthony Phillips (S533)	S533.023	Planning Maps and Overlays	Planning Maps and Overlays	Amend	a. there are existing controls in place in relation to the section which enable development of the section in a manner that is harmonious with the surroundings; b. the highly modified nature of the pockets of land to the south at Point Elizabeth Heights and to the north with other subdivisions c. The land will be zoned as rural lifestyle zone under the TTPP and the controls in place in the overlays are inappropriate; d. the West Coast Regional Land and Water Plan places restrictions on the clearance of vegetation on this property as it sits within the Greymouth Earthworks control area. Additional controls are considered an unnecessary duplication.	Pull the overlays back to the boundary of the Point Elizabeth Heights subdivision at Cobden to where it abuts the Rapahoe Scenic Range Reserve.
Buller District Council (S538)	S538.087	Planning Maps and Overlays	Planning Maps and Overlays	Not Stated	The State Highway road corridors are designated and displayed accordingly on the Plan maps but Council road	Council seeks that another tool bar is added to the maps that allow road reserve boundaries to be overlaid.

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					reserve does not. Council seeks that road reserve boundaries are added to the maps as this is often helpful information when assessing how proposals interact with road reserve.	
Peter Jefferies (S544)	S544.001	Planning Maps and Overlays	Planning Maps and Overlays	Oppose	I oppose the fact that the designation is arbitrary and does not relate to a technical assessment of Land Use Capability,	Remove the highly productive land precinct from the property (Lot 1 DP 3467, Section 2 BLK XV Waiwhero SD, Lot 1 DP 2743) in the Grey Valley, at 843 Atarau Road,
Westpower Limited (S547)	S547.501	Planning Maps and Overlays	Planning Maps and Overlays	Amend	10 West Drive Lot 10 DP 2757, The site has some hashed lines on the planning map	Delete hashed line shown in planning maps on land at 10 West Drive, Hokitika.
Buller Conservation Group (S552)	S552.015	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Trying to delineate zones in the interactive map is hard work.	Amend planning maps special zone shading and highlight zone information
Frida Inta (S553)	S553.015	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Trying to delineate zones in the interactive map is hard work.	Amend planning maps special zone shading and highlight zone information
Cape Foulwind Staple 1 Ltd (S557)	S557.001	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Some property boundaries are not showing on the maps.	That all of the Planning Maps accurately reflect the legal appellations at time of printing, and that Zones reflect appellation boundaries
Cape Foulwind Staple 1 Ltd (S557)	S557.004	Planning Maps and Overlays	Planning Maps and Overlays	Amend	This area is land associated within the amphitheatre surrounding the Main Quarry Lake, and is internally focussed. The nature of the site is not conducive to rural activities. It is a modified landscape centred around what is now a large lake, although it does present an attractive landscape. The proposed rural zoning would send the wrong signal to both the community and neighbouring landowners as rural activity is non-viable on this land. The Quarry Lake provides an amenity which would be best suited to a Rural Lifestyle	That the zoning of Quarry Lake shown as Area 6 on the plan in the submission be changed from General Rural to Rural Lifestyle

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					development, potentially with some form of tourism activity.	
Chris & Jan Coll (S558)	S558.398	Planning Maps and Overlays	Planning Maps and Overlays	Support	We support the proposed zonings of 105 Derby Street and 19 Brougham Street Westport.	Retain
Chris & Jan Coll (S558)	S558.716	Planning Maps and Overlays	Planning Maps and Overlays	Support	Rifle Range Protection Area	Retain Rifle Range Protection Area
Stewart & Catherine Nimmo (S559)	S559.023	Planning Maps and Overlays	Planning Maps and Overlays	Amend	a. there are existing controls in place in relation to the section which enable development of the section in a manner that is harmonious with the surroundings; b. the highly modified nature of the pockets of land to the south at Point Elizabeth Heights and to the north with other subdivisions c. The land will be zoned as rural lifestyle zone under the TTPP and the controls in place in the overlays are inappropriate; d. the West Coast Regional Land and Water Plan places restrictions on the clearance of vegetation on this property as it sits within the Greymouth Earthworks control area. Additional controls are considered an unnecessary duplication.	Pull the overlays back to the boundary of the Point Elizabeth Heights subdivision at Cobden to where it abuts the Rapahoe Scenic Range Reserve.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.014	Planning Maps and Overlays	Planning Maps and Overlays	Amend	On the planning maps, PCL is very difficult to distinguish from other Crown owned land or private land.	Clearly identify public conservation land on the planning maps.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.033	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Beyond urban areas there are a lot of properties for which the mapping tools say they cannot find an address. In those cases, there is no information. Even without an address the online map information for a property should be set out, including overlays and	a. Fix the map tool information so that all property information (i.e., zones and overlays) can be identified even when an address is not available. b. Add functionality to the map tool to enable individual special purpose zones to be selected.

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					zoning which apply. It is hard to tell the specific special purpose zones apart and to identify whether they overlap.	
Chris J Coll Surveying Limited (S566)	S566.398	Planning Maps and Overlays	Planning Maps and Overlays	Support	We support the proposed zonings of 105 Derby Street and 19 Brougham Street Westport.	Retain
Chris J Coll Surveying Limited (S566)	S566.716	Planning Maps and Overlays	Planning Maps and Overlays	Support	Rifle Range Protection Area	Retain Rifle Range Protection Area
William McLaughlin (S567)	S567.452	Planning Maps and Overlays	Planning Maps and Overlays	Support	We support the proposed zonings of 105 Derby Street and 19 Brougham Street Westport.	Retain
William McLaughlin (S567)	S567.741	Planning Maps and Overlays	Planning Maps and Overlays	Support	Rifle Range Protection Area	Retain Rifle Range Protection Area
Cape Foulwind Staple 2 Ltd (S568)	S568.001	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The proposed Planning Maps do not reflect current legal parcel boundaries.	That all of the Planning Maps accurately reflect the legal appellations at time of printing, and that Zones reflect appellation boundaries.
Cape Foulwind Staple 2 Ltd (S568)	S568.008	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Cape Foulwind Staple 2 Ltd is concerned about the renaming of Omau Village without public consultation as shown on Map 152. Map 152 is referenced as Cape Foulwind, which is considered inappropriate as this addresses the wider area, however the naming of the Village should correctly refer to as Omau	That the village of Omau is correctly referenced on Planning Map 152 and removing the reference Cape Foulwind.
Greg Maitland (S571)	S571.001	Planning Maps and Overlays	Planning Maps and Overlays	Amend	struggled with the use of the maps	Amend to clearly identify the colours on the Maps with those in the map legend
Laura Coll McLaughlin (S574)	S574.398	Planning Maps and Overlays	Planning Maps and Overlays	Support	We support the proposed zonings of 105 Derby Street and 19 Brougham Street Westport.	Retain
Laura Coll McLaughlin (S574)	S574.716	Planning Maps and Overlays	Planning Maps and Overlays	Support	Rifle Range Protection Area	Retain Rifle Range Protection Area

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Anthony Eden (S578)	S578.004	Planning Maps and Overlays	Planning Maps and Overlays	Amend	No summary of the accumulated effects of each section on particular areas	Amend to combine the cumulative effects of the plan on particular areas.
David Ellerm (S581)	S581.064	Planning Maps and Overlays	Planning Maps and Overlays	Amend		Identification of character area settlements via a new spatial layer with development rules and land use patterns to promote those areas of special character
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.124	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The Minerals Extraction Zones that have been mapped do not sufficiently cover mineral extraction activities on the West Coast	Amend the planning maps to include an additional Mineral Extraction Zone over Okari Road, 9 Mile, Westland Mineral Sands Co. Ltd
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.143	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Extend port zone for operations	Undertake necessary rezoning to ensure that the areas of the Westport and Greymouth Ports leased by West Coast Bulk Logistics Limited (or any other current or future subsidiary of WMS Group) are zoned Port Zone.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.163	Planning Maps and Overlays	Planning Maps and Overlays	Amend	no land zoned for port activities at Jackson Bay	Subject to discussions with the Council and landowners, rezoneland at Jackson Bay surrounding the wharf area where port based industrialactivities have operated and continue to operate, including the following landparcels: Section 209 Town of Arawata Section 8 Town of Arawata Section 9-10 Town of Arawata Section 208 Town of Arawata
Grey District Council (S608)	S608.497	Planning Maps and Overlays	Planning Maps and Overlays	Not Stated	It is recommended that all overlays be removed, reviewed and reassessed with new overlays created. Grey District Council acknowledges the benefit of overlays; however, they must be correct to be effective and beneficial to users. There are a number of overlays that extend over road boundaries and / or are noted as being incorrect.	It is recommended that all overlays be removed, reviewed and reassessed with new overlays created.

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Avery Brothers (S609)	S609.063	Planning Maps and Overlays	Planning Maps and Overlays	Support	That the properties owned by our family on Orowaiti Road and Brougham Street are zoned residential	Retain
Avery Brothers (S609)	S609.064	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Oppose the entire enclave of General Residential Zoning at Alma Road. We believe this should be General Rural Zone or Rural Lifestyle Zone.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as General Rural Zone or Rural Lifestyle Zone.
Avery Brothers (S609)	S609.065	Planning Maps and Overlays	Planning Maps and Overlays	Support	95 Snodgrass Road is zoned Settlement Zone	Retain
Avery Brothers (S609)	S609.066	Planning Maps and Overlays	Planning Maps and Overlays	Support	The land we own at 107 Alma Road is zoned General Rural Zone	Retain
Avery Brothers (S609)	S609.067	Planning Maps and Overlays	Planning Maps and Overlays	Support	That Lot 1 DP 17523 is zoned General Rural Zone (i.e. part of 103 Alma Road).	retain
Avery Brothers (S609)	S609.068	Planning Maps and Overlays	Planning Maps and Overlays	Support	That the land between our quarry and Pakihi Road is zoned General Rural Zone	retain
Avery Brothers (S609)	S609.069	Planning Maps and Overlays	Planning Maps and Overlays	Support	That the land that we own between Bulls Road and Bradshaws Road north of State Highway 67A is zoned General Rural Zone	Retain
Avery Brothers (S609)	S609.070	Planning Maps and Overlays	Planning Maps and Overlays	Oppose	That the land we own between Bulls Road and Bradshaws Road south of State Highway 67A is zoned General Rural Zone	Amend to <b>Rural Residential Precinct.</b>
Avery Brothers (S609)	S609.071	Planning Maps and Overlays	Planning Maps and Overlays	Support	That part of 103 Alma Road and 20 Gillows Dam Road are zoned Commercial Zone	Retain
Avery Brothers (S609)	S609.073	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Westport Hazard Overlay is inappropriate.	Amend overlay
Avery Brothers (S609)	S609.075	Planning Maps and Overlays	Planning Maps and Overlays	Oppose	Coastal Tsunami Hazard Overlay - This overlay is too extensive.	Amend overlay extent to exclude our properties
Avery Brothers (S609)	S609.076	Planning Maps and Overlays	Planning Maps and Overlays	Amend	This overlay is far too extensive. The extent inland that the overlay covers is inappropriate and will unduly restrict development	Amend and reduce the inland extent of the Coastal Environment Overlay.

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Avery Brothers (S609)	S609.088	Planning Maps and Overlays	Planning Maps and Overlays	Support	Flood Hazard Severe Overlay support current extent	Retain overlay extent as notified
Avery Brothers (S609)	S609.095	Planning Maps and Overlays	Planning Maps and Overlays	Support	Coastal Hazard Severe Overlay	Retain in extent notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.004	Planning Maps and Overlays	Planning Maps and Overlays	Amend	It is critical that the names of overlays are used consistently throughout the plan and maps.	Ensure that there is a consistent approach throughout the plan in the name of an overlay. (i.e. the same name is used in the plan as well as the maps)
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.008	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The Special Purpose Zones are all identified using the same grey colour (as per the National Planning Standards) on the maps.	Amend Legend to provide for different colour zoning for each of the Special Purpose Zones or include other identifiers that help a plan user identify the different special purpose zones.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.009	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The emaps should have a layer showing the pdf grid.	Add layer to emaps showing pdf page boundaries
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.010	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The pdf maps would be enhanced by having hyperlinks on the front page and surrounding map key	Add hyperlink to pdf maps to link to adjoining maps
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.011	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The information on the emaps needs to match the pdf.	Ensure all relevant planning information is on the maps, including designation areas and special feature references
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.012	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Many of the pdfs are hard to read for small settlements where the overlays or even the property boundaries cannot always be seen.	Have more settlements with blow up maps where there are multiple zones
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.013	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The maps do not show all of the legal boundaries	Show the legal boundaries for the properties and have the relevant information able to be selected.

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.014	Planning Maps and Overlays	Planning Maps and Overlays	Oppose	Due to its historical and current use (forestry), we recommend that it is zoned 'General Rural'.	Rezone Lot 3 Deposited Plan 2887 to <b>General Rural</b>
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.016	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Section 2 SO 12078 (near the Ahaura River) is part of the Ngai Tahu Forestry Estates. It is proposed to be zoned 'waterbody'. Due to its historical and current use (forestry), we recommend that it is zoned 'General Rural'.	Rezone Section 2 SO 12078 to <b>General Rural</b>
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.017	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Both lots are currently used for Forestry and are at the edge of the zone	Remove Lot 1 DP 464514 and Lot 1 DP 2850 from the Highly Productive Land Precinct.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.022	Planning Maps and Overlays	Planning Maps and Overlays	Amend	We seek to amend three of the boundary lines in the pounamu management areas overlay.	Replace existing northern pounamu management area boundary in the overlay in the proposed plan with the adjustment shown to the overlay map as attached in Appendix five.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.399	Planning Maps and Overlays	Planning Maps and Overlays	Amend	to better reflect area boundaries	Amend maps as follows: For the northern pounamu management area, seek to move the boundary further south and for the southern boundary of the northern area for the boundary to now follow the Waitaha River. In relation to the southern pounamu management area, we seek for the boundary to be amended so that it follows the Haast River.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.407	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Only some rivers (or parts of rivers) are zoned 'waterbody' on the maps	committee reconsiders areas zoned waterbody
Waka Kotahi NZ Transport Agency (S450)	S450.00343	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Waka Kotahi acknowledges the benefit of overlays; however, they must be correct to be effective and	Waka Kotahi recommends that all overlays be removed, reviewed and reassessed with new overlays created.



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					<p>beneficial to users. There are a number of overlays that extend over the state highway road boundaries and / or are noted as being incorrect. The following examples have been noted in overlays that relate to Schedules 3 to 8, and within the Hazards and Risks and Historical and Cultural Values Overlays. It is considered that many of the overlays (primarily identified in Schedules four to eight) should exclude the state highway network to not prohibit the ability of the ongoing operation and maintenance of this infrastructure. (For example (but not limited to):</p> <ul style="list-style-type: none"> <li>• Land Instability at Omoto, Karoro;</li> <li>• Outstanding Natural Landscapes on SH73 - Turiwhate - Dillmanstown to Old Christchurch Road - Rocky Point - Fox Hills SH6 - Haast Highway (north of Haast) - Lower &amp; Upper Buller Gorge;</li> <li>Floodplain - Ahaura Straight - Inangahua River (SH7);</li> <li>• Outstanding Natural Features - Franz Josef Donovans Drive area, SH7 east of Reefton;</li> <li>• Sites of Significance to Maori - Bruce Bay;</li> <li>• Outstanding Coastal Natural Character and High Coastal Natural Character - Haast Highway south of Whakapohai River, Coast Road north of Greymouth, SH6 south of Paroa;</li> <li>• Significant Natural Areas - SH7 north of Stillwater).</li> </ul>	
West Coast Wildlife Centre - Franz	S1.001	Planning Maps and Overlays	Rezoning Requests	Amend	West Coast Penguin Encounter - Sick and Injured Penguins	Amend zoning of land adjacent to 31 Cron Street so that it is within the Scenic Visitor Zone rather

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Josef - Teewah Holdings Ltd (S1)					<p>We have consent from DOC - and have detailed plans already in place- to build an outdoor West Coast Penguin Encounter for sick and injured penguins. The zone change to Rural Zoning will mean that this cannot take place.</p> <p>The advocacy and community benefits for this development would be significant and help build economic resilience and sustainability for our visitor economy in Franz Josef</p> <p>We would ask that we remain within the Scenic Visitor Zone ( which is literally 50m across the road ) .</p> <p>Our building is Qualmark Gold rated reflecting our commitment to sustainability and helping the local community as an anchor business for Franz Josef.</p> <p>We believe that the zoning change for our building is simply been made based on ease of geography and our building fully complies with all building and earthquake coding and strengthening.</p>	than the proposed zoning of General Rural Zone.
James Hamilton (S4)	S4.001	Planning Maps and Overlays	Rezoning Requests	Amend		Request for rezoning from General Rural Zone to FUZ or Rural Residential. Land situated along Cape Foulwind Road near Buller Bridge. (see map).
Kim Scrivener (S5)	S5.001	Planning Maps and Overlays	Rezoning Requests	Amend		Property at 2 Sturge Street, Cobden, currently General Residential zone.

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						Wish to stay in Rural Zone.
Shannon Carlson (S19)	S19.001	Planning Maps and Overlays	Rezoning Requests	Amend	I suggest that we make it easier for those living on the terraced areas above Westport to subdivide smaller lots to enable more long term housing options for the people of Westport. Flood protection may work for a time however we need to be considering our children's children etc.. Rules around setbacks, planting etc could be added to protect the rural feel of the area	Rezone the area on the east side of Buller Rd from the Buller Bridge to the cross roads as SETZ-R1 (rural residential) so as small life style properties of 1000m2 can be created 1 one dwelling and 1 minor dwelling less than 65m2 using onsite sewer and stormwater.
Caleb Freeman (S20)	S20.001	Planning Maps and Overlays	Rezoning Requests	Amend	Private property incorrectly identified as Open Space Zone	Zone change from Open Space Zone to General Rural Zone. LOT 3 DP 374296 BLK VIII WAIHO SD Potters Lane Franz Josef
Michael & Alyson Duff (S23)	S23.001	Planning Maps and Overlays	Rezoning Requests	Amend	<p>Our request to rezone our land to Settlement Zone (Rural Residential Precinct) is based on the following reasons aligned to WCRC guiding principles:</p> <ol style="list-style-type: none"> <li>1. Our request is aligned with the operative RPS (July 2020) and presents nil departures from scope and affect.</li> <li>2. Our request does not require large scale infrastructure extensions and enjoys the same utility access and neighbouring and adjoining properties which are proposed as Settlement Zone (Rural Residential Precinct).</li> <li>3. Our land is not business and industrial.</li> <li>4. Our land is not classified as high natural, historic or Poutini Ngāi Tahu value.</li> <li>5. Our land is not classified as within</li> </ol>	Rezone our land (28 Tuis Way, Lot 2 DP 12993, Lower Buller Gorge, Westport 7892) from General Rural to Settlement Zone (Rural Residential Precinct), and be the same as our neighbouring and adjoining properties.

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					<p>a significant natural hazard zone.</p> <p>6. Our land is not subject to significant risk from climate change.</p> <p>7. Reverse sensitivity impact to industry - Not applicable since our land is not adjacent to productive uses or industry.</p> <p>8. Our request does not impact nor is it incompatible with nationally significant infrastructure.</p> <p>9. Our request does not impact nor is it incompatible with Future Urban Zone considerations.</p> <p>10. Clearly defensible zone boundaries - Our request is aligned with good practice principles of delineation and purpose.</p> <p>11. Property boundaries - Our request follows established property boundaries, and simply seeks to extend the proposed Settlement Zone (Rural Residential Precinct) to include our land and be the same as our neighbouring and adjoining properties.</p> <p>12. Spot zoning avoidance - Our request avoids being a single site zone by extending the proposed Settlement Zone (Rural Residential Precinct) to include our land and be the same as our neighbouring and adjoining properties.</p> <p>13. Resource consent - Not applicable for our request as we are not determined by existing resource consents or rights.</p>	
Lorraine Tewi (S26)	S26.001	Planning Maps and Overlays	Rezoning Requests	Amend	<p>We have reside here for 20+ years. The allocated zone name is associated to DOC land.</p>	<p>We have been classified as rural and would like to be in settlement zone for the future.</p>

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Hindman Smartsaw Ltd (S37)	S37.001	Planning Maps and Overlays	Rezoning Requests	Amend	Our sawmill business has been operating from this site for 20+years. Harihari has only 1 small section of industrial zoned land (electronet substation) and our site here has a long history of industrial use	Lot 1 and lot 2 DP 462928, need to be zoned as industrial use
Kathleen Mansell (S39)	S39.001	Planning Maps and Overlays	Rezoning Requests	Amend	We have had a look at the proposed plan, and see that our 3236m2 property at 3 Bayfield Street, Seddonville (legal Description Secs 36-39 Seddonville Blk XV Mokihinui SD) has had half of it zoned as Settlement Zone and half as General Rural Zone. Our property is on the outskirts of Seddonville and we have no formed road to our property, no street lights, no infrastructure of any type on or to our property. The neighbouring property, to the side of us, and also the property behind us have remained Rural, and we ask that our entire property be zoned as Rural.	Rezone 3 Bayfield Street, Seddonville (legal Description Secs 36-39 Seddonville Blk XV Mokihinui SD) so that our entire property be zoned as General Rural Zone.
David Pugh (S40)	S40.001	Planning Maps and Overlays	Rezoning Requests	Amend	This land comprises 12.6 hectares of regenerating Beech Forest on a sloping hillside, and it is covered by a QEII Open Space Conservation Covenant.  The remaining 0.57 hectares excluded from the covenant can in no way be described as Highly Productive Land due to the steep profile and current soil condition.	Remove the <b>PREC5 - Highly Productive Land</b> classification from  <ul style="list-style-type: none"> <li>1297 Haupiri Road, Haupiri 7872 (LOT 1 DP 377882) (VALUATION NO: 25460/28601)</li> </ul>
Kate Kennedy (S46)	S46.001	Planning Maps and Overlays	Rezoning Requests	Amend	There is all-round incompatibility of large-scale mineral sands extraction and processing that attracts the interest of mining companies in this	For the proposed Mineral Extraction Zone on the Barrytown Flats to be rezoned General Rural in line with the rest of the Flats.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>area, with the peaceful rural lifestyle enjoyed by residents and sensitive ecological areas on the Flats. Issues include the presence of sensitive waterbodies around the site, including wetlands, swamps, creeks and springs, and the "cumulative adverse effects" on the tāiko or Westland petrel population from increased vehicle movements along SH6."</p> <p>The activity will also impact on the quiet lifestyle of adjacent residents. Proceeding with forcing mineral extraction upon the Barrytown community is in direct contravention of the West Coast's own economic strategy Te Whanaketanga 2050. Sustainable tourism businesses feel under threat, because should full-scale mineral extraction proceed, this area will no longer be attractive to tourists. Community disintegration is occurring as people sell or leave to escape the uncertainty and possible noise, dust, vibration and disruption. Some residents have had difficulty selling homes as nobody wants to buy near a potential industrial area. The addition of increased volumes of heavy vehicles is incompatible with the existing condition of the road and its scenic/tourism use. Refer submission for further detailed reasons.</p>	
Lynda Watson (S47)	S47.001	Planning Maps and Overlays	Rezoning Requests	Amend	Part of my section at 66 Sunny Bight Road Waiano, at Lake Kaniere, has proposed zone as settlement. However the back of my section, being Section 1 SO 560009, has	I request that the zoning of Section 1 SO 560009 - 66 Sunny Bight Road, Waiano, Lake Kaniere be amended from Open Space Zone to Settlement Zone.

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					proposed zone as Open Space Zone. Open Space zone is not an appropriate zone for privately owned land. The current proposed zone boundary goes partway through our residential section, and through our garage. Plans are attached showing the change requested.	
Westland Milk Products (S63)	S63.003	Planning Maps and Overlays	Rezoning Requests	Amend	The two properties are used for a mix residential and commercial activities, the adjoining land is a large block of Light Industrial Zone, and there is no evident reason to support the "spot residential zoning" of the two properties. Livingstone Street is proposed as clearly defensible boundary between the General Residential and Light Industrial zones.	Rezone the properties at 66 Livingstone Street and Lot 1 DP 1431 (refer Map 17 in the original decision) from General Residential Zone to Light Industrial Zone.
David Moore (S65)	S65.016	Planning Maps and Overlays	Rezoning Requests	Amend	The forest matches the NOSZ description not the OSZ. The zoning should match the descriptions, not be limited to only with the Paparoa National Park.	All the forest of Paparoa should be zoned as Natural Open Space NOSZ not OSZ. This includes: Bullock Creek Conservation Area, Paparoa Range South Conservation Area, Roaring Meg Ecological Area, Eleven Mile Creek Conservation Area, Nikau Scenic Reserve, Waiwhero Scenic Reserve, Barrytown Flat Conservation Area, Punakaiki Conservation Area, Punakaiki Scenic Reserve, Langridge Scenic Reserve, Barrytown Conservation Area
David Moore (S65)	S65.024	Planning Maps and Overlays	Rezoning Requests	Amend	MINZs are described as areas where there are discrete, long term mineral extraction activity currently authorised. There is no such authorisation for mining on the site identified as the Barrytown Mineral Extraction Zone. Mining resource consent was declined for this property 10-Feb-2022 due to its negative impacts. TTPP Planners	Rezone the Barrytown Mineral Extraction Zone as General Rural.

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					acknowledged it was a mistake to have included this MINZ ("it is not a lawfully established activity") and recommended that it be removed 29-April-2022.	
David Moore (S65)	S65.025	Planning Maps and Overlays	Rezoning Requests	Amend	"	Rezone the Barrytown Mineral Extraction Zone as General Rural.
Riarnne Klempel (S67)	S67.003	Planning Maps and Overlays	Rezoning Requests	Amend	Extend OSZ into NOSZ is to exclude mineral extraction from delicate environmental areas. Particularly along the hills behind the Barrytown flats where historical sluice gold mining has destabilized the mountains toes and ridges. This historical mining activity has resulted in condemned dwellings and rural residential land on the east side of the highway being unsafe for residential development.	I support this type of zoning, and would like to see more of the open space zoning put into this Natural open space zoning, particularly around the Punakaiki and Barrytown flats areas.
Riarnne Klempel (S67)	S67.004	Planning Maps and Overlays	Rezoning Requests	Amend	The entire Barrytown Flats area is too delicate an environment for large scale industry, such as the mining that would be enabled with MINZ here. This area is being rapidly populated and the Punakiaki area, just kms away, is one of the most visited in New Zealand . MINZ zoning would allow for hazardous chemicals to be bought into this delicate area and blasting in an already unstable area. It would drive young families who live adjacent to this zone, from the area and inhibit growth in our community. The geography is low lying, it is important to the natural environment that water quality remains high, and the steep hills	Rezone the MINZ on the Barrytown flats. The land highest above sea level should be rezoned rural lifestyle or general rural zone. The lower lying land should be rezoned open space or natural open space.



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					behind are known for sound intensification and reverberation.	
Riarnne Klempel (S67)	S67.006	Planning Maps and Overlays	Rezoning Requests	Amend	This property meets the criteria of rural residential.	Please rezone 64 Cargill Rd in Barrytown as Rural Residential
Riarnne Klempel (S67)	S67.007	Planning Maps and Overlays	Rezoning Requests	Support	There is no current allowance in the ttp for more residential settlement zoning on the Barrytown flats area. There are no empty houses and only 1 section for sale. Greater planning for residential is needed in this area. Rural residential and settlement zoning returns higher rates to the council than general rural zoning. Punakaiki village will need to retreat from sea level and the middle and southern end of the Barrytown flats should be considered for expanding settlement. The TTPP is allowing rural residential on the east side of the highway, but the hills behind are unstable, making the land dangerous for dwellings. What is proposed is creating ribbon residential development, which should be minimized.	Provide for more residential development around the Barrytown village
Riarnne Klempel (S67)	S67.009	Planning Maps and Overlays	Rezoning Requests	Amend	This area is at sea level, with a high water table (at ground level). This area was developed as a subdivision, which has failed. This area is unsuitable for dwellings, any building here is a risk of inundation from the sea and would require expensive protection. It would be of great benefit to all if this land was established as a wetland park for conservation, walking and cycling.	Remove lot 8 legal description 361177, 0 state highway 6 Barrytown, from rural lifestyle zone.

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Michael Hill (S70)	S70.005	Planning Maps and Overlays	Rezoning Requests	Amend	The Barrytown Flats Mineral Extraction Zone does not meet the criteria for a Mineral Extraction Zone because these land parcels do not have a resource consent for mineral extraction. On the contrary, a mining resource consent was recently declined for this property.	Rezone the Mineral Extraction Zone on the Barrytown Flats to General Rural Zone.
Barbara King (S71)	S71.001	Planning Maps and Overlays	Rezoning Requests	Amend	My home is literally straddling two different settlement zone categories	Request amending to a single zone according to land title boundaries - 42 Hatters Tce, Nelson Creek [part site is Settlement Zone and part is Rural Lifestyle]
Freehold Properties (Investments) LLP (FP) (S73)	S73.001	Planning Maps and Overlays	Rezoning Requests	Amend	The established use of the site is not rural in nature and is not adequately recognised by the proposed General Rural zoning, noting that zone fails to adequately provide for the established visitor accommodation activity and its ongoing use and development. Land around the property is zoned Settlement zone, and includes land used for short term accommodation. The school is also nearby. A Settlement Centre Precinct zoning (SETZ - PREC2) would provide a means to align with the established use and the exercised resource consents (ref: 960102 & 040149).	Zone 2902 Franz Josef Highway ( Lot 3 DP 426218) as Settlement Zone in its entirety and any consequential amendments to the plan.
Bevan Te Tai (S75)	S75.001	Planning Maps and Overlays	Rezoning Requests	Amend	The sections on Larsen Street can be subdivided providing more opportunities to move to higher ground and out of potential flood areas. There are 10 existing houses in Larsen Street right next to each other. The properties are ranging in	Rezone for Larsen Street at Cape Foulwind to be zoned "Residential" instead of 'Rural'.

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					size from 2500sqm up to 4000sqm approximately.	
SOPHIA ALLAN (S82)	S82.002	Planning Maps and Overlays	Rezoning Requests	Amend	<p>MINZ do not apply to the Barrytown Flats because these land parcels do not have a resource consent for mineral extraction. On the contrary, a mining resource consent was recently declined for this property. Therefore they cannot be zoned as a Mineral Extraction Zone.</p> <p>The piece of land the MINZ is proposed to cover on the Barrytown Flats doesn't actually have a lot of mineral value contained within it. The concern is that the MINZ is proposed to facilitate further heavy mineral processing on the site. The company has hinted in its resource consent application that it would like to refine its processing techniques which could involve heavy chemical processing at this MINZ site. If the MINZ is granted this could give them the power to do so without any community or environmental input.</p>	I do not support the designated Mineral Extraction Zone on the Barrytown Flats. It needs to be changed to General Rural Zone in keeping with the rest of the agricultural land on the Flats.
Westdrest Limited (S93)	S93.001	Planning Maps and Overlays	Rezoning Requests	Amend	In respect of industrial zoning of land in the Northern Hokitika area we would be in support of the plan including our owned land. We have been involved in light industrial business parks in Canterbury with SH profile exposure and find that demand for areas like this including the rezoning of land to industrial on the North side of Keoghans Road would be beneficial to the area as there currently is a lack of light industrial land with excellent state highway access along with exposure for the	We are land owners of WS3A/2 and are in support of your Industrial Zone Plan though would request that our proposed zoning of General Industrial Zone be re-zoned to Light Industrial Zone which would be the lesser industrial for our south West Drive residential neighbours.

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					light industrial occupants. Rural and rural residential should be used for rural activities and not blended into industrial businesses or operations. The rezoning of the blocks north side of Keoghans Road and West Drive would greatly assist small to medium business that are looking for light industrial yard space along with state highway profile and good road access to help grow their businesses.	
Ian Reynolds (S94)	S94.001	Planning Maps and Overlays	Rezoning Requests	Support in part	There is an existing mineral extraction zone in Barrytown that is located around historic mining blow up holes. The area mentioned above has also historically been dredged for gold. Due to the historic dredging of this land, it is of low environmental value. This area has a low population, with limited land owners. There are still significant economic mineral reserves in this areas.	For the Barrytown Mineral Extraction Zone to include all the area from Cargill Road to Canoe Creek, from the State Highway down to the sea.
Craig Schwitzer (S96)	S96.025	Planning Maps and Overlays	Rezoning Requests	Amend	In the past the settlement of Barrytown was spread over a larger area down past the cemetery and Gun club. Reverse sensitivity from farmers has eroded this to the current boundary's allowing for no expansion of the settlement and monopolization of Cargill Road for farming operations. A safety issue arises here with pedestrians with a right of way being subjected to the operations day to day activities hazards such as effluent, blood, rancid milk and Agri chemicals.	Amend 64 Cargill Rd from General rural Zone to Rural residential zone.
Katherine Crick (S101)	S101.002	Planning Maps and Overlays	Rezoning Requests	Amend	Support the conditions related to the establishment of MINZ areas as outlined in the overview section.	Remove any proposed MINZ from the Barrytown Flats. This area needs to remain a General Rural Zone to reflect its current status and character as

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					However, a MINZ at Barrytown cannot occur as there is no current authorisation/ resource consent. It is presumptive to propose such a zone for an area without any current authorisation, resource consent nor social licence to operate. Therefore, remove the proposed MINZ zone from the Barrytown Flats.	rural agricultural land.
Evelyn Hewlett (S112)	S112.001	Planning Maps and Overlays	Rezoning Requests	Amend	I oppose the zoning of Barrytown Flats as a Mineral Extraction Zone. The tiny sandplain that is the Barrytown flats is a not suitable for large scale or multiple open cast mining extraction. Refer to submission for detailed reasons the zone is inappropriate.	Amend zoning of Barrytown flats from Mineral extraction to General Rural and Rural Lifestyle Zone
Ronald Rodgers (S115)	S115.001	Planning Maps and Overlays	Rezoning Requests	Amend	Error acknowledged by Edith on 9 Sept 2022. Private land should not be zoned as an Open Space.	Rezone 31 Hans Bay Road, Lake Kaniere from Open Space Zone to Settlement Zone.
Jan Fraser (S129)	S129.002	Planning Maps and Overlays	Rezoning Requests	Amend	From the draft plan (Mineral extraction zone overview section), the rules for designating a land parcel as a Mineral Extraction Zone are: The MINZ - Mineral Extraction Zone covers areas where there are discrete, long term mineral extraction activities that are currently authorised. This authorisation is from three different mechanisms and includes: 1. Coal mining licences under the Coal Mines Act (1979); 2. Ancillary coal mining licences under the Coal Mines Act (1979); and 3. Resource consents issued under the Resource Management Act (1991)". We support these rules. However,	Remove Barrytown Flats from the Mineral Extraction Zone and change to General Rural Zone in keeping with the rest of the agricultural land on the Flats.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					they do not apply to the Barrytown Flats Mineral Extraction Zone because these land parcels do not have a resource consent for mineral extraction. On the contrary, a mining resource consent was recently declined for this property. Therefore they cannot be zoned as a Mineral Extraction Zone. The decision to decline the consent by the commissioners considering the Barrytown JV mining application on grounds of likely more than minor effects on the environment/wildlife, hydrology and community impacts was comprehensive and unequivocal.	
Louise Jaeger (S135)	S135.002	Planning Maps and Overlays	Rezoning Requests	Amend	This area is a popular destination for visitors who enjoy the peace and stunning natural environment on offer. This mining and associated noise would turn people away from our business and impact us as residents here. It is important to protect and enhance the wildlife which is rich in this area with kiwi. Previous applications by Barryton JV have failed as the adverse affects on environment and community were found to be more than minor.	To remove the proposed MINZ from Barrytown.
Forest Habitats Ltd (S138)	S138.001	Planning Maps and Overlays	Rezoning Requests	Amend	<ul style="list-style-type: none"> <li>The land is of low productive capacity, and is better suited to rural lifestyle living where the properties will be more intensively managed and native revegetation planting is likely. The site is already surrounded to the north and east by Open Space Zone.</li> <li>The property has high amenity values and these can be enhanced, with potential sites</li> </ul>	The submitter requests that the zoning of 135 Ruatapu-Ross Road is changed from General Rural to Rural Lifestyle. This would allow lots down to 1 ha in size.

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					<p>reasonably close to Lake Mahinapua, surrounded by native bush. The property is clearly better suited to attractive rural lifestyle living than rural production.</p> <ul style="list-style-type: none"> <li>• The site directly abuts land zoned 'Settlement' and so there is already a definite 'residential' element on adjoining land.</li> <li>• Other rural residential developments have been approved on nearby properties.</li> <li>• Access to the site off Butlers Road, rather than SH6, is currently being explored.</li> <li>• There is easy access to Hokitika.</li> <li>• Additional higher value rural lifestyle properties here will enhance the rating base, for the benefit of the wider community.</li> </ul>	
Kirsty Dittmer (S148)	S148.001	Planning Maps and Overlays	Rezoning Requests	Amend	We request that 26 Pandora Ave be included in the Settlement Zone as it would suit this zoning better. The land and the location are not suitable for uses described in the GRUZ zone.	Rezone 26 Pandora Ave Greymouth be included in the Settlement Zone.
Ruth Henschel (S150)	S150.002	Planning Maps and Overlays	Rezoning Requests	Amend	The size of the property, and the user intent ongoing and at time of purchase is in line with Rural Lifestyle.	Rezone the property 4456B Karamea Highway from General Rural zone to Rural Lifestyle.
Ruth Henschel (S150)	S150.003	Planning Maps and Overlays	Rezoning Requests	Oppose in part	There is no record of it being used for horticulture or anything other than grazing livestock before being subdivided for lifestyle rural use. Being such a small property, grazing livestock is not a viable use of the land.	<b>Remove the highly productive land precinct at 4456B Karamea Highway and rezone Rural Lifestyle.</b>
Bede Udy (S154)	S154.001	Planning Maps and Overlays	Rezoning Requests	Amend	Five years spent improving the land (fencing off rail way lines, earthworks,	Request to rezone a 2.9 hectare block from General Rural to Rural Residential.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					trees planting). Planning to subdivide for kids future.	
Graham Wood (S160)	S160.001	Planning Maps and Overlays	Rezoning Requests	Oppose	I bought my property to live a rural lifestyle. Any attempt to change the RLZ zoning will greatly affect my ability to live undisturbed and peacefully on my land. This proposed change is not supported by the community and is felt to be being pushed through by council in order to facilitate the implementation of a Mineral extraction zone (MINZ) against local feelings and a disregard for our wellbeing.	Revert zoning of properties on Barrytown Flats (incl. north of Canoe Creek) to Rural Lifestyle Zone (from General Rural Zone)
Graham Wood (S160)	S160.002	Planning Maps and Overlays	Rezoning Requests	Oppose	The large scale mining operation proposed for Barrytown flat is inconsistent with the zoning of properties where people lead a rural and farming lifestyle. This is also inconsistent with the zoning of many areas on Barrytown flats as significant natural areas (SNA's) Part of the justification for the SNAs was that there was continuous and undisturbed forest from the sea to the mountains providing corridors for wildlife. Mining near these areas would make a mockery of council processes and the justification for them. This MINZ re-zoning has had insufficient consultation and is in direct contravention of The West Coasts own economic strategy (Te Whanaketanga 2050).The previous consultation with the community over the proposed mining went through a robust and thorough process and was declined for very good reasons.	To remove the MINZ mineral extraction zone from the Barrytown flats



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>To now try and push through this mining disregards a robust and fair process.</p> <p>Many, many aspects were not even thought of or covered. Heavy traffic on local roads not designed for this volume. Affects from lights and noise on the Westland Petrel colony that is internationally significant. And the only place in the world where they breed. Proximity to special areas and waterbodies such as such as Maher swamp, an under-represented habitat across New Zealand and the West Coast. The issue of radioactive waste and dust pollution.</p> <p>The proposed mining area is not far above sea level and they propose to dig to a depth of 15 metres. There is no explanation of how to mitigate the encroachment of sea water and no explanation of where enough fill will come from to reinstate this land. It will remove a significant amount farmland from being productive.</p> <p>The council needs to acknowledge the very real threat of sea level rise and consider this in the mining application.</p> <p>State Highway 6 is considered as one of the most significant and beautiful drives in the world and is a significant drawcard for international visitors.</p> <p>The Grey district council has encouraged residential development in this area and to now try and push through this mining shows a disregard for the people and the lifestyle they have chosen to live here.</p>	

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Nathan Thompson (S165)	S165.001	Planning Maps and Overlays	Rezoning Requests	Amend	Existing dwelling, very steep from road to property. The existing quarry near by would be more adequate for a commercial zone.	Rezone 103 Alma Road from Commercial to Residential as per surrounding properties with dwellings.
Te Tai o Poutini Plan Committee (S171)	S171.002	Planning Maps and Overlays	Rezoning Requests	Amend	The Alma Road area has been identified as a critical managed retreat location for Westport, which is affected by a range of natural hazards. Three sites were excluded from the General Residential Rezoning in the Proposed Plan due to their proximity to the Rifle Range and an operating quarry. However infrastructure planning has identified that these sites are important to the overall development of the Alma Road terrace as a residential area and need to be included within the General Residential Zone.	Amend the plan so that the following sites, as shown in the attached map, are zoned General Residential Zone. <ul style="list-style-type: none"> <li>· Lot 2 DP 418652</li> <li>· Lot 2 DP 404550</li> <li>· Part Section 24 Block VII Kawatiri SD</li> </ul>
Te Tai o Poutini Plan Committee (S171)	S171.019	Planning Maps and Overlays	Rezoning Requests	Amend	The sites are zoned General Residential Zone. They are the locations of small shops and community facilities that the correct zone should be Neighbourhood Centre Zone:	Rezone the following sites Neighbourhood Centre Zone: 23 Marine Parade, Donaldos Store, Carter's Beach  Lot 7 DP 16517, 46 Derby Street, Luffy's Corner Dairy and Grumpy's Takeaways, Westport  Section 675 TN OF Westport, 21 Disraeli Street, Arkwrights Dairy and Takeaways, Westport
Te Tai o Poutini Plan Committee (S171)	S171.020	Planning Maps and Overlays	Rezoning Requests	Amend	3316 Coast Road Barrytown and two adjacent properties are incorrectly zoned General Rural Zone - all small sites on the eastern (landward) side of Coast Road were intended to be zoned Rural Lifestyle. Feedback on the draft plan was provided on this,	Rezone 3316 Coast Road Barrytown and two adjacent properties as shown on the attached map to Rural Lifestyle Zone.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					and the intended zoning was Rural Lifestyle.	
Te Tai o Poutini Plan Committee (S171)	S171.021	Planning Maps and Overlays	Rezoning Requests	Amend	7 Upper Buller Gorge, 5 Inwoods Road and adjacent properties Inangahua are incorrectly zoned Open Space Zone. These are privately owned sites. The correct zoning would be Settlement Zone. There are also two small adjacent properties incorrectly zoned General Rural Zone that should also be rezoned Settlement Zone	Rezone 7 Upper Buller Gorge, 5 Inwoods Road Inangahua and adjacent properties [refer map in submission] to Settlement Zone
Te Tai o Poutini Plan Committee (S171)	S171.022	Planning Maps and Overlays	Rezoning Requests	Amend	Two properties that are part of a Rural Lifestyle subdivision that has now been approved have been incorrectly zoned Settlement Zone instead of Rural Lifestyle Zone	Rezone the sites identified in the map in the submission at Rutherglen Rural Lifestyle Zone
Te Tai o Poutini Plan Committee (S171)	S171.023	Planning Maps and Overlays	Rezoning Requests	Amend	Te Kinga - three small sites have been incorrectly zoned General Rural Zone instead of Rural Lifestyle Zone.	Rezone the sites at Te Kinga on the map included with the submission as Rural Lifestyle Zone
Te Tai o Poutini Plan Committee (S171)	S171.024	Planning Maps and Overlays	Rezoning Requests	Amend	Karamea - one part of the Karamea Limestone quarry was incorrectly omitted from the Mineral Extraction Zone	Rezone the entire Karamea Limestone quarry site as shown on the map included in the submission Mineral Extraction Zone
Te Tai o Poutini Plan Committee (S171)	S171.025	Planning Maps and Overlays	Rezoning Requests	Amend	31 Hans Bay Road private property Rezone the site General Rural Zone incorrectly zoned Open Space Zone. It is private property and the correct zone should be General Rural Zone	Rezone 31 Hans Bay Road Kaniere General Rural Zone
Benjamin and Shari Ferguson (S173)	S173.001	Planning Maps and Overlays	Rezoning Requests	Amend	Map A shows our properties which comprise of approx. 13ha. We do not feel we breach any of the rezoning principles and we meet the "good practice approaches" being a)the zone boundaries are clearly defensible by the Waipuna Road and boundaries b) the zone follows the property	Amend zoning of 13 ha of Land at Waipuna, Grey District from General Rural Zone to Rural Lifestyle Zone.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>boundaries</p> <p>c) we do not feel it is spot zoned being 4 existing residences of 13ha.</p> <p>d)while zoning is not determined by the existing use rights we feel in this case they should be taken into account as this area has been used for "lifestyle living" for a significant period of time. The soil types of our properties are very stoney and hard to dig and have a brown clay element which means that the areas in paddocks around our houses can in areas be swampy and grow quite mossy and rushy vegetation. With fertiliser and drainage they can allow grazing for animals but revert quickly. The properties all have our own water and sewerage services we have rubbish services and new bins. And we are fully serviced by a tarseal road.</p>	
Kaye Leighton (S174)	S174.001	Planning Maps and Overlays	Rezoning Requests	Oppose	<p>We do not support and opposite the proposed zoning map over the Waipuna area that affect our properties and wish to have this amended to the "Rural Lifestyle Zone".</p> <p>Map A shows our properties which comprise of approx. 13ha.</p> <p>As per request for rezoning info sheet we do not feel we breach any of the principles and we meet the "good practice approaches" being</p> <p>a). the zone boundaries are clearly defensible by the Waipuna Road and boundaries</p> <p>b). the zone follows the property</p>	Amend zoning of our property at Waipuna to Rural Lifestyle - refer map in submission.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>boundaries  c). we do not feel it is spot zoned being 4 existing residences of 13ha. d) and while zoning is not determined by the existing use rights we feel in this case they should be taken into account as this area has been used for "lifestyle living" for a significant period of time.</p> <p>The soil types of our properties are very stoney and hard to dig and have a brown clay element which means that the areas in paddocks around our houses can in areas be swampy and grow quite mossy and rushy vegetation. With fertiliser and drainage they can allow grazing for animals but revert quickly.</p> <p>The properties all have our own water and sewerage services we have rubbish services and new bins. And we are fully serviced by a tarseal road.</p> <p>We would like to see the new district plan reflect the true nature of the area and not be lumped in with the surrounding rural zoning and its encumbrances that it brings.</p> <p>We would be open to a site visit to discuss the matter further if possible. All of the four residents are in agreement hence we have provided a joint case with Shari and Ben Ferguson to speak on our behalf at the hearing if deemed necessary.</p>	

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					We would like to have the zoning amended to a rural lifestyle zone as this is what the area is and always has been for a significant time period.	
John Boyles (S175)	S175.001	Planning Maps and Overlays	Rezoning Requests	Amend	<p>Map A shows our properties which comprise of approx. 13ha. We do not feel we breach any of the rezoning principles and we meet the "good practice approaches" being</p> <p>a). the zone boundaries are clearly defensible by the Waipuna Road and boundaries</p> <p>b). the zone follows the property boundaries</p> <p>c). we do not feel it is spot zoned being 4 existing residences of 13ha.</p> <p>d) and while zoning is not determined by the existing use rights we feel in this case they should be taken into account as this area has been used for "lifestyle living" for a significant period of time. The soil types of our properties are very stoney and hard to dig and have a brown clay element which means that the areas in paddocks around our houses can in areas be swampy and grow quite mossy and rushy vegetation. With fertiliser and drainage they can allow grazing for animals but revert quickly. The properties all have our own water and sewerage services we have rubbish services and new bins. And we are fully serviced by a tarseal road. We would like to see the new district plan reflect the true nature of the area and not be lumped in with the surrounding rural zoning and its</p>	Amend zoning of 13 ha of land at Waipuna, Grey District to Rural Lifestyle

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					encumbrances that it brings.	
David McInroe (S176)	S176.001	Planning Maps and Overlays	Rezoning Requests	Oppose	<p>Map A shows our properties which comprise of approx. 13ha. We do not feel we breach any of the rezoning principles and we meet the "good practice approaches" being</p> <p>a). the zone boundaries are clearly defensible by the Waipuna Road and boundaries</p> <p>b). the zone follows the property boundaries</p> <p>c). we do not feel it is spot zoned being 4 existing residences of 13ha.</p> <p>d) and while zoning is not determined by the existing use rights we feel in this case they should be taken into account as this area has been used for "lifestyle living" for a significant period of time. The soil types of our properties are very stoney and hard to dig and have a brown clay element which means that the areas in paddocks around our houses can in areas be swampy and grow quite mossy and rushy vegetation. With fertiliser and drainage they can allow grazing for animals but revert quickly. The properties all have our own water and sewerage services we have rubbish services and new bins. And we are fully serviced by a tarseal road. We would like to see the new district plan reflect the true nature of the area and not be lumped in with the surrounding rural zoning and its encumbrances that it brings.</p>	Amend 13 ha of land at Waipuna, Grey District to Rural Lifestyle
Christina Bushby (S178)	S178.001	Planning Maps and Overlays	Rezoning Requests	Oppose	I seek for DP2764 Lots 3 & 4 to remain as rural. (adjacent to 406	Zone DP2764 Lots 3 & 4 adjacent to 406 State Highway 7 Kaiata as General Rural Zone

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>State Highway 7 Kaiata). Lot 4- Current use grazing &amp; forestry. National Grid corridor runs thru the property limiting land use choice because of setbacks in legislation. Rear of lot 4 planted in mature plantation forestry. If the landowner wishes to log the plantation, the lot4 needs to be &amp; remain rural because of GDC bylaws on truck movements. After Logging the owner would be required by govt legislation to replant the forest, as its captured by 1990's continuous exotic forest cover. Lot3 Current use Grazing &amp; House. (Residence for lot 3&amp;4). National Grid corridor runs through the property limiting land use because of the setbacks required by transpower. This limits the practicability of changing the use of lot3, to the proposed use as general residential. If the TTPP proposed plan has a longer term goal of increased residential properties in kaiata Lots 3&amp;4 are NOT SUITABLE due to National Grid corridor.</p>	
Forest Habitats Limited (S186)	S186.001	Planning Maps and Overlays	Rezoning Requests	Amend	<ul style="list-style-type: none"> <li>• The land is of low productive capacity, and is better suited to rural residential living, being close to the township of Hokitika, and adjoining land to the west already proposed to be zoned Settlement Zone - Rural Residential Precinct.</li> <li>• The area proposed for re-zoning is within walking distance of Hokitika and is in close proximity to the rail trail.</li> <li>• The attached engineering report confirms that the area is suitable for</li> </ul>	Amend the zoning of 117 Arthurstown Road from General Rural to Settlement Zone - Rural Residential Precinct, in accordance with the attached plan [refer submission].



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>development with building platforms able to be constructed above the flood plain.</p> <ul style="list-style-type: none"> <li>• The area is relatively level and geotechnically suitability for residential building platforms.</li> <li>• The area has attractive amenity values, with a north facing aspect towards Hokitika.</li> <li>• Additional higher value rural lifestyle properties here will enhance the rating base, for the benefit of the wider community.</li> </ul>	
Ken and Robyn Ferguson (S192)	S192.002	Planning Maps and Overlays	Rezoning Requests	Amend	<p>The Waipuna Farming area of our property (and the rest of the valley) is a deer, sheep and beef farming operation, covering roughly 1000 hectares in grazable land. While the land is farmed it is not highly productive and the soil types are not able to support high production values. We have no objection what so ever to land that falls into this category being identified and see this as extremely important for New Zealand to protect its arable land from being over taken by urban sprawl, but in this instance feel the system just hasn't gotten things right.</p>	Remove the "Highly Productive Land" Precinct over land at Waipuna.
Lois Meldrum (S195)	S195.001	Planning Maps and Overlays	Rezoning Requests	Amend	<p>I oppose the changing of zoning to Medium Density Residential for Revell Street Hokitika. The area is at risk of sea level rise. Current proposals for coastal erosion are at a stand still. Allowing upto four story buildings in the location would have a server and negative impact on land owners currently on the east side of Revell</p>	Rezone the Revell Street medium density area to General Residential Zone.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Street, be that blocking views, greater shading and significant increase in noise and traffic given a four story building in that location. The zoning includes areas of pensioner housing.	
Barry Mason (S208)	S208.001	Planning Maps and Overlays	Rezoning Requests	Oppose	first and foremost barrytown is a rural lifestyle zone and has been settled by property owners with the understanding that the area as zoned will continue to zoned as such furthermore the particular section of the west coast highway ( thru , but not only ) barrytown is considered one of the 10 most beautiful coastal highways IN THE WORLD how would it then look if all the barrytown flats were ripped up and inhabited with noisy (proposed 24 hours-a-day ) mining infrastructure, There are protected areas of wetlands on the barrytown flats significant areas of natural habitat and the only place in the world where the petrels land to nest, how would they manage with 24hour mining with lights on and constant noise. Another point of consideration is the fact that the proposed mining will mean excavation below the water table this will therefore have a marked effect on the natural aquifers and the likelihood the the adjacent sea water will find its way into the excavated areas and effect any natural habitats and the water table. The size of the garnets are too small to be profitable.	To remove proposed MINZ from Barrytown
Murray Stewart (S217)	S217.002	Planning Maps and Overlays	Rezoning Requests	Amend	1 side of river is classified as highly productive land. Other side no classification	Review boundaries of Highly Productive Land Precinct based on soil type. Remove areas of

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Should be based on soil type not what is done with the land. Areas of rocky, landslide area included in highly productive land.	rocky and landslide areas.
Forest Habitats Limited and Jacbrat Holdings Limited (S220)	S220.001	Planning Maps and Overlays	Rezoning Requests	Amend	<ul style="list-style-type: none"> <li>• The land is of low productive capacity, and is better suited to rural lifestyle living where the properties will be more intensively managed.</li> <li>• The land has high amenity values being situated between the coast and Lake Mahinapua. The properties are clearly better suited to attractive rural lifestyle living than rural production.</li> <li>• The site adjoins land zoned 'Settlement' at Ruatapu and so there is already a definite 'residential' element in the area.</li> <li>• Rural lifestyle development has already been approved on some of the subject land.</li> <li>• There is easy access to Hokitika.</li> <li>• There is an existing legal road providing access into the land on the southern block, while the northern block can be accessed off Butlers Road, or the existing crossing.</li> <li>• Additional higher value rural lifestyle properties here will enhance the rating base, for the benefit of the wider community.</li> </ul>	Rezone 135 Ruatapu - Ross Road, Ruatapu (Pt Lot 1 DP 3199) & land across the State Highway being Lot 1 DP 482257, Lot 2 DP 482257, Lot 1 DP 331700, Lot 7 DP 345922, Lot 6 DP 345922, Lot 1 DP 3254 and Lots 1,2 & 3 DP 456266 from General Rural to Rural Lifestyle in accordance with the attached plan.
Andrew Beaumont (S225)	S225.001	Planning Maps and Overlays	Rezoning Requests	Oppose	Planning comm: {This property is on 'Rural Lifestyle' not 'Rural Residential'}	Oppose Rural Residential map 34 Fox/Punakaiki/Grey
Jackie and Bart Mathers and Gillman (S228)	S228.008	Planning Maps and Overlays	Rezoning Requests	Amend	Our reasonings for this are as follows and have taken into account the principles for rezoning as outlined in the TTPP provided information sheet on this topic. Both our land and that of our northern	We seek rezoning of our land and that of our northern neighbours as RLZ.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>neighbours (Robert &amp; Lorraine Tyler) is marginal for pastoral activity. Grazing of a small number of dry stock is the only activity undertaken other than typical lifestyle block activities such as the keeping of chooks for domestic purposes. Pukeko and weka are abundant. Grazing can really only be done for 6 months of the year (at best) due to poor soil conditions and limited land availability. We now only graze the rurally zoned railway reserve bordering our property and this is leased from KiwiRail. The Tyler's land and ability to graze is similar, although they allows stock to graze a larger area including the railway reserve. Again, their stock numbers are limited due to the poor quality of the land, which is unable to support anything more intensive than grazing. Both our land and that of our northern neighbours, encompasses a terrace which sits approx. 50m above the railway corridor, extends northwards and which is not a feature of the almost vertical escarpment topography south of our location. We have recently located a small 2 bedroom home (built and transported here from Westport) on the lower part of our southern parcel of land (4.5ha) for an elderly family member.</p> <p>We did this in the knowledge that under the current district plan's Rural</p>	

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					<p>Zone we would have been permitted to have two dwellings per site which, whilst preventing the conglomeration of housing on single lots, allowed for those that have workers or relatives on the same site.</p> <p>We have a consented barn situated on the terrace described above, and have been preparing an adjacent site for a new home including a geotechnical report on the proposed house site.</p> <p>By nature, the site is elevated, with expansive views and has good access. We just haven't had the resources to apply for consent to build the house yet. The permitted residential density rules proposed for GRUZ due to the size of the property (albeit discretionary) under the proposed TTPP will not allow us to build a house on that site but the RLZ would, whilst still allowing for primary production (in our case grazing) to occur as per the proposed RLZ description. The same applies to our northern block of 7.2ha which is the location of our current residence, and although we have a positive geotechnical assessment for a second residential unit on that site, we have no existing plans to build there. There are surrounding areas of GRUZ land neighbouring us to the east however these are known to support resource extraction and thus conduct authorised activities under a prospecting or exploration permit. Reverse sensitivity issues are well</p>	

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>managed by the provisions within the RLZ through density and building setbacks.</p> <p>There are no reticulated services available on our properties and they are both self-contained for water supply, wastewater and stormwater. The minimum 1ha residential unit density proposed for the RLZ would enable this to continue as this size density would support independent septic and rainwater tanks. There would be no requirement for any large scale infrastructure extensions by BDC.</p> <p>We consider that rezoning our land and that of our northern neighbours would have no impact on its current natural character attributes. In reference to natural character, please refer to our submission regarding NCA54 (item 1 above).</p> <p>We also consider that rezoning our land and that of our northern neighbours would not result in the exacerbation of significant natural hazards or increase these risks to the community.</p> <p>In the risk assessment done by Kevin England our properties are rated as medium risk as related to land within 10m of a watercourse. The remaining land is low risk. We refer to our submission above regarding the Land Instability overlay (item 2 above) and the attached Kevin England risk analysis.</p>	

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Jackie and Bart Mathers and Gillman (S228)	S228.009	Planning Maps and Overlays	Rezoning Requests	Amend	As per NH P2 and P5, we would consider the natural hazard risks associated with the railway corridor to be much less than the existing location of the seaward properties in Granity's settlement zone which are subject to the Coastal Severe overlay. This may affect objective RURZ-02 in terms of rural character and amenity but with little choice in local alternatives for coastal retreat, it should perhaps be considered to support settlement viability, particularly when as described above, the surrounding land is not highly productive. The setbacks as proposed for internal boundaries would be problematic due to the narrow corridor of land involved and internal boundary setbacks of 1.5m as per the current district plan for side and rear yards would be more appropriate if possible. A service lane(s) off the State Highway might be a possible solution to the future needs of this area in order to relieve the SHW network setback restrictions along with expansion of the proposed RLZ -R3 item 3 in restricting the size of minor residential units that share a driveway.	Although we have no specific view on this, we think consideration should be given to rezoning the Rail corridor (currently proposed to zone GRUZ) through our area to RLZ on the basis that this land could well provide a suitable zone for coastal retreat once the corridor is no longer required for rail purposes related to the coal industry.
Skyline Enterprises Limited (S250)	S250.006	Planning Maps and Overlays	Rezoning Requests	Amend	The submitter opposes the mapping and all Objectives, Policies, and Rules of the TTPP that address development within the Franz Josef Glacier/Ka Roimata o Hinehukatere Valley and without derogating from the breadth of the submissions scope, specifically have concern with the	Amend zoning from rural to sought news Special Purpose zone "Amenities Area"

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					following: General Rural Zone, Natural Open Space Zone, Sites of Significance to Māori, Outstanding Natural Landscapes, Outstanding Natural Features	
Charles Elley (S251)	S251.002	Planning Maps and Overlays	Rezoning Requests	Amend	<p>The plan needs to recognise the extensive existing infrastructure, which was required to be installed, as part of a recent subdivision consent, at Beach Drive Westport.</p> <p>This was a resource consent requirement, and connected all 4 lots to the newly available town services. This included waste-water, town water, electricity and communications and as such, provides capacity for further more intensive development. A previously consented development for 28 Housing units, was only halted during the Mining Crisis of 2012-2016 which temporarily crippled the Westport economy. The land sits immediately adjacent to Westports existing residential zone and is a natural candidate for inclusion as a Future Urban Zone. To ignore the existing investment and restrict any future development would be negligent of Council, and indicate a bias towards developing other areas at the expense of the existing township. Council has no mandate to do so as no consultation and/or agreement has been completed to allow such a view to be legally enforced. It is currently zoned as General Rural and to remain so would prevent the natural expansion of the</p>	Change zoning of land block contained in DP 543155 from General Rural to Future Urban Zone



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					town, and ignore the considerable expense occurred by the developers and current owners, at councils request, for the urban services to be installed. The land currently incurs very little by way of natural inundation, and will be further protected by the proposed Westport Flood Protection Plan. As such, it is ideally suited to be included as a Future Urban Zone. Any flooding that has occurred is a result of failed Council Infrastructure and that has to be repaired regardless of any planning provisions.	
Deb Langridge (S252)	S252.001	Planning Maps and Overlays	Rezoning Requests	Oppose	Mineral Zones favour the miner over the communities. This is wrong. Mineral zones are too permissive. The proposed Barrytown mineral zone is inappropriate as it will water down neighbours and community voice. Being such a destructive activity , there should be the highest level of scrutiny put in place- environmental and social concerns throughly considered. This area contains an SNA and is farming and lifestyle block with many having tourism based businesses- it is not a mining area at all and never should be. The coast road is highly unsuitable for a heavy trucking route, The zone and its trucking would be in the flight path and drop zone of endangered Westland Petrel - the only place they breed in the world. To do large scale mining here is quite inappropriate. We are in a climate emergency-this needs to be taken into account-	No mineral extraction zone at Barrytown (Collins Creek)

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					should some mining activities be happening at all?	
Griffen & Smith Ltd (S253)	S253.003	Planning Maps and Overlays	Rezoning Requests	Amend	The extent of the COMZ zoning across Raleigh Street to Sawyers Creek is queried. Northeast of Raleigh Street and west of the railway line, the land shown in the COMZ Zone is extremely unlikely to ever be developed. It is outside the protection of the Greymouth Flood Wall and would be at serious risk of inundation. Griffen & Smith submit that the COMZ boundary west of the railway line would more appropriately finish at their site i.e., the northeastern boundary of the Mitre 10 carpark on Lot 1 DP 3493.	Rezoning proposed COMZ land Northeast of Raleigh Street and west of the railway line to a more suitable zoning
Griffen & Smith Ltd (S253)	S253.004	Planning Maps and Overlays	Rezoning Requests	Amend	Query why the legal road at the southwestern end of the Mitre 10 site, Waterwalk Road, the lagoon, Raleigh Street, the railway corridor, and the flood wall have apparently defaulted to the GRUZ General Rural zone. These areas should be zoned in keeping with the adjoining zoning. For example, the flood wall and lagoon would more appropriately be zoned as Open Space, and the COMZ zone adjacent to Mitre 10 should include Waterwalk Road and the legal road to the south. This is consistent with the way roads have been zoned in the central business district and residential areas. This may be a wider issue to be considered during the TTPP development process.	Rezoning proposed COMZ and GRUZ land in Greymouth incl. legal road at the southwestern end of the Mitre 10 site, Waterwalk Road, the lagoon, Raleigh Street, the railway corridor, and the flood wall in the vicinity to the same as the adjacent land.
Mark Wiechern (S254)	S254.001	Planning Maps and Overlays	Rezoning Requests	Amend	We currently reside within 40m of the proposed rural residential boundary and the balance of our land is not	Rezone Lot 5 DP 460905 Blk II Steeples SD Settlement Zone Rural Residential Precinct from

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>suitable or used for farming or other general rural activities. The 3 rural residential properties directly in front of us are accessed via a driveway on our land (easement) We have started the process of compiling to lodge a RC application for subdivision to create 3 new 'rural residential' lots on our property to extend the rural residential options for people to reside here in an area that is not of coastal significance or amenity value. Our lot is perfectly positioned for rural residential minor development in a considered and limited manner and this is our intent.</p>	General Rural Zone.
Isaac Construction (S258)	S258.002	Planning Maps and Overlays	Rezoning Requests	Oppose in part	<p>The submitter opposes the proposed Light Industrial zoning of much of its site at 37 Fairhall Road, Kaiata (outlined in red below) and seeks instead General Industrial zoning. A range of industrial activities occur within the site currently, including firewood storage and ancillary sales, gas storage and distribution, storage of construction materials, work shops and paint spraying. The submitter anticipates the site being further developed in future. Much of the adjoining industrial areas are zoned General Industrial and the submitter's preferred zoning reflects this pattern. The submitter accepts that a lighter industrial zone (LIZ) would be appropriate immediately adjacent the residential zoned land to the east and an approximately 50m wide area of land on the eastern and southeastern boundary of the site (consistent with</p>	<p>Rezone the majority of the site (legally described as Lot 2 DP 5083111) as General Industrial Zone. Retain an approximately 50m area of land adjoining the eastern and south/eastern boundary of the site as Light Industrial Zone.</p>

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					<p>the allotment widths to the north, for example 2 and 4 Sutton Road, and 53-55 Kaiata Park Drive) is therefore supported.</p> <p>The Open Space Zone to the immediate north of the site is not considered to be sensitive to General Industrial Zoning (noting the sites to the north at 29 Fairhall Road and 67 Kaiata Park Drive, for example, are zoned General Industrial), and General Industrial Zone is therefore requested on that frontage.</p>	
Janice Flinn (S260)	S260.001	Planning Maps and Overlays	Rezoning Requests	Oppose in part	<p>There is all-round incompatibility of large-scale mineral sands extraction and processing that attracts the interest of mining companies in this area, with the peaceful rural lifestyle enjoyed by residents and sensitive ecological areas on the Flats.</p> <p>The environment and existing Barrytown Flats economy are not suited to large scale mineral extraction. A conservation centre of excellence already exists there, in the form of Conservation Volunteers which has a large native plant nursery and ecological restoration site, developed over many years. The potential impact of dust residue, heavy traffic and noise pollution would have a profound impact on this significant business. Sustainable tourism businesses feel under threat, because should full-scale mineral extraction proceed, this area will no longer be attractive to tourists.</p> <p>Community disintegration is occurring as people sell or leave to escape the</p>	To rezone Barrytown Flats to General Rural instead of the proposed Mineral Extraction Zone

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					<p>uncertainty and possible noise, dust, vibration and disruption.</p> <p>The heavy traffic generated by the scale of mineral extraction proposals alone gives reason to encourage protection of the general rural zoning of the Flats. The Coast Road is one of the world's finest scenic drives, and is also tight and unstable in parts. The addition of increased volumes of heavy vehicles is incompatible with the existing condition of the road.</p> <p>There are concerning implications for the ecology and hydrology of this coastal ecosystem should mineral extraction proceed.</p> <p>The Flats are notorious for strong prevailing winds from north, west and south, so the prospect of significant quantities of dust settling anywhere along the Flats should be of significant concern. Many of the families who live on the Barrytown Flats make their livings from the land and ecology of the area. Native plant nurseries, ecotourism operators, tourist accommodation, dairy farms and animal-oriented lifestyle blocks sit appropriately within the confines of this landscape,</p>	
Callum Hoffman (S263)	S263.001	Planning Maps and Overlays	Rezoning Requests	Oppose	Zoning land adjacent to the Westport rifle range residential or lifestyle and allowing housing to be built within the area that gunshots are more than distant background level noise will realistically result in the range use being restricted and most probably shut down due to complaints opposing use of the range on both	To not zone land adjacent to the Westport rifle range for residential or lifestyle zone use.

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					noise and of ideological anti-firearms nature. This is a safety issue as it will result in hunters/shooters going to other places like riverbeds and beaches to sight in and practice with their firearms, instead of being able to shoot at an existing designed rifle range that is built to be as safe as possible for all party's, shooters and the surrounding area, and has been serving this function for many years.	
Karyn Davis (S267)	S267.001	Planning Maps and Overlays	Rezoning Requests	Support	I disagree with the proposal to erect a four story complex on Revell street where the pensioner homes are currently located. Why does TTPP contradict climate change rising sea levels . The current seawall issue/protection v resolution is at a standstill due to cost + design. The location of this zone is somewhat curious. There is clearly no logic in the proposed placement seemingly more focus on financial gain than the impact on current residents/homeowners. The current infrastructure cannot support a multi-tenanted build. The state of the footpaths, berms on Revell street is abysmal. Allowing a multi-story complex will adversely impact the neighboring property owners in particular the East side of the street. Their property values will decrease. The lack of sunshine/shade a significant increase of noise pollution.	Rezone the Medium Density Residential Area on Revell St Hokitika to General Residential Zone
Michael Anderson (S268)	S268.001	Planning Maps and Overlays	Rezoning Requests	Oppose	We disagree with the proposal to erect four storey medium density homes on Revell St Hokitika.	Rezone Medium Density Residential Zone on Revell St to General Residential Zone.

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					<p>Allowing up to a 4 storey build would have a severe &amp; negative impact on our home as we are currently on the eastside of Revell Street</p> <ol style="list-style-type: none"> <li>1. Blocking view</li> <li>2. Creating shading</li> <li>3. Would decline land and house value on the eastside of Revell street</li> </ol>	
Stephen Page (S270)	S270.005	Planning Maps and Overlays	Rezoning Requests	Oppose	<p>The proposed Kumara Mineral Extraction Zone is ultra vires, and the TTPP Committee has inappropriately used its legal power or authority as this does not meet Part 2 of the RMA. The rezoning of this land has not been subject to a RMA effect based assessment and the land does not contain a "legally established activity" to support the zone.</p> <p>A minerals permit is not an instrument that addresses land use effects (the Crown Minerals Act 1991 only regulates the allocation of access to minerals) -. Whilst it is good sense to avoid duplication of regulation, the West Coast Regional Council (WCRC) will still require mining activity to obtain resource consent. It will then regulate air quality, water quality and quantity and soil conservation effects. It will not regulate land use effects such as location of infrastructure, noise, hours of operation and lighting.</p> <p>The physical environment will be considered in a WCRC consent, but not the effects on the social needs and well-being of nearby people. Without appropriate regulation through the TTPP, these effects will</p>	<p>Rezoning the Kumara Mineral Extraction Zone. Consider sensible zoning using effects-based criteria to be included in this TTPP, so that mining activity can occur in areas without detriment to neighbours or communities.</p>

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					<p>be ignored.  Appropriate land use rules and/or separation buffers are adopted in New Zealand District Plans because mineral extraction is a noisy and messy industrial activity.  Gold mining involves heavy machinery, security and lighting infrastructure, disturbance of large areas of land, large pits, stockpiles, settling ponds, storage of hazardous substances, use of local water and long hours of operation. These elements require management and often require compliance monitoring in order to ensure compliance.  The effects of the activity are not compatible with sensitive uses such as residential settlements.</p> <p>1.10 I submit that the proposed TTPP does not -</p> <ul style="list-style-type: none"> <li>• Fulfil councils responsibility to provide a tool for improving local environmental management of the effect of mining activity on existing residences and settlements, or</li> <li>• Ensure mining activities won't harm neighbours or communities, or</li> <li>• Demonstrate integrated management of resources, or the concept of sustainable management which allows for development subject to environmental effects being appropriately managed, or</li> <li>• Demonstrate a clear and rigorous procedure for the setting of environmental rules, in that land use plans should first try to avoid adverse</li> </ul>	



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					<p>effects on the environment, before considering potential for mitigation and then considering remediation.</p> <p>2. The proposed Kumara Mineral Extraction Zone is ultra vires, and the TTPP Committee has inappropriately used its legal power or authority. [refer submission for more detailed information and reasons]</p> <p>The Kumara Settlement is not "new" land use. It is there already, and it is expanding. This is very relevant as this policy, rather than supporting the introduction of the new Kumara "Mining Extraction Zone", instead reinforces that the mining activity should not occur in this location because there is a sensitive activity beside it.</p> <p>(ii). The TTPP Committee have been presented with evidence that regulation of the industry, as well as separation of the industry from residential activity is what the people of the West Coast want. I submit that the TTPP Committee has inappropriately used its legal power or authority to influence the inclusion of the Kumara Mining Extraction Zone in the proposed Plan.</p> <p>The economic growth and cultural and social cohesion in Kumara is visible and measurable. We have active community groups and social and hold cultural community functions. This community is not a sleeper settlement to support nearby industrial business. Kumara is not a</p>	

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					village that needs or depends on industrial activity to sustain its economic viability. I am proud of our past mining history, but it is no longer appropriate for mining to occur on our village boundary. Kumara has reinvented itself into a peaceful village with a diverse population and new opportunities that are in keeping with the character of the current surrounding community. It is a prominent and regular stop for the famous West Coast Wilderness Trail which has brought a new range of visitors from all around New Zealand and abroad to stay.	
Kevin Klempel (S276)	S276.001	Planning Maps and Overlays	Rezoning Requests	Amend	<p>The Zoning for the property listed as 11 Lake Brunner Road is incorrectly zoned and needs to be changed. Because the block is contiguous with and partially adjacent to a Residential area does not mean automatically that it should be residential. The block is adjacent to and contiguous with a Settlement Zones and by physical actuality, prior use and descriptions listed within the plan document actually better fits within this or one of the rural zones and not the General Residential Zone in which it is currently listed.</p> <p>Primarily this title exists around the Moana Residential zone with no direct legal connection to to that zone by way of title access into that zone. The size of the title is such that at 6+ ha it exceeds even perhaps the description of a large residential title and falls more correctly into a rural</p>	Rezone the property at 11 Lake Brunner Road as Settlement Zone

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					<p>zone size.</p> <p>Costs to subdivide rise in proportion to the sale return of any title and given that the title has no direct access to provide the required services for an urban subdivision into the Moana Residential area those costs are incrementally greater for a title such as this. It is also questionable as to its suitability for urban subdivision, particularly of the type favoured in Moana, Holiday part time live in.</p> <p>Currently the title is run as a small holding with livestock and farm machinery as it has been since the time the first block was surveyed, moving it into the Residential zoning has the potential to provide excessive restriction to an activity that has been running on this land for more than a century now and for good reason.</p>	
Richard Henschel (S285)	S285.002	Planning Maps and Overlays	Rezoning Requests	Oppose in part	<p>We don't agree that the property can be considered highly productive land. There is no record of it being used for horticulture or anything other than grazing livestock before being subdivided for lifestyle rural use. Being such a small property, grazing livestock is not a viable use of the land. The current flora doesn't indicate anything significantly productive about it either. Consequently we wish that Precinct category not be applied to this property.</p>	<b>Rezone</b> the property 4456B Karamea Highway from General Rural Zone - highly productive land precinct to Rural Lifestyle Zone.
John Menlove (S289)	S289.001	Planning Maps and Overlays	Rezoning Requests	Amend	I have already put road and cleared some land for house sites two years ago this land is high and dry on	Rezone this site at Sergeants Hill so can develop the site for residential sections,

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					Sergeant hill had cattle on it up to ten years ago i have not grazed it up if cant put sections up there will have no choice but put cattle on this bush block	
Riarnne Klempel (S296)	S296.001	Planning Maps and Overlays	Rezoning Requests	Amend	Barrytown has outgrown itself and requires surrounding area for expansion. Barrytown is an increasing popular small coastal rural settlement but suffers from being overlooked by council and planners. We have one congested main road (cargills) with inadequate parking for the school and community hall. The intersection to the highway is increasingly dangerous, road drains are unfinished. Conflict from lack of planning in development exists between farm and settlement. TTpp is the opportunity to address these issues, but it appears to be overlooked again.	Rezone land to expand the Barrytown township settlement area
Erin Stagg (S314)	S314.006	Planning Maps and Overlays	Rezoning Requests	Amend		Provide for more area of Settlement zone around the Haast Township - refer to map attached to submission for suggested redoing locations
Roger Ewer (S316)	S316.001	Planning Maps and Overlays	Rezoning Requests	Oppose	Mineral extraction should be regarded as a Discretionary activity on the Barrytown Flats to allow for local consultation and oversight	Remove the Mineral Extraction Zone at Barrytown and make mineral extraction a restricted discretionary activity.
Neville Higgs (S329)	S329.002	Planning Maps and Overlays	Rezoning Requests	Amend	When neighbour consent was sort for the development for the industrial use on the eastern side of Marsden Road opposite the area where the zoning is being queried, the applicant for the new industrial use, who was then operating on the western side of Marsden Road, made it clear that the area on the western side of Marsden	The zoning of Part Lot 116 Deposited Plan 359532, Westland Survey District ( i.e. the land on the Western side of Marsden Road South of Pope Road and between Marsden Road and Sawyers Creek) should be changed from <del>General Industrial</del> to <b>Special Purpose Zone - Future Urban Zone</b> or similar.

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					Road would return to rural use. Neighbour consent was given on this basis and the new plan should now reflect the agreement that the land in question returns to rural zoning..	
Julie Palmer (S334)	S334.001	Planning Maps and Overlays	Rezoning Requests	Amend	Owner of a 62 acre block on New Castle St, Waimangaroa.	Rezone my property at New Castle St Waimangaroa for Rural Residential subdivisions, less than 4 hectares in size.
Westport Pistol Club (S336)	S336.006	Planning Maps and Overlays	Rezoning Requests	Oppose	Since the plan has been advertised and opened for public consultation, the TToPP Joint Committee met in its September 2022 sitting and was provided advice by staff that the draughting of the zoning maps for the areas in question along Pakihi Road was deemed 'an error'. This is not factually so; it was passed by resolution of Joint Council. The TToPP Joint Committee now seeks to submit on its own plan rectifying this 'error'. We do not consider that this is procedurally correct.	Do not accept the TTPP Committee submission in relation to the Alma Road rezoning
Westport Pistol Club (S336)	S336.007	Planning Maps and Overlays	Rezoning Requests	Amend	Mapping the Alma Road area adjacent to the Rifle Range Protection area as Future Urban Zone is entirely inappropriate. This zone would set in place the construction of high use urban housing, town planning, roads, footpaths, cul de sacs and family homes with backyards and children on trampolines. As General Residential Zone seeks to pertain to areas used predominantly for residential activities with a mix of building types, and other activities. Having this type of development and	Keep the area between Pakihi Road, Gillows Dam and the 110Kv Transpower WMG-WPT-A line as General Rural Zone.

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					urban activity right up to an active Rifle Range is inappropriate.	
Chris Hartigan (S338)	S338.001	Planning Maps and Overlays	Rezoning Requests	Amend	I would like to protect existing use but also understand the need to allow for development. Development needs to be in a way that insures no or minimal effect on the long running land use.	Ensure that there is sufficient buffer around the westport rifle range to allow the existing use of the rifle range to continue without bring new developments in the area into dispute with current operations, particularly with regard to noise.
Lindy Mason (S355)	S355.005	Planning Maps and Overlays	Rezoning Requests	Oppose in part	<p>The designation of GRUZ is appropriate and does not preclude mining in future, Introduction of potentially incompatible land uses should be decided by a proper process. Pre-emptive changing of Zones to MINZ are neither necessary nor desirable. This Zone change proposal will erode local confidence and limit investment in socially and ecologically sympathetic land uses, along with property values. Our councils should be supporting existing ratepayers, while keeping an open mind for beneficial land uses to evolve in the future.</p> <p>Existing mixed agriculture and residential, along with pockets of other uses which are anything from commercial to unmodified natural environments should be respected. Unless a strong majority of affected local residents choose to change the zone, we should leave it as GRUZ. Outside commercial interests should never be the driver of such a change.</p>	Rezone the MINZ area on the Barrytown Flats as GRUZ.
Dean Mason (S356)	S356.001	Planning Maps and Overlays	Rezoning Requests	Oppose	The delicate natural landscape and remote rural community deserve the opportunity to assess mining proposals as they arise. MINZ zoning would prejudice all future applications	I seek to remove Mineral Extraction Zoning from the Barrytown Flats and apply GRUZ zoning by default to all areas not otherwise zoned, eg lifestyle.

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					in favor of mining, potentially resulting in multiple ventures creating compounding adverse effects.	
Garry Howard (S358)	S358.002	Planning Maps and Overlays	Rezoning Requests	Amend	Proposed Residential Zone - Westport The area of Alma Road and McPadden Road has been proposed as Residential Zone. This zone proposal should include land to the west of Buller Road between Alma Road and the Crossroads. Refer plan in submission.	Rezone the land to the west of Buller Road between Alma Road and the Crossroads to General Residential Zone. Refer plan in submission.
Garry Howard (S358)	S358.004	Planning Maps and Overlays	Rezoning Requests	Amend	Rural Lifestyle Zone The area as shown on attachment Plan 3, Cape Foulwind- Tauranga Bay should be zoned Rural Lifestyle Zone to allow more people to enjoy the area that is non productive but has high lifestyle desirability due to the attributes in the area including ex Holcim quarry.	Rezone the area as shown on attachment Plan 3, Cape Foulwind- Tauranga Bay as Rural Lifestyle Zone
Garry Howard (S358)	S358.005	Planning Maps and Overlays	Rezoning Requests	Amend	The proposed commercial zone designated at Alma Road, Westport is inappropriate. The two current lifestyle sections have substantial homes on them that would be in the higher value bracket of homes in the Buller. The frontage to Alma Road has a steep gradient that would make building commercial building prohibitive. This area should retain General Rural designation	Rezone the proposed commercial zone designated at Alma Road, Westport to General Rural Zone [refer submission for map]
Chris Reynolds (S362)	S362.002	Planning Maps and Overlays	Rezoning Requests	Amend	I oppose the proposed zoning adjacent to the Westport Rifle Range on Pakahi Road. There needs to be a buffer zone of more than 300 meters from Pakahi Road. There needs to be NO building	To keep buildings at least 300 meters from Pakihi Road and to note ALL land titles that there is an active existing rifle range on Pakihi Road which is an approved activity.

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					<p>allowed only grazing. ie. in the paddock which has 110KVA Wpt-Waim Transpower transmission feeder.</p> <p>The permitted activity in the Buller District plan of a rifle range on Pakahi Road appears to have been negated by the TTPP plan.</p> <p>The shooting community of Buller and New Zealand use this sporting facility daily to train for international sport, local hobby shooting, hunting practice and even for military training exercises, ATC, as well as police training which is on a certificated range as approved by NZ police and range inspectors. Approved facilities such as these are becoming a rarity around the country.</p>	
Julie Madigan (S363)	S363.001	Planning Maps and Overlays	Rezoning Requests	Amend	The Ross Community in general want the status quo for our immediate area, which in general is already covered by existing mining licences.	Retain the status quo under the Westland District Plan. (No mineral extraction zone - area zoned rural]
Scott Freeman (S383)	S383.003	Planning Maps and Overlays	Rezoning Requests	Oppose	<p>Our property lies at 141 Alma Road, Westport (refer map in submission) (Lot 2 DP362094 Blk IV Steeples SD). It is less than 4 ha in area and has been used for residential purposes for over 20 years. It is not farmed. The properties with dwellings around the existing quarry existed prior to the quarry being legally established.</p> <p>The logic of changing the zoning of one nearby property (ours) to rural and not other properties is unclear and is inconsistent:</p> <p>Ultimately the quarry operation is not compatible with the proposed future residential use of the Alma Road</p>	Re 141 Alma Road(Lot 2 DP362094 Blk IV Steeples SD) rural property zoning. We would like the zoning of our property to be either: zoned residential to reflect the proposed future use of Alma Road and as originally proposed in the draft TTPP, or zoned as rural-lifestyle to reflect its actual present use and size.



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					area. We do not agree with inconsistently zoning land around it to potentially allow for the quarry's further expansion, while at the same constraining surrounding land from future residential use for Westport township retreat.	
Sharon Langridge (S388)	S388.001	Planning Maps and Overlays	Rezoning Requests	Amend	Resource consent for Mineral extraction was declined on the above property in 2022. This proposed zone is located in amongst housing, businesses & farms in a quiet coastal setting famed for its environmental beauty -not an industrial hub. Its not an appropriate location for this zone.If the Minz get approved for the plan its likely to stay in the plan for the next 15-25 yrs which is going to potentially devalue all the surrounding properties for up to a quarter of a century! This will turn over the rights of the residents/farming/tourism businesses in favour of the mining industry in terms of noise emissions, traffic & environmental concerns. Consideration needs to be given to reverse sensitivity. Currently there is no large scale mining/industrial activity in Barrytown, any changes to this will no doubt change the area and impact on residents etc and should require consenting and public notification.	Delete - Barrytown Flats Mineral Zone on the Property Lot 1 DP412689 Rural Section 2847 Section 5 Block 5. This should be changed to General Rural Zone.
Ross Wildbore (S389)	S389.001	Planning Maps and Overlays	Rezoning Requests	Amend	.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	Amend Amend - Barrytown Flats Mineral Zone - ie remove it from plan. This should be changed to General Rural Zone.

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					<p>that will be effected by such activites should be consulted.</p> <p>This proposed zone is located in amongst housing, businesses &amp; farms in a quiet coastal setting famed for its enviromental beauty -not an industrial hub. Its not an appropriate location for this zone.</p> <p>If the Minz get approved for the plan its likely to stay in the plan for the next 15-25 yrs which is going to potentially devalue all the surrounding properties for up to a quarter of a century! This will turn over the rights of the residents/farming/tourism businesses in favour of the mining industry in terms of noise emmissions, traffic &amp; enviromental concerns. Consideration needs to be given to reverse sensitivity. Currently there is no large scale mining/industrial activity in Barrytown, any changes to this will no doubt change the area and impact on residents etc and should require consenting and public notification.</p>	
Shirley Godfrey (S390)	S390.001	Planning Maps and Overlays	Rezoning Requests	Oppose	<p>The Company of the Koiterangi Lime Company Ltd operates a limestone quarry at Camelback Road Kowhitirangi. Mining permit no 41 325. The Legal description of this existing quarry is Lots 1 2 DP 315 SECS 2 3 SO11712 BLK I TOAROHA S D - Includes Minerals. Valuation Number 25760-54800. I oppose that these parcels of land have been zoned GRUZ and request that the zoning be changed to have these included into the Mineral Extraction Zone.</p>	<p>Include the Koiterangi Limestone Quarry at Camelback Road Kowhitirangi Lots 1 2 DP 315 SECS 2 3 SO11712 BLK I TOAROHA S D in the Mineral Extraction Zone.</p>

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Karen Vincent (S393)	S393.001	Planning Maps and Overlays	Rezoning Requests	Oppose	My main concerns are for the environment and the many creatures within it. I have at least four threatened and vulnerable species in my creek alone and fear the waterways will be at high risk. The processing will require the contractors to pump huge amounts of water from the streams in the area which will likely destroy an already struggling ecosystem. This is one of the last stands of kahikatea on the Barrytown flats and deserves protection. Dust, noise, traffic etc, all a big threat to the peace and quiet of the environment. And possibly a large health risk. The traffic is a major potential hazard.	Oppose mineral extraction zone at Barrytown Flats.
Jane Nolan (S397)	S397.001	Planning Maps and Overlays	Rezoning Requests	Oppose	I vehemently object to any mining on the Barrytown flats. I am concerned about the impact on hydrology of the area and the effects of sea level rise. 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.	Rezone the Barrytown Mineral Extraction Zone as General Rural.
Veronica Carroll (S399)	S399.001	Planning Maps and Overlays	Rezoning Requests	Oppose	I am opposed to the mining of the Barrytown flats due to reasons including the environmental impact it will inevitably have on the significant natural area and wildlife, including swampland and native marine and swamp species. It appears conflicting to me that we would aim to protect these natural areas in form of many SNA in the area however this would be	Remove the mineral extraction zone from Barrytown Flats.

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					completely overturned with the introduction to mine the area, effecting waterways, the ocean, our aquatic life forms including native flora and fauna by upsetting the natural balance of minerals draining water and the unavoidable run off of chemical that will be left to pollute our natural taonga. Barrytown and the surrounding areas including Punakaiki are aesthetically beautiful and a huge draw card for tourists to the are. To ruin all of this in todays environment of climate change when we have an absolute responsibility to do all we can to reverse this, seems to me ethically outrageous.	
Shirley Godfrey (S406)	S406.001	Planning Maps and Overlays	Rezoning Requests	Neutral	A large percentage of the neighbouring land in the area is already zoned Rural Residential as shown on the attached information. (Refer original submission for maps)	I request that the following two parcels of land at State Highway 6 Taramakau be Re-zoned to Rural Residential. Valuation number 25730-51700. PT RS 1999 BLK VII WAIMEA SD. Area 11.9559 Ha, Valuation number 25730-51702. Sec 11 SO557707. Area 1.2126 Ha.
Paul Finlay (S408)	S408.003	Planning Maps and Overlays	Rezoning Requests	Amend	Reservoir is in place, area is above tsunami/coastal hazard risk	Rezone area at Cobden to allow for subdivision: refer to the attached plan in the submission.
Paul Finlay (S408)	S408.005	Planning Maps and Overlays	Rezoning Requests	Amend	Climate change will exacerbate flooding in the Inangahua River.	Identify area for growth of Reefton around Butts Road and Crampton Road - residential and other zones. [refer map in submission]
Cynthia Robins (S411)	S411.001	Planning Maps and Overlays	Rezoning Requests	Oppose in part	Blackball has 2 hotels, a Workingmen's Club, General Store and a couple of other small businesses. All these properties are zoned residential but pay commercial rates, the zones should be brought	That commercial land in small towns such as Blackball be given commercial status.

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					into line with the rateable value to make the system completely transparent. The same could probably be said for other areas in the Grey District such as Moana, Ahaura, Nelson Creek and there are probably equally as many places on the West Coast that have the same anomaly.	
Koiterangi Lime Co Ltd (S414)	S414.001	Planning Maps and Overlays	Rezoning Requests	Support in part	So the lime works can continue to work unheeded - We would like the Koiterangi Lime Co. Ltd quarry to be included in the Minerals Extraction Zone.	include Koiterangi Lime Co Ltd quarry in the Minerals Extraction Zone
Peter Haddock (S417)	S417.002	Planning Maps and Overlays	Rezoning Requests	Amend	I wish to submit on the property Quadrello Holdings Ltd own on Taylorville Road Coal Creek valuation 25420/375.07 Legal Desk PT Sect 121 SQ 119. Quadrello Holdings Ltd wish it noted that there is an existing Gravel Extraction Quarry on the land which has been in existence for 35 plus years and is still active	Rezone the land at on the property Quadrello Holdings Ltd own on Taylorville Road Coal Creek valuation 25420/375.07 Legal Desk PT Sect 121 SQ 119 to Mineral Extraction Zone
Lara Kelly (S421)	S421.003	Planning Maps and Overlays	Rezoning Requests	Amend	I think that Commercial zoned land should be along the east side of the SH6 from Weld to Stafford Streets. This area should be commercial as most (if not all) of the current activities fit into that definition. Also, in 2022 with all stakeholders having many, many years experience with the RMA, mitigation measures of vegetation, colour palette of buildings blending to the environment plus other mitigation measures could be encouraged and a way to make commercial land work in this area.	Rezone the area long the east side of the SH6 from Weld to Stafford Streets as Commercial Zone
Noeline Pullan (S424)	S424.001	Planning Maps and Overlays	Rezoning Requests	Oppose	Re Revell St Medium Density Zone. Whilst not against med density housing in general - The location of	Rezone Medium Density Residential Zone on Revell St

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					<p>this zone seems to be focused more on an economic win for people in power rather than the residents and future owners on those properties. Why would we allow med density 4 story on the beach front when currently the Hokitika and Regional Council are at a standstill over cost and design of the coastal erosion wall. Allowing up to 4 storey build would have severe and negative impact on landowners currently on the eastside of Revell Street- Blocking view creating shading. Would decline land and house values on the eastside of Revell street</p>	
Joan Blacktopp (S432)	S432.001	Planning Maps and Overlays	Rezoning Requests	Amend	<p>Re land north of Hokitika at Three Mile, on Keogans Roadlegally known as Lots 2, 3 and 4 DP459988 being a total of 3.512 ha. See the attached plan in the submission.</p> <p>The land is on the Selected Land Use Sites (SLUS) register regarding possible contamination, and this would make Industrial activity on the land more appropriate than a dwelling. The site is easily serviced and is accessible to SH6 (the main route along the West Coast) which is only approximately 300m along the well-formed and sealed Keogans Road. It is a positive that the site is near existing well-formed roading network. Also, the site would be easily connected to power as the power line is near the site. And telecommunications are in the area.</p>	Zone Lots 2, 3 and 4 DP459988 being zoned as either Light Industrial or GeneralIndustrial under the proposed TTPP.

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Karen Lippiatt (S439)	S439.007	Planning Maps and Overlays	Rezoning Requests	Oppose	I object in the strongest terms possible to a designation of Mineral Extraction on any area of outstanding biodiversity and natural beauty, in this case, specifically at Denniston.	Exclude Denniston Plateau from the Buller Coalfield Zone
Karen Lippiatt (S439)	S439.009	Planning Maps and Overlays	Rezoning Requests	Oppose	I object in the strongest terms possible to a designation of Mineral Extraction on any area of outstanding biodiversity and natural beauty, in this case, specifically at Te Kuha. This is the location of the only ephemeral wetland in the Ngakawau Ecological District and the area's largest population of Parkinson's rātā.	Rezone Te Kuha so it is not Mineral Extraction Zone or Buller Coalfield Zone.
Suzanne Hills (S443)	S443.047	Planning Maps and Overlays	Rezoning Requests	Amend	The 79ha block of land at 3342 Coast Road is zoned as rural but to the north and south the land parcels are zoned as rural lifestyle. The GRUZ is defined as: Areas used predominantly for primary production activities. This does not apply to 3342 Coast Road. The vast majority is indigenous forest and protected under a QEII conservation covenant. Only 0.3ha is excluded from the covenant - for the most part an already cleared area. This 0.3ha is the only legal site for a future dwelling under the covenant. Therefore the land parcel is essentially rural lifestyle and should be zoned as such and would be in keeping with the adjacent land parcels.	Rezone the property at 3342 Coast Road as Rural Lifestyle Zone.
Suzanne Hills (S443)	S443.051	Planning Maps and Overlays	Rezoning Requests	Amend	The proposed MINZ on the Barrytown Flats does not meet the criteria for the zone. It is not an area where there is a mineral extraction activity that is currently authorised under resource	Rezone the Mineral Extraction Zone on the Barrytown Flats to Rural Zone

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					consents because they were declined by independent commissioners in February 2022. As it does not meet the MINZ criteria, it cannot be a MINZ and must therefore remain as a Rural Zone in keeping with the surrounding rural zoned land.	
Clare Backes (S444)	S444.013	Planning Maps and Overlays	Rezoning Requests	Amend	The Open Space and Recreation Zones include public conservation land (pcl). This is land which under the Conservation Act is protected for its natural values, but the Plan suggests otherwise. Open Space Zones that are public conservation land should be rezoned as Natural Open Space Zones, and all should be renamed public conservation land to distinguish them from other types of open space land such as parks.	Identify public conservation land in the maps, and ensure it all falls under the Natural Open Space Zone.
Clare Backes (S444)	S444.018	Planning Maps and Overlays	Rezoning Requests	Amend	The zoning for Hokitika assumes an extended sea wall has been erected - this has not even been granted resource consent yet and some argue that it will be contrary to the NZCPS. The overlays should show the danger of coastal flooding along the length of Beach Street and Revell Street. In comparison Golf Links Road is shown to be at danger of coastal tsunami, in the flood plain, in danger of flood and has a coastal hazard alert. Yet even here buildings will be allowed subject to resource consent. This is not appropriate for an area subject to such hazards - buildings, particularly residential buildings should not be allowed here. People should be encouraged to build on higher land, it is time to retreat from the coastal	Acknowledge the flooding potential in Hokitika, and stop building along the coastal strip. Be more proactive in encouraging managed retreat.



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					strip. There is a medium density residential zone planned for the seaside of Revell Street between Spencer Street and Hampden Street. This is not a logical place to put medium density housing, not only will it destroy the ambience of the area, it is in a flood zone. Building on the direct sea front should not be encouraged, this kind of development will need protection from the sea, which will cost the ratepayers of Hokitika a lot of money. Medium density housing would be more appropriate in other elevated parts of town, especially where there are wide streets and the development could be reflected in the opposite side of the road.	
Mitchells 2021 Limited (S448)	S448.001	Planning Maps and Overlays	Rezoning Requests	Amend	This will provide for expansion of the Lake Brunner Eco Lodge to provide high-end accommodation. The aim is to provide high end visitor facilities while retaining ecological values. [refer submission for detail and maps]. The changed zoning would be consistent with adjacent sites. Rezoning of the site would enable a clearer consenting pathway for the development of the Mitchells Proposal, as SETZ provisions allow for greater building density, whilst still necessitating a resource consent due to the ONL overlay. Therefore, a change of zoning would enable the potential expansion of tourism activities in the Mitchells area while ensuring that development occurs in accordance with ecological values	Rezone the block shown on the submission maps (PT RS 2032) known as the Forestry Lake Front Block at Mitchells, Lake Brunner from Rural Lifestyle Zone to Settlement Zone.

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					and with a clear consenting pathway consistent with the provisions of the TTPP.	
Mitchells 2021 Limited (S448)	S448.002	Planning Maps and Overlays	Rezoning Requests	Amend	This would allow for a 22 lot subdivision in the Rural Lifestyle Zone proposed part of the block while the balance area would be retained as General Rural Zone.	Rezone the block shown on the submission maps (Lot 4 DP 440795) known as the Bush Block at Mitchells, Lake Brunner from General Rural Zone to a combination of General Rural Zone and Rural Lifestyle Zone (refer submission for maps).
Totally Tourism Limited (S449)	S449.008	Planning Maps and Overlays	Rezoning Requests	Oppose	Re Lot 33 Deposited Plan 409401. The site is located off Donovan Drive, Franz Josef and comprises a land area of 72.79Ha. The zoning is opposed. The land was previously zoned Tourist Zone and Residential Zone. Revoking this Zoning significantly de-values the submitters land and changes the anticipated level of commercial and community development for those residential lot owners who have already bought land and established residences in the Franz Alpine Resort. [refer submission for more information]	Rezone the 72.79 ha of land (Lot 33 Deposited Plan 409401) located off Donovan Drive, Franz Josef at to Settlement Zone - Settlement Centre Precinct.
Ball Developments Ltd (S453)	S453.001	Planning Maps and Overlays	Rezoning Requests	Amend	OSZ - Open Space is a more appropriate zoning	Amend Lot 508 DP 404171 to Open Space Zone
Ball Developments Ltd (S453)	S453.002	Planning Maps and Overlays	Rezoning Requests	Amend	The roading layout has been amended	Amend to give effect to roading layout in Appendix 1 of submission
Ball Developments Ltd (S453)	S453.003	Planning Maps and Overlays	Rezoning Requests	Amend	Lot 123 DP 404171 is now split in accordance with subdivision consent SD3025/22	Amend to rezone Lot 1 of SD 3025/22 to GRZ - General Residential
Ball Developments Ltd (S453)	S453.004	Planning Maps and Overlays	Rezoning Requests	Support	Open Space is the most appropriate zoning over the wastewater ponds and surrounding.	Amend to extend Open Space zone around the wastewater ponds as shown in Appendix 1 of submission.
Ball Developments Ltd (S453)	S453.006	Planning Maps and Overlays	Rezoning Requests	Support	Areas of zoning over sections east of Sutton Road, Kaiata Park have been amended.	Amend to give effect to existing residential and commercial buildings, and intended development in Appendix 1 of

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						submission.
Murray Stuart and Karen Jury Rob Lawrence (S455)	S455.001	Planning Maps and Overlays	Rezoning Requests	Oppose	The current approach will not deliver the purpose of the Resource Management Act. There is no lawfully established mineral extraction activity therefore the zone does not meet the criteria at Kumara. The proposed Kumara Mineral Extraction Zone is ultra vires, and the One Plan Committee has inappropriately used its legal power or authority.	Remove the Mineral Extraction Zone at Kumara.
Westport Rifle Club Incorporated (S457)	S457.006	Planning Maps and Overlays	Rezoning Requests	Oppose	We oppose the submission of the TTPP Committee to rezone the area known as the area north of Pakihi Road as General Residential Area. This is not an error. A buffer zone between the Rifle Range and residential development is essential to avoid reverse sensitivity issues.	That the area between Pakihi Road, Gillows Dam and the 110Kv Transpower WMG-WPT-A line be <b>General Rural Zone</b> (i.e. Lot 2 DP 404550, Pt Section 24 Blk VII Kawatiri SD and Lot 2 DP 418652).
Laurence McGuire (S458)	S458.001	Planning Maps and Overlays	Rezoning Requests	Amend	The proposed Haast Airfield AIRPZ comprises an area of approximately 13.5ha. The runway is 800m long with an approximately north-south alignment and has a gravel all weather surface. There are turning circles at both ends. There is currently one building onsite which includes a hanger and residential unit. RD Petroleum recently installed new fuel tanks onsite with 24-hour refuelling access. Avgas and Jet A-1 are available. Currently Haast Airfield is used by: <ul style="list-style-type: none"> <li>• Private aircraft</li> <li>• Commercial Operations (Knights Point Air)</li> <li>• Department of Conservation charter</li> </ul>	Include Haast Airport (the land legally described as Lot 4 DP 3407 and Lot 1 DP 2832) within the Airport Zone.

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					<p>work</p> <ul style="list-style-type: none"> <li>• Westpac Rescue Helicopter</li> </ul> <p>Haast Airfield is used as the pickup location when the Westpac Rescue Helicopter is required in medical emergencies. The rescue helicopter also frequently refuels there. This is a critical service given the remote location of Haast. Haast Airfield would become a critical transport link in the event of a major earthquake on the Alpine Fault which would likely cause significant damage to State Highway 6. Road access to Haast may be cut off for months or years. Designating Haast Airfield AIRPZ would be consistent with existing notified AIRPZ designations as it would include critical infrastructure such as runways, aprons, aircraft hangers, parking areas, refuelling services and navigation aids. There is also space to serve future commercial tenants associated with the airfield. [refer submission for further detailed information]</p>	
T Croft Ltd (S460)	S460.003	Planning Maps and Overlays	Rezoning Requests	Amend	<p>The caretakers residence at 139 Arnold Valley Road (Lot 2 DP 2261) has been left in the GRUZ General Rural zone under the proposed TTPP. T Croft Ltd object to this zoning and propose that Lot 2 DP 2261 be included in the LIZ Light Industrial zone, for the following reasons: The dwelling was approved by resource consent as a caretakers residence for the rural contracting business and this fits with the proposed rules in the LIZ Light Industrial Zone.</p>	Rezone the caretakers residence at 139 Arnold Valley Road (Lot 2 DP 2261) as Light Industrial Zone.

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Inger Perkins (S462)	S462.026	Planning Maps and Overlays	Rezoning Requests	Amend	It alarms me to see Mineral Extraction Zones where there are apparently no existing resource consents for mining. It is not the place of TTPP to assume resource consents will be granted. Should consent be sought, it would be more appropriate to seek re-zoning at the same time. All new mining must go through a consent process.	Rezone Mineral Extraction Zone areas where there are no resource consents in place.
Inger Perkins (S462)	S462.032	Planning Maps and Overlays	Rezoning Requests	Oppose	Multi-unit, semi-detached and terraced houses would slowly screen single story properties from sun and light and would be completely out of keeping in the street and the residential area of the town as a whole. Plans and planning need to allow for the area to be protected, appropriately, as sea levels rise and storms and storm surges increase in frequency and intensity over the coming decades. Beyond that, there need to be discussions in the coming years to consider how the community might move to higher levels,	Remove Medium Density Residential on Revell St and rezone to General Residential Zone.
Davis Ogilvie & Partners Ltd (S465)	S465.001	Planning Maps and Overlays	Rezoning Requests	Amend	Lot1DP2617, Lot1DP2512, Lots1and2DP2489, Lot1DP2781, and PartRS2082 are not suitable for any truly "rural" land use due to topography and location. However, the properties could be suitable for off-grid development for rural-residential or holiday home purposes. All services could be provided for using on-site systems, similar to the development in the RLZ Rural Lifestyle zone closer to the lake.	Rezone Lot1DP2617, Lot1DP2512, Lots1and2DP2489, Lot1DP2781, and PartRS2082 at Mitchells as Rural Lifestyle Zone (refer map in submission).
The O'Connor Institute Trust Board (S466)	S466.002	Planning Maps and Overlays	Rezoning Requests	Amend	The proposed zoning pattern would result in different setback rules	Rezone Stafford Street beside the O'Connor Home as General Residential Zone.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					applying to the O'Connor Home site at 190 Queen Street, Westport.	
Jane Whyte & Jeff Page (S467)	S467.006	Planning Maps and Overlays	Rezoning Requests	Amend	The management approach to the Punakaiki Village does not adequately recognise the mix of complementary functions of this village, its existing character and the importance of it being able to continue to adapt. A modified form of the Special Purposes Scenic Visitors Zone (SVZ) better provides for the sustainable management of Punakaiki Village, with the necessary modifications reflecting Punakaiki Village's mixture of uses, including residential and commercial activities, and a built form of relatively low intensity.	Rezone the Coastal Settlement Precinct areas of Punakaiki Village to Scenic Visitor Zone
New Zealand Coal & Carbon Limited (S472)	S472.049	Planning Maps and Overlays	Rezoning Requests	Oppose in part	A mapping error seems to have occurred with the Precinct and overlaps the Mineral Extraction Zone (MINZ) and its existing activities. This should match the zoning boundary which abuts the MINZ in that area.	Remove the overlap of the Precinct from the Mineral Extraction Zone (MINZ) for SEC 39 SO11207 TWN OF ROA BLK II MAWHERANUI SD (Valuation ID 2543020700) and SEC 48 SO 11207 BLK II MAWHERANUI SD (Valuation ID 2543020701).
Katherine Gilbert (S473)	S473.008	Planning Maps and Overlays	Rezoning Requests	Amend	A special purpose zone for authorised/lawfully established mining activities is not necessary or appropriate. Managing the adverse effects of these activities should be consistent with the underlying/surrounding zone to ensure that adverse effects and remediation are appropriate. In addition, the zones proposed for the BCZ and the MINZ appear to capture areas that are not currently authorised for mineral extraction as well as areas where mining activities have not yet occurred.	Where BCZ and MINZ have been proposed on public conservation land (PCL) rezone this land in these areas as Natural Open Space (NOSZ) and in other areas as General Rural Zone (GRUZ) or as consistent with adjacent zoning where appropriate.

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					I object to any mining on Public Conservation Land.	
Katherine Gilbert (S473)	S473.012	Planning Maps and Overlays	Rezoning Requests	Amend	PCL is held for conservation purposes, which is for the protection of natural intrinsic values by the Department of Conservation. The MINZ and the BCZ being placed over PCL appears to be a deliberate and dangerous error of judgement. It misleads the West Coast public about reality, land management and the law.	Re-zone public conservation land to Natural Open Space Zone (NOSZ)
Katherine Gilbert (S473)	S473.017	Planning Maps and Overlays	Rezoning Requests	Amend	There is a serious issue with Revell Street in Hokitika. The stop bank ends at the beginning of the new Council subdivision zone planned area. The Coastal Hazard zone runs right up to Gold Links Road where there is a subdivision and new houses. Medium density housing should not be in Coastal Hazard areas.	Rezone medium density residential area on Revell Street.
Rocky Mining Limited (S474)	S474.012	Planning Maps and Overlays	Rezoning Requests	Amend		That the MEZ apply across the full permit areas for the the Wombat Creek and Rimu Channel exploration permits
Rocky Mining Limited (S474)	S474.046	Planning Maps and Overlays	Rezoning Requests	Amend		application of the MEZ across permits EP60567, EP60761 and EPA60880 (refer to submission for maps)
Gavin and Juliana French (S475)	S475.001	Planning Maps and Overlays	Rezoning Requests	Oppose	The property is used for rural residential and the owners would like it to maintain that use and subdivide the property for residential use to support relocating people from flood areas. There are plenty of commercial areas in Westport.	Remove the commercial zone from the property at 20 Gillows Dam Rd.
Frank and Jo Dooley (S478)	S478.024	Planning Maps and Overlays	Rezoning Requests	Amend	This existing environment already undermines the intent of the proposed General Rural Zone	The portion of Nine Mile Road from Stafford Street to the Nine Mile, Victoria and Harneys Roads intersection, extending from the railway corridor to the banks of the Buller River be

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						rezoned from <del>General Rural Zone</del> to <b>Rural Lifestyle Zone.</b>
Frank and Jo Dooley (S478)	S478.027	Planning Maps and Overlays	Rezoning Requests	Amend	rezone as Rural Lifestyle Zone to reflect its current use	rezone 211 Utopia Road to Rural Lifestyle Zone
Frank and Jo Dooley (S478)	S478.045	Planning Maps and Overlays	Rezoning Requests	Amend	The proposed zoning pattern would result in different setback rules applying to the O'Connor Home site at 190 Queen Street, Westport.	Rezone Stafford Street beside the O'Connor Home as General Residential Zone.
Lynley Hargreaves (S481)	S481.005	Planning Maps and Overlays	Rezoning Requests	Amend	The mapped Mineral Extraction Zone at Ross is not a mine. The s32 report identifies this as "Birchfields Ross Mine 350ha" and "Ross Township Mine Ross 345ha". But most of the area mapped is not a mine, this includes 100ha of forested public conservation area, the mined Ross lake, a large area of farmland and some housing. Some of these area contain no gold. Of the area that is currently being mined, most would be expected to be completed by the time TTPP is operative. [refer submission for further information]	Delete the Mineral Extraction Zone at Ross.
Lynley Hargreaves (S481)	S481.021	Planning Maps and Overlays	Rezoning Requests	Amend	The National Planning Standards suggest that areas where the natural environment is retained should be mapped as Natural Open Space. The TTPP also suggests areas of high natural values should be mapped as Natural Open Space. The mapping of conservation land is still inconsistently done, with parts of some conservation areas inexplicably split between rural, Open Space and MEZ.	The natural open space zone should be used for virtually all conservation land and some other areas where the natural environment is retained.
Lynley Hargreaves (S481)	S481.023	Planning Maps and Overlays	Rezoning Requests	Amend	I also disagree with using zoning as a way of pre approving individual future developments, which seems to be happening in the TTPP mapping with	Do not rezone areas where there has not been public consultation on the rezoning approach.



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					areas being inexplicably mapped for use other than their existing uses. This takes away the ability of the public to have a say.	
Lynley Hargreaves (S481)	S481.024	Planning Maps and Overlays	Rezoning Requests	Amend	I disagree with using zoning as a way of pre approving individual future developments, which seems to be happening in the TTPP mapping with areas being inexplicably mapped for use other than their existing uses. This takes away the ability of the public to have a say.	Do not rezone areas where there has not been public consultation on the rezoning approach.
Scenic Hotel Group (S483)	S483.002	Planning Maps and Overlays	Rezoning Requests	Oppose	Concerned will limit future development such as hotel extensions, conference centres. Could impact valuations, raise owners costs.	Oppose Scenic Visitor Zoning for the following properties: <ul style="list-style-type: none"> <li>Te Waionui Forest Retreat 3 Wallace St Franz Josef Glacier</li> <li>Scenic Hotel Franz Josef Glacier 45 SH6 Franz Josef Glacier</li> <li>Kea Staff Village 93 Cron Street, Franz Josef Glacier</li> <li>Heartland Hotel Glacier Country, 11 Cook Flat Road, Fox Glacier</li> <li>Ocean View Resort, 4327 State Highway 6, Punakaiki</li> <li>27-31 Sullivan Road Fox Glacier</li> </ul> Seek compensation for any restrictions from rezoning.
Scenic Hotel Group (S483)	S483.003	Planning Maps and Overlays	Rezoning Requests	Oppose	Concerned will limit future development such as hotel extensions, conference centres. Could impact valuations, raise owners costs.	Oppose Settlement Zone Coastal Settlement Precinct Zoning on the following properties: <ul style="list-style-type: none"> <li>Sec 21 Mabel Street, Punakaiki</li> <li>Sec 23 Mabel Street, Punakaiki</li> <li>Sec 24 Mabel Street, Punakaiki</li> <li>Sec 25 Mabel Street, Punakaiki</li> <li>Punakaiki Beachfront Motels, Mabel Street, Punakaiki</li> </ul>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<ul style="list-style-type: none"> <li>Punakaiki Rocks, Hotel and Bar, Owen St, Punakaiki</li> </ul> <p>Seek compensation for any restrictions arising from rezoning</p>
Scenic Hotel Group (S483)	S483.004	Planning Maps and Overlays	Rezoning Requests	Oppose	Concerned will limit future development such as hotel extensions, conference centres. Could impact valuations, raise owners costs.	<p>Oppose Settlement Zone zoning on the following properties:</p> <ul style="list-style-type: none"> <li>31 Pekanga Drive, Fox Glacier</li> <li>35 Pekanga Drive, Fox Glacier</li> <li>24 Cowan Street, Franz Josef Glacier</li> <li>26 Cron Street, Franz Josef Glacier</li> <li>2 Condon Street, Franz Josef Glacier</li> </ul> <p>Seek compensation for any restrictions arising from rezoning.</p>
Scenic Hotel Group (S483)	S483.005	Planning Maps and Overlays	Rezoning Requests	Oppose	Oppose any rezoning from Tourist Commercial Zone to General Rural Zone	No rezoning of properties from Tourist Commercial to General Rural Zone (Franz Josef).
Gavin Molloy (S485)	S485.001	Planning Maps and Overlays	Rezoning Requests	Amend	The Plan does not recognise the land at Franz Alpine Resort has been under development since 2001 with 50ha rezoned to Tourist Settlement and 25 ha Residential in 2003. There is no clear reason why the land has been zone Rural Residential in the notified TTPP apart from suggesting the land cannot be serviced with compliance water and wastewater infrastructure. This is not correct. WDC have continually hampered the development of the master planned project perhaps to enhance the financial position of the Council and its CCOs.	That the zoning of the land at Franz Alpine Resort as Tourist and Residential Zone and the Westland District Plan provisions are carried over into TTPP.

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West Coast Regional Council (S488)	S488.011	Planning Maps and Overlays	Rezoning Requests	Amend	The pTTPP HPL Precincts should be scientifically reviewed by the four West Coast Councils.	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
West Coast Regional Council (S488)	S488.023	Planning Maps and Overlays	Rezoning Requests	Oppose in part	Infrastructure needs to be provided for in an integrated way to ensure that Greenfield sites can be adequately serviced, and that infrastructure services integrate with the surrounding environment. There needs to be 'infrastructure outline plans' developed prior to zoning provisions being included in the Plan. Surface water and stormwater disposal needs to be considered for all new zoning to ensure climate resilience for all new areas, and to minimise impact on surrounding land areas.	The Council seeks to be a party to the refinement of the Greenfield areas of TTPP to ensure that the Plan is efficient, effective and useable for our West Coast communities and industry, and these sites are appropriately serviced.
West Coast Regional Council (S488)	S488.034	Planning Maps and Overlays	Rezoning Requests	Amend	It is unclear what the scientific basis is for identifying the larger total area of pTTPP HPL Precinct land with LUC Class 3-6 soils. As the NPSHPL is now in place and must be implemented, and regional and district councils must work together to identify HPL areas (NPS Part 3, 3.2), the WCRC considers that the pTTPP HPL Precincts should therefore be reviewed	The pTTPP HPL Precincts should be scientifically reviewed by the four West Coast Councils.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.034	Planning Maps and Overlays	Rezoning Requests	Amend	Regionally and nationally significant coal resources are present across the Denniston Plateau.	Add the Upper Waimangaroa Valley and Denniston Plateau to the BCZ
TiGa Minerals and Metals Limited (S493)	S493.108	Planning Maps and Overlays	Rezoning Requests	Amend	TiGa supports the inclusion of the Mineral Extraction Zone in the Proposed Plan, which recognises the	Rezone the following land to Mineral Extraction Zone: Lot 2 DP 314606, Sections 1-2 Block 1 Waiwhero SD, Lot 2 DP 402366, Part RS 3870,

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					significant economic contribution mining makes to the region, and the importance of enabling these activities. The Minerals Extraction Zones that have been mapped do not sufficiently cover mineral extraction activities on the West Coast and should be extended to include areas where Mining Permits have been issued by New Zealand Petroleum and Minerals	RS 2605, RS 431, RS 3250 Block I Waiwhero SD, Lot 2 DP 423442, RS 2841, Lot 1 DP 412689, RS 2847, Section 4-6 Block V Waiwhero SD, Section 7-8 Block V Waiwhero SD, RS 2931, RS 2932, Part RS 2639, RS 2933, Section 4033 Block V Waiwhero SD, RS 3316, Lot 1 DP 335367, RS 2930, RS 2929, Part RS 2928, Lot 1 DP 2719, Lot 2 DP 339364, Part RS 2635, Part RS 2634, Lot 1 DP 2178, Lot 1 DP 790, RS 4033, RS 2847, RS 3250
O'Connor Crossroads Limited (S496)	S496.001	Planning Maps and Overlays	Rezoning Requests	Amend	To create sufficient flood free residential land options to facilitate a managed retreat for homeowners	Rezone the following parcels from General Rural Zone to Settlement Zone - Rural Residential Precinct, being: Section 26 Blk VII Kawatiri Survey District, Section 30 Blk VII Kawatiri Survey District, and Pt Section 27 Blk VII Kawatiri Survey District
O'Connor Crossroads Limited (S496)	S496.002	Planning Maps and Overlays	Rezoning Requests	Amend	To create sufficient flood free residential land options to facilitate a managed retreat for homeowners	Rezone the following parcels from General Rural Zone to Future Urban Zone, being: Sec 1 SO 9139 Secs 1-2 SO 14816 Secs 3-4 23 Pt Sec 25 Blk VII Kawatiri SD
Nikau Farms Limited (S499)	S499.001	Planning Maps and Overlays	Rezoning Requests	Amend	The allotment is pastoral farmland and is proposed to be partially zoned General Rural and partially Settlement Rural Residential Precinct. The submitter has lodged a resource consent which is significantly progressed with Buller District Council (RC210073), which seeks consent to subdivide the land into 13 lots which would range from 2,035m2 to 2,670m2. [refer submission for map]	Rezone 51ha of land along the Karamea Highway at Little Wanagnui Karamea (legally described as Lots 1-3 DP 409294 Lot 2 DP 407416 Lot 2 DP 547019 Sec 32 Pt Secs 7-8 Blk III Pt Secs 14-16 Blk II Kongahu Sd) as Settlement Zone. .
Leonie Avery (S507)	S507.072	Planning Maps and Overlays	Rezoning Requests	Oppose in part	We oppose the entire enclave of General Residential Zoning at Alma Road. We believe this should be General Rural Zone or Rural Lifestyle Zone.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as General Rural Zone or Rural Lifestyle Zone.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Leonie Avery (S507)	S507.078	Planning Maps and Overlays	Rezoning Requests	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 <b>Rural Residential Precinct.</b>
Jared Avery (S508)	S508.072	Planning Maps and Overlays	Rezoning Requests	Oppose in part	We oppose the entire enclave of General Residential Zoning at Alma Road. We believe this should be General Rural Zone or Rural Lifestyle Zone.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as General Rural Zone or Rural Lifestyle Zone.
Jared Avery (S508)	S508.078	Planning Maps and Overlays	Rezoning Requests	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 <b>Rural Residential Precinct.</b>
Kyle Avery (S509)	S509.072	Planning Maps and Overlays	Rezoning Requests	Oppose in part	We oppose the entire enclave of General Residential Zoning at Alma Road. We believe this should be General Rural Zone or Rural Lifestyle Zone.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as General Rural Zone or Rural Lifestyle Zone.
Kyle Avery (S509)	S509.078	Planning Maps and Overlays	Rezoning Requests	Oppose	We oppose that the land we own between Bulls Road and Bradshaws Road south of State Highway 67A is	Amend to <b>Rural Residential Precinct.</b>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Hapuka Landing Limited (S514)	S514.001	Planning Maps and Overlays	Rezoning Requests	Amend	HPL seeks the appropriate enablement of activities envisaged by the subdivision and land use consents, and any ancillary activities that might reasonably be anticipated, in the TTPP. Hapuka Landing is an 18-lot development of moderate density in a small settlement, and this should be reflected in the TTPP zoning. Residential use is consented at Hapuka Landing, and that use should be recognised. Various activities expected in a rural residential context, and ancillary to this consented development, should be enabled. These activities include, but are not limited to, home business and visitor accommodation, swimming pools, fencing, domestic animal shelters, sheds and other structures, and construction activities including earthworks and vegetation clearance. A particular feature of the development (as indicated by the name of the subdivision and access road) is provision for access via aircraft landing on the site, within the balance lot. Landing of aircraft, including helicopters, and related	Rezoning of Lots 1-18 DP 498766, Lot 19 DP 498766 and Lot 100 498766, being 'Hapuka Landing', from General Rural Zone ( <b>GRZ</b> ) to Settlement Zone with a Coastal Settlement Precinct; or, in the alternative, any other such zoning which recognises the existing environment (including consented residential dwellings, ancillary buildings and residential use generally) and activities appropriate in a residential context.

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					infrastructure (airstrips, landing areas, helicopter pads and hangars) should be enabled.	
Russell Robinson (S515)	S515.001	Planning Maps and Overlays	Rezoning Requests	Amend	The proposed rezoning is more appropriate than the existing rezoning and would allow expansion of urban development adjoining existing urban township of Moana. Applying a form of Settlement zoning to the site would provide for more efficient use of land while still managing the natural resource values on the site such as maintaining indigenous biodiversity values, and protecting any identified areas which qualify as significant indigenous vegetation under the Regional Policy Statement and notified TTPP framework	Amend the notified TTPP Maps to rezone the Lot 1 DP2820 (14.0027ha) and Pt RS 3806 (12.7168ha) at Moana. from Settlement Zone with a Rural Residential Precinct as identified in the map in the submission to an urban zoning comprising a mix of residential and commercial development such as a Settlement Zone (with average and minimum allotment sizes), a village commercial centre precinct and a light industrial zone.
Te Kinga Estates Limited (S517)	S517.001	Planning Maps and Overlays	Rezoning Requests	Amend	The site adjoins other Rural residential Settlement Zone land on Arnold Valley Road and it is anticipated that it will be developed for Settlement Zone - residential purposes consistent with the Settlement zoning, in the future.	Rezone (from General Industrial) the property at Lot 2 568525 on Arnold Valley Road to Settlement Zone.
Te Kinga Estates Limited (S517)	S517.003	Planning Maps and Overlays	Rezoning Requests	Oppose	The submitter opposes the proposed Rural lifestyle zoning of much of its site at Lot 2 DP 568525 Arnold Valley Road, Moana (outlined in black and white stripe below) and seeks instead Rural Residential Settlement Zoning status. The site is in close proximity to the township of Moana. The submitter anticipates the site being further developed in future. Much of the adjoining areas are zoned Settlement Areas and the submitter's preferred zoning reflects this pattern.	Rezone the site at site at Lot 2 DP 568525 Arnold Valley Road, Moana from Rural Lifestyle Zone to Rural Residential Precinct Settlement Zone

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westreef Services Limited (S518)	S518.001	Planning Maps and Overlays	Rezoning Requests	Amend	<p>The Buller District Council own the McPaddens Pit land, comprising approximately 8 hectares and located on the corner of Alma Road and Buller Road. This site contains the Westreef Quarry and the Westport Wastewater Treatment Plant. This land is legally described within Records of Title 111109, NL8B/740 and 511485. To the north of the McPaddens Pit site is the 27.5553-hectares legally described within ROT 695049 as Lot 2 Deposited Plan 486827. This adjoining land has recently been purchased from Mrs Joan Hamilton. Given the long established and authorised uses of the site, and significance to the region, it is considered that the proposed zoning within the TTPP may not be the most appropriate. The proposed TTPP includes a Mineral Extraction Zone (including Schedule Nine which identifies 'Lawfully Established Mineral Extraction and Processing Areas'). This Zone / Schedule is also considered to be a suitable zoning for McPaddens pit and adjoining area (to the west and north) to provide for the long-term needs of the district and region, as operated by Westreef Services Limited. Such a Zone (or suitable alternative) would better provide for the efficient use and further development of the site, over and above the proposed General Rural Zone.</p>	<p>Rezone the land legally described within Records of Title 111109, NL8B/740 and 511485 and within ROT 695049 as Lot 2 Deposited Plan 486827 (McPaddens Pit and proposed expansion) as Mineral Extraction Zone.</p>



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Brian Jones (S525)	S525.001	Planning Maps and Overlays	Rezoning Requests	Amend		Rezone land for the Karamea Lime Company to Mineral Extraction Zone as outlined in their submission
BP & CA JONES (S526)	S526.001	Planning Maps and Overlays	Rezoning Requests	Amend	<p>The land was originally swamp and has been developed into pasture. It is boggy and requires careful management to avoid pugging. It cannot be heavily grazed, or grazed by heavy stock and during winter cannot have tractors driven on it, and in some places even quads or on foot is inviting getting stuck. Referring to the attached map, the area outlined in green is currently native bush. It is also steep hillside. If anyone tried to farm this section of 'highly productive land' it would require clearing and cultivation. Even if this were possible, any rain on the hillside would result in the 'highly productive land' washing onto the flat area below. This land is not capable of being productive in an agricultural sense.</p> <p>The area outlined in blue was inundated with salt water in tropical cyclone Fehi. It was under salt water for several days, and took a couple of months to recover to the point where it could be regressed. We did not find it highly productive at all. With the erosion of the foreshore by the Karamea River allowing the sea to have more direct access, and the sea level rise predicted with Climate Change, this land is also going to become even less productive.</p>	Remove Highly Productive Land Precinct from the property at 4300 Karamea Highway
Denis and Wendy Cadigan (S532)	S532.001	Planning Maps and Overlays	Rezoning Requests	Amend	The minimum allotment size of 4ha for the General Rural Zone is	Rezone 148 Kumara Junction Highway to Settlement Zone - Rural Residential Precinct to

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					opposed. 4ha is too small to be an economic farming unit, and too large for the lifestyle block market.	allow subdivision to 4,000m2.
Terra Firma Mining Limited (S537)	S537.001	Planning Maps and Overlays	Rezoning Requests	Amend	TFM's Reefton site is 1.4 ha and comprises the two parcels (Figure 1, with access to Elizabeth Street via the smaller parcel in the southern corner. The larger parcel is proposed to be rezoned to General Industrial Zone, along with nearby properties. No change is proposed to the smaller access parcel. TFM supports the proposed industrial rezoning as it better reflects the nature of activities that have and will occur on the site, and gives a strong signal to the community that the purpose of the area, although supporting a mix of land uses, is primarily for industrial use. TFM considers that to avoid the potential confusion that might result from a split zoning for its site, the smaller parcel should also be rezoned to General Industrial Zone.	Rezone the access lot adjacent to Reefton Engineering General Industrial Zone (refer submission for map)
Buller District Council (S538)	S538.407	Planning Maps and Overlays	Rezoning Requests	Oppose	While Council supports provision for a commercial zone in the Alma Road area to support future residential growth, the current location affecting 20 Gillows Dam Road, NL10B/414 and 103 Alma Road, NL11C/241 is not supported. The Master Planning process detailing the urban design vision for the Alma Road area is not expected to commence until next year. Until that process has been completed and the community engaged in the long-term strategy for	Amend the Zone Map as follows:  Change the zoning over 103 Alma Road and 20 Gillows Dam Road from Commercial to General Residential Zone as identified on the map below: [See original submission for map]

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					Alma Road, Council is not in a position to identify a suitable location for commercial zoning.	
Buller District Council (S538)	S538.422	Planning Maps and Overlays	Rezoning Requests	Oppose	The purpose of the Neighbour Centre Zone is to provide for small clusters of commercial activities outside of the main commercial areas and for Reefton this covers four individual businesses. Council does not consider that there is a need to provide for spot zoning for these existing businesses given they have existing use rights. Council wishes to retain discretion for any changes that may occur at these sites given they are located within the general residential zone, where there are expectations as to the level of residential amenity and request that the zoning is changed to General Residential Zone where commercial activities are discretionary.	Change the 4 locations in Reefton that are zoned Neighbourhood Centre Zone to General Residential Zone.
Buller District Council (S538)	S538.494	Planning Maps and Overlays	Rezoning Requests	Oppose in part	Several of Council's smaller recreational reserves that are currently designated in the BDP are zoned General Residential rather than Open Space Zone. This relates to the following recreational reserves:  Orowaiti Esplanade Reserve - #58 Mill Street Recreation Reserve - #62 Kilkenny Park - #66 Derby Street Playground - #61 Waimangaroa Domain - #53 (zoned Rural Lifestyle)	Change the zoning from General Residential to Open Space Zone for the following sites:  Orowaiti Esplanade Reserve - #58 Mill Street Recreation Reserve - #62 Kilkenny Park - #66 Derby Street Playground - #61 Waimangaroa Domain - #53  Council has not undertaken a comprehensive review of whether all the currently designated recreational reserves have been zoned appropriately and suggests that this is needed.
Buller District Council (S538)	S538.528	Planning Maps and Overlays	Rezoning Requests	Oppose	Three land parcels to the immediate north of the Rifle Range Protection	Amend the General Rural Zone maps so that the following sites, as shown in the attached map, be

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					<p>Area are zoned General Rural and Council seeks that this is changed to General Residential, given the need to provide for residential development on the outskirts of Westport township which is not subject to flood hazard. While Council appreciates that this will impact the Westport Rifle Range, the Alma Road area has been identified as a critical managed retreat location for Westport and infrastructure planning has identified these sites as important to the overall development of the Alma Road terrace as a residential area.</p> <p>Council intends working with the Gun Club to identify an alternative site for the rifle range but anticipates that relocation will not need to occur for some years.</p> <p>An error with the e-Plan maps is also noted where there is an annotation for 'Future Urban Zone'. There is no such zoning and this reference needs to be removed.</p>	zoned General Residential Zone. Lot 2 DP 418652 Lot 2 DP 404550 Part Section 24 Block VII Kawatiri SD [See original submission for map]
Buller District Council (S538)	S538.606	Planning Maps and Overlays	Rezoning Requests	Oppose in part	The Ngakawau Health Facility (1B Main Road, Hector) has inadvertently been zoned Settlement and should be zoned Hospital, Council requests that the zone maps are amended to reflect this.	Change the zoning for 1B Main Road, Hector from Settlement to Hospital.
Rosalie Sampson (S539)	S539.001	Planning Maps and Overlays	Rezoning Requests	Amend	due to the proximity of a functioning settlement the underlying zoning is not inclusive of current and future demand for growth, if this zoning is to be continued for another 20 years,	Rezone 4797 Karamea Highway and other land in immediate proximity (within 1km) of Karamea as Rural Lifestyle

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					any further development of Karamea would require consent,	
Rosalie Sampson (S539)	S539.002	Planning Maps and Overlays	Rezoning Requests	Amend	the township of Karamea itself has been included with general rural zoning	Rezone the township of Karamea as Settlement Zone
Rosalie Sampson (S539)	S539.003	Planning Maps and Overlays	Rezoning Requests	Oppose	<p>I am also upset that council has decided that areas of Karamea, inclusive of the township and built environment are part of the highly productive land which further restricts development, however this land is:</p> <p>a) Adjacent to a water body so any irrigation or fertilisation will leach into the waterway, which if this is the intent why not allow for upstream industrial activity...</p> <p>b) As mentioned above if this is highly productive land, modern farming techniques which are highly dependent upon chemicals are highly likely to be used, but the zoning also identifies this as a flood susceptible and coastal hazard area, which would elevate leaching and runoff so why would you want to protect farming in the area, which if anything would make for a more suitable town location, as it would maximise views and engineering methods can be adopted to mitigate the risk of natural hazards.</p>	Remove Highly Productive Land Precinct from land at Karamea
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.013	Planning Maps and Overlays	Rezoning Requests	Oppose in part	We do not agree with the extent of the commercial zone in Westport.	Amend zoning to include 34 Russell Street (Lot 1 DP 16517), 7 Pakington Street (Part Section 104 Town of Westport/Lot 2 A 444), 8 Pakington Street and 34 Russell Street (Lot 1 DP 475753).

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Martin & Lisa Kennedy (S545)	S545.001	Planning Maps and Overlays	Rezoning Requests	Oppose	I oppose the fact that the designation is arbitrary and does not relate to a technical assessment of Land Use Capability,	Remove the highly productive land overlay from Lot 3 DP 2743) in the Grey Valley, at Atarau
Nick Pupich Sandy Jefferies (S546)	S546.001	Planning Maps and Overlays	Rezoning Requests	Oppose	I oppose the fact that the designation is arbitrary and does not relate to a technical assessment of Land Use Capability,	Remove the highly productive land precinct from the property at (Lot 2 DP 2743) in the Grey Valley, at 729 Atarau Road,
Frida Inta (S553)	S553.160	Planning Maps and Overlays	Rezoning Requests	Amend	LINZ lands in their natural state are not given enough protection of the values.	Include hydro and LINZ parcels in the plan as Natural Open Space Zones
Paul & Barbara Dunn, Helen & Steve Boon, Ian & Lynley Preston, Jane & Mike Rogers (S556)	S556.001	Planning Maps and Overlays	Rezoning Requests	Oppose	Oppose the zoning of our land at 31 Hans Bay Road, Arahutika, Lake Kaniere as Open Space Zone. This is private land and an inappropriate zone. We are currently subdividing and part of our property is transferring to DOC - this area Lot 3 DP 554303 is appropriately zoned Open Space. For the property remaining in private ownership Settlement Zone - Rural Residential Precinct is appropriate for the lands and the same as surrounding zoning for private land at Hans Bay.	Zone the property at 31 Hans Bay Road, Arahutika, Lake Kaniere - Lots 1 and 2 DP 55403 as Settlement Zone - Rural Residential Precinct.
Cape Foulwind Staple 1 Ltd (S557)	S557.003	Planning Maps and Overlays	Rezoning Requests	Amend	Cape Foulwind Staple 1 Ltd seeks reconsideration of the zoning of parts of their land as identified on the map in their submission.	That the land shown as Area 4 Guardian Lakes Flats (adjacent to Tauranga Bay Road) in the map attached to the submission be rezoned Settlement Zone - Rural Residential Precinct 4.e
Cape Foulwind Staple 1 Ltd (S557)	S557.005	Planning Maps and Overlays	Rezoning Requests	Amend	Cape Foulwind Staple 1 Ltd seeks that these strips of land, and half of Cape Foulwind Road, be zoned in accordance with the adjacent zoning for consistency.	that the zoning of the strips of land in front of the former Holcim Cement Plant Site, including Cape Foulwind Road be amended to reflect the adjacent Light Industrial Zoning rather than being Rural Zone-General.
Chris & Jan Coll (S558)	S558.348	Planning Maps and Overlays	Rezoning Requests	Amend	Should be zoned commercial.	Amend zoning to include 34 Russell Street (Lot 1 DP 16517), 7 Pakington Street (Part Section 104 Town of Westport/Lot 2 A 444), 8 Pakington

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Street and 34 Russell Street (Lot 1 DP 475753) in commercial zone
Chris & Jan Coll (S558)	S558.399	Planning Maps and Overlays	Rezoning Requests	Amend	We oppose the entire enclave of General Residential Zoning at Alma Road.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as Rural Lifestyle Zone.
Chris & Jan Coll (S558)	S558.493	Planning Maps and Overlays	Rezoning Requests	Amend	SUB - S1 minimum allotment sizes are not amended as sought.	Alternative relief if SUB - S1 minimum allotment sizes are not amended as sought, we would seek for Lot 1 DP 17338 (8677 State Highway 6) to become <b>Rural Lifestyle Zone</b> .
Chris & Jan Coll (S558)	S558.499	Planning Maps and Overlays	Rezoning Requests	Amend	This should be zoned Rural Residential Precinct.	Amend zoning of land between Bulls Road and Bradshaws Road south of State Highway 67A to Rural Residential Precinct.
Chris & Jan Coll (S558)	S558.500	Planning Maps and Overlays	Rezoning Requests	Amend	This parcel should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.
Chris & Jan Coll (S558)	S558.502	Planning Maps and Overlays	Rezoning Requests	Amend	that parcels owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone	Amend Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 to General Rural Zone.
Chris & Jan Coll (S558)	S558.666	Planning Maps and Overlays	Rezoning Requests	Amend	Lot 1 DP 483059 should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.
Chris & Jan Coll (S558)	S558.667	Planning Maps and Overlays	Rezoning Requests	Amend	Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 rezone MINZ - Mineral Extraction Zone.	Amend so that parcels Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.013	Planning Maps and Overlays	Rezoning Requests	Amend	The rationale for the zoning of public conservation land (PCL) is unclear. The zoning also appears to be arbitrary and not consistent with the purpose for which the land is held.	Rezone all public conservation land to Natural Open Space Zone (NOSZ) and update the Planning maps to reflect this.
Royal Forest and Bird Protection Society of New	S560.022	Planning Maps and Overlays	Rezoning Requests	Amend	Providing special permissive zoning for these activities is inconsistent with how other activities are provided for within and across various zones.	Amend zoning maps to remove the BCZ and MINZ capture areas of lawfully established mineral extraction and ancillary activities as General Rural Zone (GRUZ) where they occur on

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Zealand Inc. (Forest & Bird) (S560)					Such zoning detracts from the broader context, changes the zone purpose, and attributes such that the management of effects and rehabilitation requirements become uncertain.	private land, NOSZ if on private land but with high natural values, and as Natural Open Space Zone (NOSZ) where they occur on public conservation land, other than where zoning consistency with adjacent land is more appropriate.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.359	Planning Maps and Overlays	Rezoning Requests	Amend	Forest & Bird submits that all public conservation land be NOSZ.	All public conservation land be NOSZ.
Catherine Smart-Simpson (S564)	S564.120	Planning Maps and Overlays	Rezoning Requests	Amend	Lot 1 DP 483059 should be zoned MINZ - Mineral Extraction Zone.	Amend Lot 1 DP 483059 is zoned Mineral Extraction Zone.
Catherine Smart-Simpson (S564)	S564.158	Planning Maps and Overlays	Rezoning Requests	Amend	Lot 1 DP 483059 has been zoned GRUZ should be zoned Mineral Extraction Zone.	Amend zoning for Lot 1 DP 483059 to be zoned MINZ - Mineral Extraction Zone.
Chris J Coll Surveying Limited (S566)	S566.348	Planning Maps and Overlays	Rezoning Requests	Amend	Should be zoned commercial.	Amend zoning to include 34 Russell Street (Lot 1 DP 16517), 7 Pakington Street (Part Section 104 Town of Westport/Lot 2 A 444), 8 Pakington Street and 34 Russell Street (Lot 1 DP 475753) in commercial zone
Chris J Coll Surveying Limited (S566)	S566.399	Planning Maps and Overlays	Rezoning Requests	Amend	We oppose the entire enclave of General Residential Zoning at Alma Road.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as Rural Lifestyle Zone.
Chris J Coll Surveying Limited (S566)	S566.493	Planning Maps and Overlays	Rezoning Requests	Amend	SUB - S1 minimum allotment sizes are not amended as sought.	Alternative relief if SUB - S1 minimum allotment sizes are not amended as sought, we would seek for Lot 1 DP 17338 (8677 State Highway 6) to become <b>Rural Lifestyle Zone</b> .
Chris J Coll Surveying Limited (S566)	S566.499	Planning Maps and Overlays	Rezoning Requests	Amend	This should be zoned Rural Residential Precinct.	Amend zoning of land between Bulls Road and Bradshaws Road south of State Highway 67A to Rural Residential Precinct.
Chris J Coll Surveying Limited (S566)	S566.500	Planning Maps and Overlays	Rezoning Requests	Amend	This parcel should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.502	Planning Maps and Overlays	Rezoning Requests	Amend	that parcels owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone	Amend Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 to General Rural Zone.
Chris J Coll Surveying Limited (S566)	S566.666	Planning Maps and Overlays	Rezoning Requests	Amend	Lot 1 DP 483059 should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.
Chris J Coll Surveying Limited (S566)	S566.667	Planning Maps and Overlays	Rezoning Requests	Amend	Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 rezone MINZ - Mineral Extraction Zone.	Amend so that parcels Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone.
William McLaughlin (S567)	S567.407	Planning Maps and Overlays	Rezoning Requests	Amend	Should be zoned commercial.	Amend zoning to include 34 Russell Street (Lot 1 DP 16517), 7 Pakington Street (Part Section 104 Town of Westport/Lot 2 A 444), 8 Pakington Street and 34 Russell Street (Lot 1 DP 475753) in commercial zone
William McLaughlin (S567)	S567.453	Planning Maps and Overlays	Rezoning Requests	Amend	We oppose the entire enclave of General Residential Zoning at Alma Road.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as Rural Lifestyle Zone.
William McLaughlin (S567)	S567.539	Planning Maps and Overlays	Rezoning Requests	Amend	SUB - S1 minimum allotment sizes are not amended as sought.	Alternative relief if SUB - S1 minimum allotment sizes are not amended as sought, we would seek for Lot 1 DP 17338 (8677 State Highway 6) to become <b>Rural Lifestyle Zone</b> .
William McLaughlin (S567)	S567.544	Planning Maps and Overlays	Rezoning Requests	Amend	This should be zoned Rural Residential Precinct.	Amend zoning of land between Bulls Road and Bradshaws Road south of State Highway 67A to Rural Residential Precinct.
William McLaughlin (S567)	S567.545	Planning Maps and Overlays	Rezoning Requests	Amend	This parcel should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.
William McLaughlin (S567)	S567.547	Planning Maps and Overlays	Rezoning Requests	Amend	that parcels owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone	Amend Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 to General Rural Zone.
William McLaughlin (S567)	S567.696	Planning Maps and Overlays	Rezoning Requests	Amend	Lot 1 DP 483059 should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.697	Planning Maps and Overlays	Rezoning Requests	Amend	Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 rezone MINZ - Mineral Extraction Zone.	Amend so that parcels Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone.
Cape Foulwind Staple 2 Ltd (S568)	S568.002	Planning Maps and Overlays	Rezoning Requests	Amend	The proposed Planning Maps do not reflect current legal parcel boundaries. [Refer submission for maps]	Cape Foulwind Staple 2 Ltd seek that all of the Planning Maps accurately reflect the legal appellations at time of printing, and that Zones reflect appellation boundaries.
Cape Foulwind Staple 2 Ltd (S568)	S568.003	Planning Maps and Overlays	Rezoning Requests	Amend	Cape Foulwind Staple 2 Ltd have Resource Consent Issued, RC170026, a for a 11-lot subdivision around the dwellings located on Larsen Street, Cape Foulwind, with associated Esplanade Reserves along either side of Gibson Creek. The consented residential allotments vary in size from 0.1748ha to 0.4678ha.	Rezone the Larsen St Subdivision from General Rural to Settlement Zone - Rural Residential Precinct.
Cape Foulwind Staple 2 Ltd (S568)	S568.004	Planning Maps and Overlays	Rezoning Requests	Amend	A resource consent has been lodged with Council since April 2022 for the subdivision of Lot 1 LT 574635 into three allotments, all over 4,000m <sup>2</sup> . This is currently being processed following receipt of Further Information, and a decision is due imminently.	Rezone the land at Lot 1 LT 574635 to Settlement Zone Rural Residential Precinct.
Cape Foulwind Staple 2 Ltd (S568)	S568.005	Planning Maps and Overlays	Rezoning Requests	Amend	The land shown as Inner Cape Foulwind Road - Area 2 [refer map in submission] is suitable to be considered as Settlement Zone-Coastal Settlement Precinct 3 on the basis that an approved communal effluent treatment system is installed to service development of Area 2 at an intensity greater than the 4,000m <sup>2</sup> min lot size permitted under proposed Rural Residential Precinct 4.	Rezone the land at Cape Foulwind identified in the map in the submission as Area 2 to Coastal Settlement Precinct.

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Cape Foulwind Staple 2 Ltd (S568)	S568.006	Planning Maps and Overlays	Rezoning Requests	Amend	Cape Foulwind Staple 2 Ltd submitted in the Consultation Document, that the small triangle shown as Area 3, should be zoned Light Industrial, consistent with the land wrapping around it on two sides.	Rezone the small triangle of land at Cape Foulwind shown as Area 3 on the submission maps to Light Industrial Zone.
Cape Foulwind Staple 2 Ltd (S568)	S568.007	Planning Maps and Overlays	Rezoning Requests	Amend	Cape Foulwind Staple 2 Ltd has investigated the installation of a community wastewater system which would enable greater intensification of development and this is feasible through private funding at the time of development.	Rezone the land at Limestone Road Cape Foulwind identified in the submission map as Area 5 as Coastal Settlement Precinct.
Cape Foulwind Staple 2 Ltd (S568)	S568.009	Planning Maps and Overlays	Rezoning Requests	Amend	the notified TTPP on Zoning Maps 22 and 152 have zoned various strips of land owned by both the Buller District Council and Cape Foulwind Staple 2 Ltd as Rural - General. The TTPP Planning maps show that the land on either side of the strips are zoned Settlement Zone-Rural Residential Precinct 4.	These the strips of land at Omau (as shown on the map in the submission), be zoned in accordance with the adjacent zoning for consistency.
Greg Maitland (S571)	S571.005	Planning Maps and Overlays	Rezoning Requests	Oppose	disagree with the present area described, to become the Rural Residential Precinct.	Amend Settlement Precinct 4 to Open Space - refer submission for map
Laura Coll McLaughlin (S574)	S574.348	Planning Maps and Overlays	Rezoning Requests	Amend	Should be zoned commercial.	Amend zoning to include 34 Russell Street (Lot 1 DP 16517), 7 Pakington Street (Part Section 104 Town of Westport/Lot 2 A 444), 8 Pakington Street and 34 Russell Street (Lot 1 DP 475753) in commercial zone
Laura Coll McLaughlin (S574)	S574.493	Planning Maps and Overlays	Rezoning Requests	Amend	SUB - S1 minimum allotment sizes are not amended as sought.	Alternative relief if SUB - S1 minimum allotment sizes are not amended as sought, we would seek for Lot 1 DP 17338 (8677 State Highway 6) to become <b>Rural Lifestyle Zone</b> .
Laura Coll McLaughlin (S574)	S574.499	Planning Maps and Overlays	Rezoning Requests	Amend	This should be zoned Rural Residential Precinct.	Amend zoning of land between Bulls Road and Bradshaws Road south of State Highway 67A to

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Rural Residential Precinct.
Laura Coll McLaughlin (S574)	S574.500	Planning Maps and Overlays	Rezoning Requests	Amend	This parcel should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.
Laura Coll McLaughlin (S574)	S574.502	Planning Maps and Overlays	Rezoning Requests	Amend	that parcels owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone	Amend Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 to General Rural Zone.
Laura Coll McLaughlin (S574)	S574.666	Planning Maps and Overlays	Rezoning Requests	Amend	Lot 1 DP 483059 should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.
Laura Coll McLaughlin (S574)	S574.667	Planning Maps and Overlays	Rezoning Requests	Amend	Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 rezone MINZ - Mineral Extraction Zone.	Amend so that parcels Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone.
Brian Anderson (S576)	S576.022	Planning Maps and Overlays	Rezoning Requests	Amend	A Rural Lifestyle Zone surrounding the Ross township to allow for rural living close to the amenities of Ross	Amend to provide for Rural Lifestyle Zone surrounding the Ross township
Koiterangi Lime Co LTD (S577)	S577.094	Planning Maps and Overlays	Rezoning Requests	Amend	Parcels owned by Koiterangi Lime Co Ltd should be zoned Mineral Extraction Zone.	Amend Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 to Mineral Extraction Zone
Koiterangi Lime Co LTD (S577)	S577.124	Planning Maps and Overlays	Rezoning Requests	Amend		Amend for land adjoining Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 to be zoned Mineral Extraction Zone
Alvin & Kay Godfrey (S580)	S580.008	Planning Maps and Overlays	Rezoning Requests	Amend	Amend to Mineral Extraction Zone	Sections 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Part Lot 2 DP 315 be rezoned to Mineral Extraction Zone
Anna & Jeremy Hart (S582)	S582.005	Planning Maps and Overlays	Rezoning Requests	Amend	Amend to Mineral Extraction Zone	Sections 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Part Lot 2 DP 315 be rezoned to Mineral Extraction Zone
Steve and Anne Staples (S584)	S584.005	Planning Maps and Overlays	Rezoning Requests	Amend	Amend to Mineral Extraction Zone	Sections 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Part Lot 2 DP 315 be rezoned to Mineral Extraction Zone

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Tim Burden (S585)	S585.005	Planning Maps and Overlays	Rezoning Requests	Amend	Amend to Mineral Extraction Zone	Sections 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Part Lot 2 DP 315 be rezoned to Mineral Extraction Zone
Tane & Rachel Little (S586)	S586.005	Planning Maps and Overlays	Rezoning Requests	Amend	Amend to Mineral Extraction Zone	Sections 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Part Lot 2 DP 315 be rezoned to Mineral Extraction Zone
Linda Elcock (S587)	S587.005	Planning Maps and Overlays	Rezoning Requests	Amend	Amend to Mineral Extraction Zone	Sections 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Part Lot 2 DP 315 be rezoned to Mineral Extraction Zone
Marty & Nicky Von Ah (S588)	S588.005	Planning Maps and Overlays	Rezoning Requests	Amend	Amend to Mineral Extraction Zone	Sections 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Part Lot 2 DP 315 be rezoned to Mineral Extraction Zone
Charmaine Michell (S589)	S589.005	Planning Maps and Overlays	Rezoning Requests	Amend	Amend to Mineral Extraction Zone	Sections 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Part Lot 2 DP 315 be rezoned to Mineral Extraction Zone
Paula Jones (S590)	S590.005	Planning Maps and Overlays	Rezoning Requests	Amend	Amend to Mineral Extraction Zone	Sections 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Part Lot 2 DP 315 be rezoned to Mineral Extraction Zone
Frank O'Toole (S595)	S595.012	Planning Maps and Overlays	Rezoning Requests	Amend	This existing environment already undermines the intent of the proposed General Rural Zone	The portion of Nine Mile Road from Stafford Street to the Nine Mile, Victoria and Harneys Roads intersection, extending from the railway corridor to the banks of the Buller River be rezoned from <del>General Rural Zone</del> to <b>Rural Lifestyle Zone.</b>
Frank O'Toole (S595)	S595.015	Planning Maps and Overlays	Rezoning Requests	Amend	rezone as Rural Lifestyle Zone to reflect its current use	rezone 211 Utopia Road to Rural Lifestyle Zone
Tauranga Bay Holdings LTD (S597)	S597.001	Planning Maps and Overlays	Rezoning Requests	Amend	Neighbouring land has been rezoned for rural residential uses. The proposed rezoning of these sites will provide additional capacity for rural residential development close to Westport as an alternative housing	Rezone 100ha of land at Lot 1 DP 19769, Section 2 SO 14304 and Section S014304 from General Rural Zone to a combination of Rural Lifestyle Zone and Rural Residential Precinct as outlined on the maps in the submission.

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					option to the residential zone at Alma Road. There are no Sites and Areas of Significance to Māori or archaeological sites on the property and preliminary engineering site design has been completed. Refer to the submission for a comprehensive analysis of the proposal.	
Te Kinga Investments Ltd (S598)	S598.001	Planning Maps and Overlays	Rezoning Requests	Amend	The proposed rezoning will meet the market demand, result in less overall development density than the notified plan zoning and will not cause a significant change to the nature and character of the settlement at Iveagh Bay. A transport assessment provided shows no capacity issues. A landscape assessment has also been undertaken. The rezoning will provide for more efficient land use as the better land for development will be utilised and the rest of the land can remain in farming uses. The proposal will result in no greater water quality impacts than the notified plan.	Rezone 28ha of land at Te Kinga (Lot 2 DP 547998) from Rural Residential Precinct to Settlement Zone to allow 1000m2 sites to be developed.
Phil and Helen Cook (S600)	S600.005	Planning Maps and Overlays	Rezoning Requests	Amend	Rezoning parcels to Mineral extraction zone	Seciton 2 SO 11712, Section 3 SO11712, Lot 1 DP 315, Pt Lot 2 DP 315 be rezoned to Mineral Extraction Zone.
BRM Developments Limited (S603)	S603.071	Planning Maps and Overlays	Rezoning Requests	Amend	The submitter has minerals permits over areas at Callaghans and Greenstone/Kumara as shown in Attachments A and B of the submission.	Amend to include areas at Callaghans and Kumara/Greenstone
Birchfield Ross Mining Limited (S604)	S604.067	Planning Maps and Overlays	Rezoning Requests	Oppose	The need for an Open Space Zone over rural public conservation land is not considered necessary	In the Planning Maps, replace the Open Space Zones with General Rural Zone on rural public conservation land, except where the submitter has sought a Mineral Extraction Zone.

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Birchfield Ross Mining Limited (S604)	S604.118	Planning Maps and Overlays	Rezoning Requests	Amend	4ha is too small to be an economic farming unit, and too large for the lifestyle block market.	Rezone 148 Kumara Junction Highway to Settlement Zone - Rural Residential Precinct to allow subdivision to 4,000m2.
Birchfield Ross Mining Limited (S604)	S604.123	Planning Maps and Overlays	Rezoning Requests	Amend	Recognises the uniquely high importance of mineral extraction activities to the West Coast Economy	Amend to include additional areas at Mikonui as shown in Attachment B of the submission.
Phoenix Minerals Limited (S606)	S606.053	Planning Maps and Overlays	Rezoning Requests	Oppose	Open Space Zone over rural public conservation land is not considered necessary.	In the Planning Maps, replace the <del>Open Space Zones</del> with <b>General Rural Zone</b> on rural public conservation land, except where the submitter has sought a <b>Mineral Extraction Zone</b> .
Phoenix Minerals Limited (S606)	S606.076	Planning Maps and Overlays	Rezoning Requests	Amend	The submitter has minerals permits over areas at Callaghans and Kumara/Greenstone	Include additional areas at Callaghans and Greenstone/Kumara as shown in Attachments A and B of the submission.
Phoenix Minerals Limited (S606)	S606.096	Planning Maps and Overlays	Rezoning Requests	Amend	Too small to be an economic farming unit, and too large for the lifestyle block market.	Rezone 148Kumara Junction Highway to Settlement Zone - Rural Residential Precinct to allow subdivision to 4,000m2.
CMP Kokiri Limited (S611)	S611.001	Planning Maps and Overlays	Rezoning Requests	Amend	fails to recognise and provide for the ongoing use and development of the Site established industrial activity	Amend to zone Lots 1 and 2, DP 2134 to General Industrial Zone
CMP Kokiri Limited (S611)	S611.002	Planning Maps and Overlays	Rezoning Requests	Support	fails to recognise and provide for the ongoing use and development of the Site as an established industrial activity	As alternative relief, rezoning of the Plant Site to an alternative zone (for example, Light Industrial) that provides for continued meat processing activities on the Site;
CMP Kokiri Limited (S611)	S611.003	Planning Maps and Overlays	Rezoning Requests	Amend	Will not give effect to WCRPS 2020 and NPS UD 2020	Such other relief to give effect to this submission, including alternative, further or consequential amendments to objectives, policies, rules and definitions of the TTPP to address the matters raised by CMP Kokiri.
Karamea Lime Company (S614)	S614.175	Planning Maps and Overlays	Rezoning Requests	Amend	Lot 1 DP 483059 has been zoned GRUZ. This parcel should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.

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Karamea Lime Company (S614)	S614.213	Planning Maps and Overlays	Rezoning Requests	Support	oppose that Lot 1 DP 483059 has been zoned GRUZ.	Amend Lot 1 DP 483059 to MINZ - Mineral Extraction Zone
Peter Langford (S615)	S615.175	Planning Maps and Overlays	Rezoning Requests	Amend	Lot 1 DP 483059 has been zoned GRUZ. This parcel should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.
Peter Langford (S615)	S615.213	Planning Maps and Overlays	Rezoning Requests	Support	oppose that Lot 1 DP 483059 has been zoned GRUZ.	Amend Lot 1 DP 483059 to MINZ - Mineral Extraction Zone
Graeme Kellaway (S18)	S18.001	Planning Maps and Overlays	Natural Hazards	Oppose	Why is 47 River Road marked out? I have and get river flooding here. I Have contacted the Councils but have not had a clear response or identification of responsibility.	Seeks to understand why 47 River Road (Hector) is covered by Flood Hazard Susceptibility overlay.
Frances Yeoman (S33)	S33.001	Planning Maps and Overlays	Natural Hazards	Oppose	2596 Franz Josef Highway is protected from the Waiho River by the Waiho Loop. Despite this, it has been marked as the same hazard as properties which are directly beside the Waiho River, that is, Flood Hazards Susceptibility. The risk profile could not be more different. We do not believe that being in the special flood rating area means that we are also at risk. This hazard classification should be based on actual risks and not on rating areas. If the perceived risk is regarded as to be from Potters Creek or Stony Creek, the elevations do not tell this story. We are very concerned about implications, for example bank security valuations and insurance.	Remove flood hazard susceptibility overlay from 2596 Franz Josef Highway.
Barnabas Young (S50)	S50.001	Planning Maps and Overlays	Natural Hazards	Amend	The area is a raised terrace and the draft Plan identified it as Flood Susceptibility. I have attached the hazard management report I received on the 15th June 2022 for this property. I propose that real data is	Amend the Flood Hazard over Rural Section 1884, State Highway 6, Tatare bordering the Northern side of the Tartare stream in Franz Josef from Flood Hazard Severe to Flood Hazard Susceptibility.



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					used and that anything above the 5m LIDAR line on this property (pg 6) in purple is reverted back to the flood susceptibility zone. Refer to submission for more detail on the flood hazard situation.	
Richard Wallis (S97)	S97.001	Planning Maps and Overlays	Natural Hazards	Oppose in part	Despite our building platforms being unaffected by the 100 year flooding in the recent 20 years that we have owned the above properties, the majority of our building platforms have been zoned Red (Coastal severe Hazard). These building platforms were built to the approved elevation by the Westland District Council.	Remove Severe Coastal Hazard Overlay from 59 Cuttance, Okuru and replace with Coastal Hazard Alert Overlay
Richard Wallis (S97)	S97.002	Planning Maps and Overlays	Natural Hazards	Amend	The surrounding land at Cuttance Okuru is existing subdivision land is identical to the land on the south and the forestry land east of the sections has been identified as Coastal Hazard Alert and it would make sense to include the shaded green area as per the attached Diagram to be Coastal Hazard Alert as well.	Include the shaded green area as per the attached Diagram at Okuru to be Coastal Hazard Alert as well.
Antony Burt (S132)	S132.001	Planning Maps and Overlays	Natural Hazards	Oppose	We are over 300m inland from the Mean High Tide mark with sand dunes, that according to our neighbour who has farmed there for more than 25 years, and is closer to the coast than us, the dunes have grown in size and he has reclaimed more land than when he started due to beach deposits. We border the	Remove the overlay on coastal land to the south of the Arahura River defined as a coastal alert hazard overlay, which prevents any further development and consented dwellings.

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					main arterial road network SH7 for the West Coast and the KiwiRail lines that service the Dairy Factory and believe if the risk was such that future development need to be ceased as the risk of coastal erosion was so severe and the likelihood medium to high, that the council would have gone forward with a future plan for managing the roading and rail networks.	
Antony Burt (S132)	S132.002	Planning Maps and Overlays	Natural Hazards	Oppose	The current modelling plan dated 1995 on the TTPP site models erosion at the most extreme rate of 5m per year (this is not actual), we have lived here for 3 years, and our neighbour who is coastal for 25 years, has said the dunes have grown on his property and not retreated at all.	Provide more information justifying the coastal alert overlay on the property at Greyhound Road, Arahura. Remove the hazard overlay unless there is better information and proof.
Tim Penlington, Katie Deans, Karl and Brenda Feyen, Catherine Woods, Richard Wallis (S137)	S137.001	Planning Maps and Overlays	Natural Hazards	Amend	We have determined from your TTPP rezoning maps that despite our building platforms being unaffected by the 100 year flooding in the recent 20 years that we have owned the above properties, the majority of our building platform have been zoned red (coastal severe hazard). These platforms were built to the approved elevation by the Westland district Council.	Remove Coastal Severe Hazard overlay from property at Cuttance Road and replace with Coastal Hazard Alert overlay as per the attached diagram.
Tim Penlington, Katie Deans, Karl and Brenda Feyen, Catherine Woods, Richard Wallis (S137)	S137.002	Planning Maps and Overlays	Natural Hazards	Amend	The surrounding land is existing subdivision land is identical to the land on the south and the forestry land east of the sections has been zoned blue (alert).	Include the shaded green area at in the attached diagram within the Coastal Alert Overlay.
Northern Buller Communities Society	S142.007	Planning Maps and Overlays	Natural Hazards	Oppose	We consider the current boundaries of this overlay appear arbitrary and unnecessarily broad throughout the	Review the land instability overlay for the Granity, Ngakawau and Hector areas.

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Incorporated (S142)					townships of Granity, Ngakaway and Hector and in many cases do not meet the objectives and policies relating to the purposes of the overlay. For the buildings above, we find it difficult to understand how the any issue of land instability as described below could possibly affect them. Even taking a precautionary approach, there is simply no risk from slope instability, landslide, debris flow and rockfall to our buildings or indeed many other located in the current overlay.	
Northern Buller Communities Society Incorporated (S142)	S142.008	Planning Maps and Overlays	Natural Hazards	Oppose	Oppose the land instability overlay being applied to the former mines survey office, and the lyric theatre in Granity.	Remove the land instability overlay on the former mines survey office and the Lyric Theatre in Granity.
Ruth Henschel (S150)	S150.005	Planning Maps and Overlays	Natural Hazards	Oppose in part	We don't agree with the arbitrary and generalised mapping of these across the property. Without a proper survey or expert inspection, the property has been identified in its entirety, as being susceptible to coastal inundation. This has been done despite no historical evidence, as well as, during our 12 year ownership, never having been affected by coastal inundation or flooding across the most part of the land. We don't find the process of identifying for Flood hazard susceptibility and Coastal hazard alert being robust but rather, a 'worst case scenario' to mitigate risks. This impacts the usability, insurability, value of the property as well as the	<b>Remove Flood hazard susceptibility and the Coastal hazard alert overlays removed from 4456B Karamea Highway or returned to the previously identified area adjacent to the highway.</b>

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					well-being of the owner of the property.	
Will Harvey (S157)	S157.002	Planning Maps and Overlays	Natural Hazards	Oppose	Erosion is only at the northern end of the beach and we are 70m from and 2m above the sea. A house has already been built on the site with a s72 Building Act Notice on it. The boundaries of the Severe Coastal Hazard overlay cross through the building - not clear how rules affect it - consent requirements are unclear.	Remove Coastal Severe Hazard overlay from Hannah's Clearing and our property at 197 Haast - Jackson Bay Road.
Te Tai o Poutini Plan Committee (S171)	S171.012	Planning Maps and Overlays	Natural Hazards	Amend	The mapping of the Land Instability Hazard at Granity/Hector is incorrect. The area to be included was supposed to be that which was previously identified in the Buller District Plan for which there is a strong evidence base. The area mapped over Granity has been included in error, as there is insufficient evidence to include this area in the Land Instability Hazard overlay in the Plan.	<p>i. Delete the Land Instability Hazard overlay on the area as shown at Granity in the map attached.</p> <p>ii. Add a Land Instability Hazard overlay to the areanorth of Hector as shown in the map attached - Area seaward of the Red dotted line is the Land Instability Hazard area.</p>
Benjamin and Shari Ferguson (S173)	S173.002	Planning Maps and Overlays	Natural Hazards	Oppose	<p>a). our properties located on Map a - Waipuna Settlement are 18m above the river level and protected by a significant natural terrace that runs up the length of the valley. Map B and C [refer submission maps] show the natural terraces of the valley with the red line being the high terrace which ranges from approx. 20 - 30m above river level between us and 966 Waipuna Road</p> <p>b). We have concerns that our properties are shown as being in a flood plain then there is a risk that in</p>	Amend the Flood Plain Overlay on the Natural Hazard map for the Waipuna area to reflect the true risk and use the natural terraces and contour maps along with GPS to do so.

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					<p>the future this could affect our insurance ability and premiums as is happening in Westport.</p> <p>c) we believe that being classed as a flood plain will de-value and affect the resale of our properties at any future time.</p>	
Kaye Leighton (S174)	S174.002	Planning Maps and Overlays	Natural Hazards	Oppose	<p>We do not support and oppose the proposed natural hazard map over Waipuna area generally stating "flood plain" and wish to have this amended the reasons being</p> <p>a). our properties located on Map a - Waipuna Settlement are 18m above the river level and protected by a significant natural terrace that runs up the length of the valley. We would suggest a site visit to the area which would clearly show that this area is "flood safe". Map B and C show the natural terraces of the valley with the red line being the high terrace which ranges from approx. 20 - 30m above river level between us and 966 Waipuna Road</p> <p>b). We have concerns that our properties are shown as being in a flood plain (which we do not believe) then there is a risk that in the future this could affect our insurance ability and premiums as is happening in Westport.</p> <p>c) we believe that being classed as a flood plain will de-value and affect the resale of our properties at any future time.</p> <p>We have also provided some photos' of the area in the absence of a site</p>	We seek that the Natural Hazard map for the Waipuna area be amended to reflect the true risk and suggest the natural terraces and contour maps along with GPS readings be used to do so.

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					visit. We can also provide testimonials if no site visit is undertaken from locals in the area if need be confirming the height of the river in the most significant floods otherwise this can be done at a site visit in person. Some of the residents have lived here their whole lives, and their families before them.	
John Boyles (S175)	S175.002	Planning Maps and Overlays	Natural Hazards	Oppose	We oppose the proposed natural hazard map over Waipuna area generally stating "flood plain" and wish to have this amended the reasons being a). our properties located on Map a - Waipuna Settlement are 18m above the river level and protected by a significant natural terrace that runs up the length of the valley. Map B and C show the natural terraces of the valley with the red line being the high terrace which ranges from approx. 20 - 30m above river level between us and 966 Waipuna Road b). We have concerns that our properties are shown as being in a flood plain then there is a risk that in the future this could affect our insurance ability and premiums as is happening in Westport. c) we believe that being classed as a flood plain will de-value and affect the resale of our properties at any future time.	Amend the Flood Plain overlay at Waipuna area to reflect the true risk and suggest the natural terraces and contour maps with GPS be used to do so.
David McInroe (S176)	S176.002	Planning Maps and Overlays	Natural Hazards	Oppose	We oppose the proposed flood plain overlay over the Waipuna area and wish to have this amended the reasons being	Amend the flood plain overlay at Waipuna Grey District to reflect the true risk and suggest the natural terraces and contour maps with GPS be

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					<p>a). our properties located on Map a - Waipuna Settlement are 18m above the river level and protected by a significant natural terrace that runs up the length of the valley. Map B and C show the natural terraces of the valley with the red line being the high terrace which ranges from approx. 20 - 30m above river level between us and 966 Waipuna Road</p> <p>b). We have concerns that our properties are shown as being in a flood plain (which we do not believe) then there is a risk that in the future this could affect our insurance ability and premiums as is happening in Westport.</p> <p>c) we believe that being classed as a flood plain will de-value and affect the resale of our properties at any future time.</p>	used to do so.
Antony Burt (S180)	S180.001	Planning Maps and Overlays	Natural Hazards	Amend	Planning to build some dwellings on the land.	To remove the property from the Coastal Hazard severe Overlay. [Hokitika to Arahura coastline]
Graeme Anderson (S187)	S187.001	Planning Maps and Overlays	Natural Hazards	Amend	<p>Okuru has a Rock River/Sea protection wall that has provided excellent protection for the Okuru Settlement. There has never been any major damage to the wall since being built. Okuru is also a special rated area with funds available if necessary for repairs.</p> <p>Current application for an emergency consent with WCRC to open a mouth through the sand spit to release any flood water which is also mitigating high risk.</p>	I would like my property - 61 Johnston Crescent, Okuru, Haast to have Coastal Severe Overlay removed from property and replaced with Coastal Alert Overlay.

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					Niwas predictions are based on Okuru having no protection wall in place.	
Alan Anderson (S188)	S188.001	Planning Maps and Overlays	Natural Hazards	Amend	<p>Okuru Settlement is protected by a rock seawall defence. In the 22 years since the wall was erected, there has been no damage, the wall has not eroded, sunk or been inundated. I feel it offers Okuru good protection and it is well managed by the WCRC.</p> <p>The Okuru Settlement is also protected by a large sandspit located approx 300 metres from rock seawall which acts as a natural defence and barrier from the sea.</p> <p>To mitigate any risk from flood water building up from the Okuru River an emergency consent has been applied for with the WCRC to open a mouth through spit if needed to release flood water out to sea.</p> <p>This TTPP decision effects our largest asset, our home. It could mean our property is devalued or uninsurable in the future.</p>	I would like the Coastal Severe Overlay removed from my property, 59 Johnston Crescent, Haast and replaced with a Coastal Alert Overlay.
Ken and Robyn Ferguson (S192)	S192.001	Planning Maps and Overlays	Natural Hazards	Oppose	<p>We oppose the proposed Flood Plain overlay over the Waipuna Area generally stating and wish to have this amended as it factually incorrect and misleading.</p> <p>From map one and two attached we have provided it is very clear that the river has natural terraces in the valley protecting the majority of the land from flooding in a significant event. These terraces range from approx.</p>	Amend the Flood Plain overlay over the Waipuna Area to reflect the actual risk and exclude identified areas on terraces.



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					<p>33m above river level to over 77m above river level. The majority of the land has been mapped as flood plain is not. This needs to be corrected and mapped correctly using contour map, GPS and site investigation.</p> <p>One of the biggest concerns is the risk to our insurance premiums, ability to insure and issues when properties are sold re insuring them,.</p> <p>Having the property incorrectly zoned flood plain will also affect our businesses ability to lend from financial institutions potentially as they will rate us with a higher risk being in flood plain, and this will in hand see us paying higher interest rates and limiting our ability to borrow capital.</p> <p>In the event that we ever wished to sell our property being in a flood zone plain would also impact on the property value and saleability.</p>	
Whittaker Ventures Ltd (S197)	S197.001	Planning Maps and Overlays	Natural Hazards	Oppose	<p>Our property 239 Nelson Creek Road is identified in the Flood Plain overlay. This property is 30 mtrs vertical above the Nelson Creek and has never flooded to our knowledge. We have owned this for 17 years. This classification will hinder any property sale, insurance premiums, and loan agreements on this property which is not a flood risk.</p> <p>Dairy Farm property 332 Nelson Creek Road is over 30mtrs vertical being a huge vertical bank above Red Jacks creek on one end of the property. On the front of the property, Nelson Creek Road end there is at</p>	Remove the flood plain overlay from properties at Nelson Creek - 332 Nelson Creek Road and 239 Nelson Creek Road.

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					<p>least 40 mtrs vertical bank from Nelson Creek, plus Nelson Creek Road and 1km of 1:5 gradient rise thru farmland. There is no way 332 Nelson Creek would ever be subject to flooding from these areas as we are table top land.</p> <p>We totally oppose this plan and firmly suggest this is visited to understand how ridiculous this plan is for these two properties. We can supply maps or photos if need be, but a council visit is more than welcome. We need this plan to be true and correct before any plan is approved.</p> <p>This proposal will have huge consequences on our farming business, regarding, loan structures, insurance, premium and future sale and purchase agreements.</p>	
Whittaker Ventures Ltd (S197)	S197.002	Planning Maps and Overlays	Natural Hazards	Oppose	Totally oppose the flooding plan and require this to be abolished. Further physical inspection is warranted to prove the correct boundary.	Remove the Flood Plain Overlay.
Christine Sinclair (S205)	S205.001	Planning Maps and Overlays	Natural Hazards	Support	<p>I am a landholder and resident of the settlement of Okuru. I agree that there does need to be better mitigation strategies around residential development particularly in low-lying and flood-prone areas given the increasing potential hazards associated with climate change, more extreme weather events and coastal sea level rises.</p> <p>In terms of flood mitigation, the</p>	Support natural hazard overlays at Okuru.

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					northern subdivision of Hapuka Landings is an example of poorly planned and managed land use given building has been consented to without any flood or erosion mitigation measures in place. There appears to be an inconsistent and unfair application of rules considering the Okuru population pays for the seawall in the village, but there is nothing on the northern boundary that would protect the coast from flooding in the event of coastal sea rise and river mouths changing direction. I would support local solutions to coastal flooding hazards, such as sea walls and pump systems such as those installed in Blaketown, to protect existing property- but there needs to be consensus and an opportunity for all affected residents to be involved in these processes.	
Sue Templeton (S207)	S207.001	Planning Maps and Overlays	Natural Hazards	Amend	<p>53 Anderson Lane, OKURU, Haast</p> <p>We have excellent protection from our Rock Sea Wall which surrounds Okuru village.</p> <p>Our funds in our Okuru Rating District Account cover any work that needs to be done in the future from river erosion.</p> <p>We have a Estuary in front of our sections "village" &amp; then out from that a Spit, which is a natural barrier from the sea.</p> <p>We also have "Open Bay Islands" (Taumaka Island) which sits out from Okuru. These Islands also protects us &amp; disperses the high seas further south and North of Okuru.</p>	Strongly oppose the overlay 'Coastal Severe' and wish to be changed to Coastal Alert.

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Joanne and Ken Dixon (S213)	S213.003	Planning Maps and Overlays	Natural Hazards	Oppose	These could severely limit future growth and functionality of Westport and it's outlying areas. The flooding event in July 2021 which affected parts of Westport and outlying areas would more than likely not have happened if both the Regional and the Buller District Council had done there jobs and protected the residents by maintaining the rivers, stopbanks and drains and now the public has to pay for there negligence.	Remove the natural hazard overlays applied to Westport and outlying areas.
Paul Miles (S226)	S226.001	Planning Maps and Overlays	Natural Hazards	Oppose	Proposed District Plan - Natural Hazards Plan S2 shows a large area shown as a "Flood Plain" This indicated flood plain covers what looks to be the entirety of our property, being in part Lot 2 DP3629, Lot 2 DP331707. The area covered by the "Flood plain" hatching includes land that rises significantly as a series of stepped terraces. The base of the Arnold River bridge on SH7, which sits above normal Arnold River flow levels is at 18MRL. Our house sits on a terrace level of 39MRL. Our property rises another 10m on a further terrace. The Orbitaly delineation of the flood plain boundaries on plan 52 looks to have used the straight line technique, does not follow contours, and is essentially lazy and misleading. The flood plain boundaries need to be revised. We should not carry a risk of higher insurance premiums, possible insurability issues & potential diminished capital value from poor representation of a flood plain, and	Review the boundaries of the Flood Plain Overlay based on contours and actual flood risk. Look specifically at Lot 2 DP3629, Lot 2 DP331707 and the Arnold River.

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					plan 52 must be reviewed before adoption.	
Jackie and Bart Mathers and Gillman (S228)	S228.002	Planning Maps and Overlays	Natural Hazards	Amend	<p>This overlay by definition in the proposal, applies to areas where there is a risk from slope instability, landslide, debris flow and rockfall. In our view, this clearly correlates to a very recent BDC risk analysis and report on the area by Kevin England and we support the intent of that report - in particular the drainage basin classifications identified in table 4 of the report (Appendix A - pages 26 and 27).</p> <p>We would note that the proposed TTPP Land Instability overlay over Granity, Ngakawau &amp; Hector has not "rolled over from the existing BDC plan" - an incorrect and misleading statement in the information sheets provided with the proposed plan. It has not been part of our world until now. We quote from, and concur, with Kevin England's report on this subject:</p> <p>"The Coastal strip north of Hector (between Hector and Miko) has been subject to numerous landslides In the past and is a known land instability area. However, this has been addressed in the recent Te Tai o Poutini Plan Coastal and Land Instability Hazards Draft Document as well as being recognised in the Buller District Plan since 2000, when that area was designated as a "rockfall and rapid debris flow hazard zone". Thus debris hazard zones on titles</p>	We submit that this overlay is incorrectly positioned and should be based on the current known land instability area north of Hector as per the current Buller District Plan. If the overlay is to be extended, then a more objective, reasoned analysis should be done on the area to ensure it identifies more closely with known areas of risk rather than what appears to be an arbitrary analysis based on very recent occurrences related to rainfall.

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					<p>have always been known to be a part of the land north of Hector but this new overlay is news to us. It feels like our communities are being "picked on".</p> <p>Where is land instability overlay on the edge of the Buller River in Westport?, where is a land instability overlay at Cape Foulwind? (essentially a built environment on the edge of an unstable cliff at risk of Tsunami and coastal processes), and where is the land instability overlay on the Coast Road (Maps 26 &amp; 30)? which have more extensive escarpments than we do, and regularly reported rockfall on to the state highway and surrounds. To blanket the entire three communities of Hector, Ngakawau and Granity (and out to sea) with this NH overlay seems unreasonable. By comparison at Punakaiki, more care seems to have been taken to accurately identify known areas of risk (Map 155) as confirmed in the fact sheet for the area where it is stated that the overlay covers much of the residential part of Punakaiki Village with rockfall the major hazard.</p> <p>Where in the townships of Hector and Ngakawau has the risk of rockfall ever been an issue?</p> <p>Known areas of slippage due to flooded bush creeks in Granity are apparent but inherent land instability in much of the area is not. TTPP planners should be actively working with BDC to utilise the information</p>	

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					provided by Kevin England, disseminated and discussed at local consultation meetings, in order to ensure that landowners are not unjustifiably affected by unreasonable blanket overlays	
Griffen & Smith Ltd (S253)	S253.005	Planning Maps and Overlays	Natural Hazards	Support	The flood susceptibility overlay excludes the buildings on the Mitre 10 Greymouth site and is therefore generally acceptable.	Retain flood susceptibility overlay boundaries in relation to Mitre 10 Greymouth.
Griffen & Smith Ltd (S253)	S253.007	Planning Maps and Overlays	Natural Hazards	Oppose	<p>The Coastal Hazard Alert overlay covers most of the Mitre 10 Mega site, including the main shop building and the large storage shed in the yard. Griffen &amp; Smith object to this overlay affecting their site. They submit that the boundary of the overlay appears arbitrary, being "straight-lined" through their site, and has potential to unfairly affect their insurance cover in future. The overlay excludes the buildings on the western side of Waterwalk Road south of the lagoon, and submits that these buildings are more likely to be inundated in the event of a coastal surge due to their location near the lagoon. Refer to submission for plan showing LIDAR ground levels along Waterwalk Road and detail on floor levels within the Mitre 10 Mega buildings.</p> <p>Griffen &amp; Smith submit that mitigation measures against inundation have already been implemented at the time of building on their site. Furthermore, the Coastal Hazard Alert overlay does not appear to account for the protection afforded by the Greymouth</p>	Remove the Coastal Hazard Alert overlay from the Mitre 10 Greymouth site

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					Flood Wall, including floodgates designed to stop water from flowing along the railway line and/or backing up through the culvert under Raleigh Street into the lagoon. We note that the Coastal Tsunami Hazard overlay does take into consideration the Greymouth Flood Wall system.	
Graeme Quickfall (S255)	S255.001	Planning Maps and Overlays	Natural Hazards	Oppose	<p>I am a landowner with a 2.4 hectare property within the boundary of Greyhound road and SH 6 at Arahura which has the Coastal alert hazard overlay.</p> <p>The property has been surveyed and is at 4m elevation above high tide mark and 320 metres set back from the beach and behind 7-8m high sand dunes. The property is 600 metres to the west of the Arahura River. The Arahura River has flood protection on the southern side of the river, east of the bridge towards the head water. The northern side of the river is lower lying and sees most of the flood waters yet this is not accounted for in the TTPP reports.</p> <p>The TTPP report states there is little long term study done on accretion and erosion for our area. Now that they have given the classification of coastal alert and not coastal severe, they have reported that they have only completed inundation modelling and mapping and erosion for areas classed as severe, which means the property is really only affected by inundation for a 1m sea level rise over the next 100 years. It looks as if the report shows my property is affected</p>	Remove the Coastal Alert Overlay from the property within the boundary of Grehound road and SH 6 Arahura.



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					<p>by 1m or less but in my opinion the report is incorrect. The property is elevated around 1-1.5m above the Mawhera owned land which borders the river and south to my boundary, but the map shows this is less affected than my property. To the best of my knowledge and our seaside neighbour who has lived here since 1998, neither that property nor mine have ever been affected by flood waters. He owns the coastal side of the road from the start to Greyhound Road to his house and the rest in Maori lease land.</p> <p>The plan also states that no areas of the state highway which on the southern boundary of my land, is affected, yet their modelling map shows the inundation colouring over the main road, contradicting their plan comments.</p> <p>The west coast region has suffered from a number of recent extreme rainfall and flood events and in particular in 2022, and yet my property was not affected by any flooding or inundation. This is clear evidence that the property is not at risk of extreme flood events.</p>	
Hayden Kendrick (S259)	S259.001	Planning Maps and Overlays	Natural Hazards	Oppose	<p>If a site investigation was carried out or any proper background checking was done, then they would not be including our property and many others around it due to the fact we sit approximately 30m above river level. Having lived on the property for the last 21 years and seen many large floods during this time, I can confirm</p>	<p>Amend the Flood Plain Overlay to be a true and correct account of how the Grey valley geographically sits using contour maps, GPS and site investigation. Anything less is an insult to our rights as property owners and to future generations.</p>

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					<p>that we are in no way at any risk of flood waters entering our property due to our elevation.</p> <p>We have a real concern this proposed change of putting us in a flood plain Zone incorrectly will have negative effects for our property in the following ways;</p> <p>*Reduce our ability to get insurance for our business and all our infrastructure located on it for no practical reason other than this incorrect, haphazard map zoning us in it.</p> <p>* Negative impacts for us regarding bank lending, how the banks view and value our property, ability to source capital from banks if needed in the future, potential interest rate increase due to increased risk.</p> <p>*Being incorrectly zoned as a flood plain would negatively impact our property value and saleability.</p>	
Gerard Nolan (S261)	S261.001	Planning Maps and Overlays	Natural Hazards	Oppose	I think that where we live 55 Johnston Cresnet Okuru should be on the same alert level as the rest of Okuru Village ( Coastal Hazard Alert ), we are all situated on the same ground level and houses are back to back.	Change 55 Johnston Cres Okuru to Coastal Hazard Alert Overlay from Coastal Hazard Severe Overlay
Richard Henschel (S285)	S285.001	Planning Maps and Overlays	Natural Hazards	Oppose in part	We don't agree with the arbitrary and generalised mapping of natural hazards across the property. Without a proper survey or expert inspection, the property has been identified in its entirety, as being susceptible to coastal inundation. This has been done despite no historical evidence, as well as, during our 12 year ownership, never having been	<b>Remove the Flood hazard susceptibility and the Coastal hazard alert category removed from the property at 4456B Karamea Highway or return this to to the previously identified area adjacent to the highway.</b>

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					<p>affected by coastal inundation or flooding across the most part of the land. (refer submission for more detail).</p> <p>We don't find the process of identifying for Flood hazard susceptibility and Coastal hazard alert being robust but rather, a 'worst case scenario' to mitigate risks. This impacts the usability, insurability, value of the property as well as the well-being of the owner of the property.</p> <p>The risk management proposed is also too extreme for a time scale that reflects only current knowledge of climate change and its mitigation.</p>	
Gina Hogarth (S304)	S304.004	Planning Maps and Overlays	Natural Hazards	Support in part	I support the requirement to address Natural Hazards. If any overlays do not have expert evidence to validate the extent of the overlay this may cause undue constraints for some properties and risks for others.	Review the extent of any hazard overlays which do not have expert reports and evidence to validate them.
Hamish Macbeth (S307)	S307.002	Planning Maps and Overlays	Natural Hazards	Oppose in part	We have lived at our current property for about 30 years. In that time, there have been many river floods. Our property has never flooded as a consequence of the rivers in our area being in flood. Somehow, the high river levels do not affect our property or those around us. i would like to see the modelling rationale and data before accepting any decisions regarding the flood susceptibility overlay.	A discussion with affected landowners is sought before decisions are made with regard to the boundary of the flood susceptibility overlay.
Grant Marshall (S311)	S311.001	Planning Maps and Overlays	Natural Hazards	Amend	The area of Lake Poerua at 2382 Lake Brunner Road ,Inchbonnie has been extensively researched with a	Amend the Earthquake Hazard Overlay pertaining to Lake Poerua to accurately reflect the earthquake Faultline and setbacks which was

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					consent granted for a 12 section subdivision by the commissioner of the NZ Environmental Court in November 2011. Section 221 for this development was issued by the GDC on 9th August 2018. At time of writing two dwellings have been completed with another undergoing a build and two more consented buildings planned. We are concerned with inaccuracies of the Faultline . As part of the approval process for the subdivision, consultation was made between GNS on behalf of the Grey District council, Golders and Canterprise to determine the location of the fault line and the final hazard setback plan drawn by GNS was used to change the subdivision layout to ensure all building sites were outside the setbacks. This map shows the Faultline going straight across the subdivision which is incorrect. It was agreed by all parties that the Faultline was situated in the lake and not in the subdivision footprint. The set back/fault avoidance line consists of the land between the lake edge and the front fence which runs along the front of all the building platforms .[refer to submission for map and further details]	established through extensive research and consultation with GNS science on behalf of GDC and Golders and Canterprise.
Grant Marshall (S311)	S311.002	Planning Maps and Overlays	Natural Hazards	Amend	The flood overlay includes the hillsides adjacent to Lake Poerua and opposite Lake Brunner road. For example the edge where Mt Te Kinga surrounds Lake Poerua is hillside and not a flat plain and our home at 2261 Lake Brunner road, which is elevated	To amend the Flood Plan Overlay to accurately reflect low lying areas using actual contour lines instead of a broadsweep which includes elevated areas. For the Flood Plain Overlay to include the seiche line detailing around the Lake Poerua subdivision at 2382 Lake Brunner Road.

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					<p>at 170 metres is also included as a flood zone.</p> <p>At 2382 Lake Brunner road, we have research evidence to support a seiche inundation level of 124.5 metres RL contour around Lake Poerua. ( refer to Boffamiskell plan showing seiche line in purple ) Once the water reaches this level, it then flows southwards towards Lake Brunner. We believe it is important to accurately identify low lying levels using contour lines when mapping a document for public use. As an example when we rang Tower Insurance in April 2022 to discuss renewing our two dwelling insurances on our home property at 2261 Lake Brunner Road, the immediate reply from the agent was to say that our property is in a flood zone which was a surprise because we are at an elevation of 170 metres and nowhere near low- lying land. We do not know the source of the information they were using. We are of the opinion that insurance companies will use the TTPP maps as factual information to increase their premiums which is why it is important to have accurate topographical information in the first instance to show actual areas where flooding could occur.</p>	
Grant Marshall (S311)	S311.004	Planning Maps and Overlays	Natural Hazards	Amend	<p>Previous earthquake fault line maps, including the draft PDF map on the first TTPP have always been shown to be below our property boundary at 2261 Lake Brunner Road. This current map now shows it to run straight through the back of our property</p>	<p>To use correct information to show the Faultline accurately in Map 65 in particular around my property at 2261 Lake Brunner road. If not, then to provide detailed evidence and documentation to support and the rationale as to why this was changed .</p>

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					including our home How has this been quantified? Has new research been undertaken in the last year?We are not aware of any geo tech research being undertaken on our land?The change of location is approx 350 -450 metres from its original map location. Please note this also ties in with the changed location of the Faultline now by the subdivision at Lake Poerua which we are also addressing..	
Grant Marshall (S311)	S311.006	Planning Maps and Overlays	Natural Hazards	Amend	We also undertook research using Golder's Canada on the effects of a tsunami at the lake which should be utilised for mapping purposes.(refer submission for pg1Golderstsunami to pg5 Golderstsunami)	Utilise Golder's mapping at Lake Poerua for Lake Tsunami Hazard Overlay
Erin Stagg (S314)	S314.001	Planning Maps and Overlays	Natural Hazards	Support	Re 4398a Haast- Jackson Bay Road - the site has subdivision consent and resource consent to construct a dwelling. We support its inclusion in the Coastal Severe Hazard Overlay	Retain 4398a in the Coastal Hazard Severe Overlay
Debbie Bland (S325)	S325.001	Planning Maps and Overlays	Natural Hazards	Amend	100m strip around the farm next to Mawheraiti river marked as flood plain, situated 10 m above the river.	Oppose the entire property to be zoned as a flood plain.
Katrina McLachlan (S340)	S340.001	Planning Maps and Overlays	Natural Hazards	Amend		To amend the Flood Plain overlay in the Mawheraiti area, map #41. To take into account the change in elevation and metres above sea level.
David Marshall (S347)	S347.001	Planning Maps and Overlays	Natural Hazards	Amend	On the hard copy version of this map it states that this is a rollover from a previous map. From my research, this statement has no merit. The hardcopy plan also states that this zoning is independent of the 2022 England and Co. report. This report is the most thorough and up to date information	The Land Instability Overlay for the Granity/Ngākawau/Hector area in map 19 of the Natural Hazards Map needs amendment to a much smaller area, such as that suggested in the England and Co. report. This report is available through the Westport Council.

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					on the geological hazards of the area, yet the plan has chosen instead to implement a far larger, arbitrary and ungrounded hazard zoning for this area. Furthermore, considering that this area is one of the larger settlement zones in Kawatiri / Buller with potential policy effecting many people, it is alarming that such an oversight could be made, causing undue stress for these residents, myself included. Therefore this overlay needs to be seriously reassessed, keeping in mind those who live here.	
Richard Lowe (S351)	S351.001	Planning Maps and Overlays	Natural Hazards	Oppose	I am opposed to the flood modeling that has been presented for Karamea In the past 20 plus years various river protection works have been successful in preventing major flood issues. unfortunately the smaller issues have not been addressed / remedied. The most concerning aspect of the presented modeling is it directly jepardizes peoples financial assets and well being which will have an immediate flow down effect. if such a submission is implemented then both BDC & WCRC rates would Need to be reduced by a large percentage amount thus also reducing insurance premiums. the town folk and small business's in the Karamea and market cross areas cannot support unfounded proposals/submissions that are currently proposed	I am opposed to the Karamea flood modeling that has been presented
John Brazil (S360)	S360.001	Planning Maps and Overlays	Natural Hazards	Oppose in part	I object to my property (i.e. 261 Utopia Road Westport) being included in the Coastal Hazard Severe overlay.	Amend overlay to exclude Lot 1 DP 336364.

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David Hahn (S368)	S368.001	Planning Maps and Overlays	Natural Hazards	Amend	Strongly disagree with the 'Flood plain' overlay that includes areas of Ahaura River situated approx. 20 meters above the river level. Strong implications for the likes gaining insurance, devaluation of properties affected.	Amend the 'Flood Plain' overlay to exclude areas situated well above the river level.
Shaun and Carissa du Plessis (S402)	S402.003	Planning Maps and Overlays	Natural Hazards	Amend	To ensure natural hazard overlays are justified. The overlays are extensive in many areas. A review of all natural hazard overlays is needed. The overlays should be supported with evidence to justify their extent	Review all natural hazard overlay extents to ensure all are supported by evidence to justify their extents.
Gail Dickson (S407)	S407.001	Planning Maps and Overlays	Natural Hazards	Oppose	This hazard area (rapid debris) has been incorrectly identified in the TTPP from the information currently in the operative Buller District Plan. I had questioned this and was told it was an error.	Correct the land instability hazard overlay for as shown in the Granity, Ngakawau, Hector area. Add the correct Buller hazard area for land instability which which is in the current operative district plan being NORTH of Hector, to part way up the Nikau coast.
Peter Haddock (S417)	S417.003	Planning Maps and Overlays	Natural Hazards	Oppose	My wife and I own a property at 3 Webb Street, Punakaiki. There is no evidence to show rockfalls have ever encroached on to our property from Alpine Fault events or other. The zone goes through our property. I would suggest the zone aligns with our eastern boundary which would take the property out of the Natural Hazard zone.	Remove the property at 3 Webb Street Punakaiki from the natural hazard land instability overlay.
Anne Chapman (S425)	S425.001	Planning Maps and Overlays	Natural Hazards	Oppose	I have concerns about the huge amount of land that is scheduled as flood zone, Huge river and valley locations are significant. This will very much effect the farmers, they will have no voice on their own properties. we have lived with floods all our lives and our floods are over in a couple	Review / delete the flood overlays



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					of days our rivers can do damage yes but the worse is over after two tides.	
Mills Family Trust (S427)	S427.001	Planning Maps and Overlays	Natural Hazards	Oppose	I wish to make a submission against the large area of land between the Nelson Creek and the Red Jacks Creek that has been included in the flood zone area. I have a 41hec block of land of terrace formation above the Nelson Creek Road to the South which is approximately 40m above the Nelson Creek.A further 4 hectares of terrace land on the northern side of Nelson Creek Road which is approximately 5m above Nelson Creek. There is no way of either of this two areas ever been flooded and this large area between Nelson Creek and Red Jacks Creek needs to be looked at again.It appears that noone has physically looked at this large area.	Remove the flood plain overlay over the land on two terraces above Nelson Creek Road
Bruce Jones (S429)	S429.001	Planning Maps and Overlays	Natural Hazards	Amend		My property on Nelson Creek Road is included in the flood plain and there is no way it could ever flood as it is on a high terrace. If it ever floods God help the rest of the West Coast.
Stuart Marshall and Susan Gooch (S433)	S433.002	Planning Maps and Overlays	Natural Hazards	Oppose		My Client's own land being Section 4 SO11562, at Kaniere-Kowhitirangi Road, see the below figures 2and 3 from the TTPP mapping programme. I understand that the proposed zoning over the whole of thesite is "General Rural Zone". And that there are three Hazards and Risks of Flood Plain, Flood HazardSusceptibility, Flood Hazard Severe layers over parts of the property. I oppose the three Flood layers being added onto the property, and I request that they are removedfrom the property. I can understand the Flood Plain Layer, however more information is

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						<p>required by myself and my client so that they know what this means for them. It is requested that my client and myself are consulted with about the three layers e.g. sit down and show us where the evidence is that you have made the decision to put these layers on to the property. The house that was built on the property in 2013 has never flooded, yet you have put Flood Hazard Susceptibility over the dwelling.</p> <p>Also, extremely disappointing for my client is that your TTPP Mapping Programme does not enable this allotment to register with your programme - when the allotment is clicked on, the "Please wait" symbol just sits there. I do not think that this is a good thing, when people are trying to access the TTPP Mapping Programme to see what is proposed for their land.</p> <p>Thank you for the opportunity to make a submission on behalf of my clients regarding the proposed TTPP.</p> <p>Regards ,</p> <p>Lara Kelly</p>
Vance & Carol Boyd (S447)	S447.013	Planning Maps and Overlays	Natural Hazards	Oppose	Land heights are not available for LIDAR measurements and could not be accurately determined. The NIWA report makes it clear there is a lack of data at Hannah's Clearing. The proposed Severe Hazard Area covers land that is higher than land not included in the overlay. The community engagement process has been poor. The proposed overlay is	Remove severe coastal hazard overlay from Hannah's Clearing village.

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					causing residents unnecessary anxiety and loss of quality of life.	
T Croft Ltd (S460)	S460.004	Planning Maps and Overlays	Natural Hazards	Oppose	The overlay at present extends over the Midland Railway Line. Flooding of State Highway 7 from the Arnold River, east of Stillwater, is known to occur in large flood events. However, the railway line is well above the highway; the underpass is signposted with 4.4m clearance. The Flood Plain overlay appears to have been arbitrarily placed over large tracts of land across the West Coast near larger waterways. Whilst it is acknowledged that this was done as a precautionary measure where flood modelling has not been undertaken (refer Part 2, Natural Hazards chapter), we submit that it is not a fair approach. The precautionary approach taken by the TTPP in imposing the Flood Plain overlay is unnecessary, as an assessment of natural hazards at subdivision stage is already required by law.	Remove the Flood Plain Overlay completely from Te Tai o Poutini Plan.
T Croft Ltd (S460)	S460.006	Planning Maps and Overlays	Natural Hazards	Oppose	The overlay at present extends over the Midland Railway Line. Flooding of State Highway 7 from the Arnold River, east of Stillwater, is known to occur in large flood events. However, the railway line is well above the highway; the underpass is signposted with 4.4m clearance. The property is not subject to flooding.	Remove the flood plain overlay from Lot 2 DP 2338 at Stillwater..
Davis Ogilvie & Partners Ltd (S465)	S465.002	Planning Maps and Overlays	Natural Hazards	Oppose	We object to the imposition of the Flood Plain overlay, which appears to have been arbitrarily placed over large tracts of land across the West Coast near larger waterways. The	Delete the Flood Plain Overlay

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					Regional Council have records of areas at risk of flooding, which in the Grey District at least, are readily available on the current GIS mapping system by enabling the Flood Hazard overlay. The Flood Plain overlay in the TTPP appears to override the known flood hazard area, and imposes additional restrictions on a much greater area of land. The only rules for the overlay relate to subdivision and Section 106 of the RMA already allows a Council to refuse a subdivision consent if there is a significant risk from natural hazards	
Jane Whyte & Jeff Page (S467)	S467.016	Planning Maps and Overlays	Natural Hazards	Oppose	The approach to natural hazards as it applies to Punakaiki Village are inappropriate. They do not allow for the reasonable use of land and buildings within the Village, and will ultimately result in stagnation of the Village through planning blight. Given the character of Punakaiki Village there is very limited potential for material increase in the consequences of natural hazards through development and redevelopment. An overly strict approach, as proposed, is not warranted.	Remove natural hazard overlays over Punakaiki and include specific provisions appropriate for Punakaiki in the Scenic Visitor Zone rules.
Jane Whyte & Jeff Page (S467)	S467.018	Planning Maps and Overlays	Natural Hazards	Oppose		Remove coastal hazard sever overlay from that part of 11 Owen Street that it overlays
Jane Whyte & Jeff Page (S467)	S467.019	Planning Maps and Overlays	Natural Hazards	Support in part		Retain coastal hazard alert provisions and apply to all of 11 Owen St
Jane Whyte & Jeff Page (S467)	S467.020	Planning Maps and Overlays	Natural Hazards	Oppose		Remove Land Instability Overlay from 11 Owen Street and map as per current mapped as per

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Rockfall Hazards in operative Buller District Plan
Jane Whyte & Jeff Page (S467)	S467.030	Planning Maps and Overlays	Natural Hazards	Oppose	Map 34 of the Proposed Plan Natural Hazards is insufficient to understand the application of the various hazards to Punakaiki Village. The electronic mapping does not allow the location of the overlay boundaries to be determined on the ground as there is no discernible topographic or legal feature, as such are uncertain and incapable of consistent administration. Specifically the land instability mapping does not align with the existing mapping and no new assessment is provided to support this change (refer maps in submission). It is unclear how the Hazard overlay rules relate to each other and the zone and precinct rules, sometimes providing inconsistent, incoherent and inappropriate regulation.	Remove natural hazard overlays from Punakaiki village
Troy Scanlon (S468)	S468.002	Planning Maps and Overlays	Natural Hazards	Oppose	The current maps will cause significant social and financial impact as people are unable to insure, or sell their property.	Amend the Westport hazard maps to include the flood control scheme.
Rick Hayman (S471)	S471.001	Planning Maps and Overlays	Natural Hazards	Amend		Greater clarification/justification as to the extent of the flood hazard maps including an independent peer review of the work to ensure it is fit for purpose.
Rick Hayman (S471)	S471.004	Planning Maps and Overlays	Natural Hazards	Amend	This will significantly lower the floor heights required for new builds.	That flood mapping is redone for when the flood walls are completed.
Frank and Jo Dooley (S478)	S478.006	Planning Maps and Overlays	Natural Hazards	Support	Support the extent of the Westport Natural Hazard Overlay	Retain the current extent of the Westport Hazard Overlay

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
The Coda Trust (S480)	S480.003	Planning Maps and Overlays	Natural Hazards	Amend		Provide greater clarification on the extent of the flood hazard maps for Westport including an independent peer review to ensure it is fit for purpose.
Scenic Hotel Group (S483)	S483.010	Planning Maps and Overlays	Natural Hazards	Oppose	Concerned will limit future development such as hotel extensions, conference centres. Could impact valuations, raise owners costs.	Oppose Flood Plain Hazard on the following properties: <ul style="list-style-type: none"> <li>• 31 Pekanga Drive, Fox Glacier</li> <li>• 27-31 Sullivan Road, Fox Glacier</li> <li>• Heartland Hotel Haast, Jackson Bay Road, Haast</li> <li>• Heartland Hotel Glacier Country, 11 Cook Flat Road, Fox Glacier</li> <li>• 35 Pekanga Drive, Fox Glacier</li> <li>• Sec 21 Mabel Street, Punakaiki</li> <li>• Sec 23 Mabel Street, Punakaiki</li> <li>• Sec 24 Mabel Street, Punakaiki</li> <li>• Sec 25 Mabel Street, Punakaiki</li> </ul>
Scenic Hotel Group (S483)	S483.013	Planning Maps and Overlays	Natural Hazards	Oppose	Concerned will limit future development such as hotel extensions, conference centres. Could impact valuations, raise owners costs.	Oppose Earthquake Overlays on the following properties: <ul style="list-style-type: none"> <li>• Scenic Hotel Franz Josef Glacier 45 SH6 Franz Josef Glacier 24 Cowan Street, Franz Josef Glacier</li> <li>• 26 Cron Street, Franz Josef Glacier</li> <li>• 2 Condon Street, Franz Josef Glacier</li> </ul>
Scenic Hotel Group (S483)	S483.014	Planning Maps and Overlays	Natural Hazards	Oppose	Concerned will limit future development such as hotel extensions, conference centres. Could impact valuations, raise owners costs.	Oppose Land Instability overlay on the following properties: <ul style="list-style-type: none"> <li>• Punakaiki Beachfront Motels, Mabel Street, Punakaiki</li> <li>• Punakaiki Rocks, Hotel and Bar, Owen St, Punakaiki</li> <li>• Sec 21 Mabel Street, Punakaiki</li> <li>• Sec 23 Mabel Street, Punakaiki</li> </ul>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<ul style="list-style-type: none"> <li>• Sec 24 Mabel Street, Punakaiki</li> <li>• Sec 25 Mabel Street, Punakaiki</li> </ul>
Scenic Hotel Group (S483)	S483.015	Planning Maps and Overlays	Natural Hazards	Oppose	Concerned will limit future development such as hotel extensions, conference centres. Could impact valuations, raise owners costs.	Oppose Flood Hazard Susceptibility Overlay on the following properties: <ul style="list-style-type: none"> <li>• 24 Cowan Street, Franz Josef Glacier 26 Cron Street, Franz Josef 2 Condon Street, Franz Josef Glacier Te Waionui Forest Retreat 3 Wallace St Franz Josef Glacier Scenic Hotel Franz Josef Glacier 45 SH6 Franz Josef Glacier</li> <li>• Kea Staff Village 93 Cron Street, Franz Josef Glacier</li> </ul>
Scenic Hotel Group (S483)	S483.016	Planning Maps and Overlays	Natural Hazards	Oppose	Concerned will limit future development such as hotel extensions, conference centres. Could impact valuations, raise owners costs.	Oppose Coastal Hazard Overlays (Alert and Severe) over the following properties: <ul style="list-style-type: none"> <li>• Punakaiki Beachfront Motels, Mabel Street, Punakaiki</li> <li>• Punakaiki Rocks, Hotel and Bar, Owen St, Punakaiki</li> <li>• Sec 21 Mabel Street, Punakaiki</li> <li>• Sec 23 Mabel Street, Punakaiki</li> <li>• Sec 24 Mabel Street, Punakaiki</li> <li>• Sec 25 Mabel Street, Punakaiki</li> </ul>
Gavin Molloy (S485)	S485.002	Planning Maps and Overlays	Natural Hazards	Amend	The zoning is incorrect.	Remove the flood overlay north of Franz Josef that affects Franz Alpine development.
Felicity Watson (S487)	S487.001	Planning Maps and Overlays	Natural Hazards	Amend		Greater clarification/justification of the flood hazard maps at Westport including an independent peer review.
West Coast Regional Council (S488)	S488.015	Planning Maps and Overlays	Natural Hazards	Oppose		Maps are refined for the coastal setback overlay to the property level.

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West Coast Regional Council (S488)	S488.021	Planning Maps and Overlays	Natural Hazards	Oppose	The natural hazard overlay maps do not follow natural land contours. Maps need to be refined to exclude areas that are not subject to natural hazards, rather than relying on general studies.	Maps relating to Natural Hazard overlays are refined to the property level for natural hazard overlays.
Michael Snowden (S492)	S492.003	Planning Maps and Overlays	Natural Hazards	Oppose	There is a flood plain layer over the whole of my property at Okuru but no controls are provided.	Remove the flood plain layer from the submitters farm property at Okuru.
Michael Snowden (S492)	S492.004	Planning Maps and Overlays	Natural Hazards	Oppose	The Coastal Hazard Severe and Coastal Hazard Alert layers over Okuru are wrong and have been misapplied. The NIWA report is obscured somewhere and this a breach of natural justice. There are conflicts in timelines and the submitter believes Councils are protected by statute on liability for negligence after 10 years and so that should be the timeframe for assessment. The Building Act talks about 50 years, and says nothing about a building lasting for 100 years. The zones will have a significant social and financial impact on Okuru Residents as property values will fall and people will be unable to sell. We consider the NIWA report is based on flawed methodology, and does not consider the unique geography. Erosion at Okuru is largely caused by river action within the estuary not sea wave action. Any prediction 50 to 100 years into the future is bound to be wrong. The NIWA report did not include any consultation with landowners or consider risk mitigation	Amend the severe and coastal hazard alert zones at Okuru to address the matters raised in the submission.
Kevin Scanlon (S503)	S503.001	Planning Maps and Overlays	Natural Hazards	Oppose	The overlays are too extensive	Amend the flood hazard overlays to be more enabling of building and development and to



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						recognise established investment.
Bert Hofmans (S504)	S504.004	Planning Maps and Overlays	Natural Hazards	Amend	Insufficient justification for inclusion - the property is not shown as flooding under the NIWA Karamea Floodplain Investigation Report 2010. Significant unnecessary cost to landowner.	Remove Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Flood Susceptibility Overlay.
Bert Hofmans (S504)	S504.006	Planning Maps and Overlays	Natural Hazards	Oppose	The basis and process by which the areas have been defined is hard to follow. The layer seems to be simplistic and hard to follow - the bathtub model is overly simplistic and the overlay is overly restrictive given the level of risk.	Remove Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Coastal Hazard Alert Overlay.
Bert Hofmans (S504)	S504.008	Planning Maps and Overlays	Natural Hazards	Oppose	They are not areas as the plan suggests and there are no rules relating to this line.. Adds confusion to the plan.	Remove Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Coastal Hazard Tsunami overlay.
Leonie Avery (S507)	S507.082	Planning Maps and Overlays	Natural Hazards	Oppose in part	This overlay is too extensive.	Amend coastal severe and coastal alert overlay extent to exclude our properties.
Leonie Avery (S507)	S507.108	Planning Maps and Overlays	Natural Hazards	Oppose in part	We understand that there is a possibility that this overlay will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension. Associated provisions take an excessively restrictive approach to hazard management and mitigation.	Oppose any extension of Flood Hazard Overlays from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Leonie Avery (S507)	S507.111	Planning Maps and Overlays	Natural Hazards	Oppose in part	We understand that there is a possibility that the coastal hazard overlays will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension. Associated provisions take an	Oppose any extension of any coastal hazard overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.

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					excessively restrictive approach to hazard management and mitigation.	
Jared Avery (S508)	S508.108	Planning Maps and Overlays	Natural Hazards	Oppose in part	We understand that there is a possibility that the Coastal Alert Hazard overlay will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension. Associated provisions take an excessively restrictive approach to hazard management and mitigation.	Oppose any extension of the Coastal Hazard Alert Overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Jared Avery (S508)	S508.109	Planning Maps and Overlays	Natural Hazards	Oppose in part	We understand that there is a possibility that the Coastal Severe Hazard overlay will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension. Associated provisions take an excessively restrictive approach to hazard management and mitigation.	Oppose any extension of the Coastal Severe Hazard Overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Jared Avery (S508)	S508.110	Planning Maps and Overlays	Natural Hazards	Oppose in part	We understand that there is a possibility that the Flood Severe overlay will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension. Associated provisions take an excessively restrictive approach to hazard management and mitigation.	Oppose any extension of the Flood Severe Overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Jared Avery (S508)	S508.111	Planning Maps and Overlays	Natural Hazards	Oppose in part	We understand that there is a possibility that the Flood Susceptibility overlay will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension. Associated provisions take an excessively restrictive approach to hazard management and mitigation.	Oppose any extension of the Flood Susceptibility Overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.

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Kyle Avery (S509)	S509.082	Planning Maps and Overlays	Natural Hazards	Oppose in part	This overlay is too extensive.	Amend Coastal Severe overlay extent to exclude our properties.
Kyle Avery (S509)	S509.108	Planning Maps and Overlays	Natural Hazards	Oppose in part	We understand that there is a possibility that this overlay will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension. Associated provisions take an excessively restrictive approach to hazard management and mitigation.	Oppose any extension to the Coastal Alert Hazard overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Kyle Avery (S509)	S509.109	Planning Maps and Overlays	Natural Hazards	Oppose in part	We understand that there is a possibility that this overlay will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension. Associated provisions take an excessively restrictive approach to hazard management and mitigation.	Oppose any extension of the coastal setback overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Kyle Avery (S509)	S509.110	Planning Maps and Overlays	Natural Hazards	Oppose in part	We understand that there is a possibility that this overlay will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension. Associated provisions take an excessively restrictive approach to hazard management and mitigation.	Oppose any extension of the flood severe hazard overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Kyle Avery (S509)	S509.111	Planning Maps and Overlays	Natural Hazards	Oppose in part	We understand that there is a possibility that the coastal severe hazard overlay will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension. Associated provisions take an excessively restrictive approach to hazard management and mitigation.	Oppose any extension of the coastal severe hazard overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.

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Hapuka Landing Limited (S514)	S514.004	Planning Maps and Overlays	Natural Hazards	Amend	The Flood Plain overlay is unsubstantiated and represents an unnecessary duplication of the Coastal Hazard Severe and Coastal Hazard Alert overlays - both of which address inundation.	Remove the Flood Plain Overlay from the Lots 1-18 DP 498766, Lot 19 DP 498766 and Lot 100 498766, being 'Hapuka Landing' at Okuru
Steve Croasdale (S516)	S516.016	Planning Maps and Overlays	Natural Hazards	Amend	Westport Hazard overlay is inappropriate.	Amend overlay.
Rosalie Sampson (S539)	S539.004	Planning Maps and Overlays	Natural Hazards	Oppose	I am also shocked at the flood modelling throughout Karamea, which while I note that there is an elevated rainfall in the area, this has not caused significant risk to the community. I also note that during subdivision particularly in areas such as Karamea a site suitability report is required which will include provisions for proper drainage which will not result in elevated stormwater flows beyond the boundary and that where this is not met	Remove flood overlays from Karamea
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.004	Planning Maps and Overlays	Natural Hazards	Oppose	In its current format the financial and social impact would cause a lot of pain for anyone who owns a property.	That the plan includes the maps for Westport with the flood walls/stop banks included.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.032	Planning Maps and Overlays	Natural Hazards	Oppose	We understand that there is a possibility that the flood hazard severe overlay will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension.	Oppose any extension of the flood hazard severe overlay from what has been notified that would include our properties.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.036	Planning Maps and Overlays	Natural Hazards	Oppose	We understand that there is a possibility that the Flood Hazard Susceptibility overlay will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension.	Oppose any extension from what has been notified that would include our properties.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.039	Planning Maps and Overlays	Natural Hazards	Oppose	We understand that there is a possibility that the Coastal Hazard Severe overlay will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension.	Oppose any extension from what has been notified that would include our properties.
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.040	Planning Maps and Overlays	Natural Hazards	Oppose	We understand that there is a possibility that the Coastal Hazard Alert overlay will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension.	Oppose any extension from what has been notified that would include our properties.
Peter Jefferies (S544)	S544.008	Planning Maps and Overlays	Natural Hazards	Oppose	The mapping is arbitrary with highly inaccurate information. I am concerned about the insurance implications and additional cost.	Remove the flood plain overlay from Lot 1 DP 3467, Section 2 BLK XV Waiwhero SD, Lot 1 DP 2743) in the Grey Valley, at 843 Atarau Road,
Martin & Lisa Kennedy (S545)	S545.008	Planning Maps and Overlays	Natural Hazards	Oppose	The mapping is arbitrary with highly inaccurate information. I am concerned about the insurance implications and additional cost.	Remove the flood plain overlay from Lot 3 DP 2743) in the Grey Valley, at Atarau
Nick Pupich Sandy Jefferies (S546)	S546.008	Planning Maps and Overlays	Natural Hazards	Support	The mapping is arbitrary with highly inaccurate information. I am concerned about the insurance implications and additional cost.	Remove the flood plain overlay from Lot 3 DP 2743) in the Grey Valley, at Atarau
Lee Cummings (S554)	S554.001	Planning Maps and Overlays	Natural Hazards	Support	Support the tsunami hazard mapping at Rapahoe as it excludes our property at 4 Statham Street from the overlays	Retain the tsunami hazard overlay boundaries at Rapahoe as notified
Lee Cummings (S554)	S554.002	Planning Maps and Overlays	Natural Hazards	Support	Support the coastal hazard severe mapping at Rapahoe as it excludes our property at 4 Statham Street from the overlays	Retain the coastal hazard severe overlay boundaries at Rapahoe as notified
Cape Foulwind Staple 2 Ltd (S568)	S568.010	Planning Maps and Overlays	Natural Hazards	Amend	A coastal hazard assessment of the cliffs in relation to two subdivisions has been undertaken, namely Larsen Street (RM170036) and The Cliffs (RM220064). The Buller District Council have received both hazard assessments.	The zoning of Coastal Alert hazard lines, for the Larsen Street and The Cliffs developments at Cape Foulwind reflect the detailed site specific reports for their land.

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Brian Anderson (S576)	S576.005	Planning Maps and Overlays	Natural Hazards	Amend	The quality of Hazard mapping is highly variable	Amend mapping of flood plains to be specific and exclude the hill sides adjacent to flood plains which (a) are clearly not flood plains, and (b) are not susceptible to flood risk.
Anthony Eden (S578)	S578.001	Planning Maps and Overlays	Natural Hazards	Amend	The report done by GNS contradicts the NIWA report in relation to what might happen to the Okuru lagoon.	The effects of climate change on the Okuru lagoon are reassessed taking into account both the GNS and NIWA reports, and a practical reassessment of what has actually been happening there over the past 22 years since the Okuru flood wall was constructed.
David Ellerm (S581)	S581.015	Planning Maps and Overlays	Natural Hazards	Amend	There is no history of any flooding of the Te Kinga residential settlement.	Amend the overlay to remove Te Kinga from the Flood Plain overlay
David Ellerm (S581)	S581.018	Planning Maps and Overlays	Natural Hazards	Amend		Remove Flood Plan overlay from Cashmere Bay Road residential Lots 1-28 and adjoining sites Lot 3 & 4 DP3957
Frank O'Toole (S595)	S595.014	Planning Maps and Overlays	Natural Hazards	Amend	To take into consideration the reduced risk from coastal effects due to accreting sand spit	Amend to remove the coastal severe overlay from 211 Utopia Road
Department of Conservation (S602)	S602.049	Planning Maps and Overlays	Natural Hazards	Support	Seek that the Hokitika Coastal Overlay is mapped so it is clear where Rule NH-R38 applies.	Map the Hokitika Flood and Coastal Erosion Protection Scheme
Toka Tū Ake EQC (S612)	S612.021	Planning Maps and Overlays	Natural Hazards	Amend	The West Coast region has a number of active onshore and offshore faults around Westport and Buller which are not included on the TTPP planning map.	Add all active faults in the region to planning maps, including exclusion zones.
Toka Tū Ake EQC (S612)	S612.048	Planning Maps and Overlays	Natural Hazards	Amend	The MfE guidelines state that uncertainty, fault complexity and distributed deformation should be included in fault avoidance zones.	Incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.
Toka Tū Ake EQC (S612)	S612.114	Planning Maps and Overlays	Natural Hazards	Amend	The Flood Severe and Flood Susceptibility overlays are inconsistent with the rest of New Zealand	Amend Flood Severe hazard overlay to areas where flood waters in a 1% AEP flood are expected to be above 1 m, consistent with flood

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						mapping in other NZ territorial authorities
Toka Tū Ake EQC (S612)	S612.115	Planning Maps and Overlays	Natural Hazards	Amend	There is no consideration of areas prone to liquefaction	Include potentially liquefiable land in maps.
Northern Buller Communities Society Incorporated (S142)	S142.001	Planning Maps and Overlays	Historic Heritage	Not Stated	<p>The TTPP map and aerial photo below identify the Heritage 2 listed former Mines Survey Office owned by the Society. Zoned "Settlement" we found it difficult to determine which precinct has been allowed to the site.</p> <p>We submit the site boundary is too far north and only appears to encompass half of the listed building itself. The entire site is subject to the Coastal Environment and Land Instability overlays and half the site is subject to the Coastal Hazard Severe overlay</p>	Correctly locate the Granity Mines Survey Office heritage item on the maps - the current map wrongly sites the item.
Toni Chittock (S61)	S61.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend	SASM should be identified correctly on the map and not with a random line.	Review boundary of SASM 197 at Okuru
Rodney Wright (S62)	S62.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend	SASM should be identified correctly on the map and not with a random line.	Review boundary of SASM 197 (Okuru)
Bruce Truman (S84)	S84.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	Totara Flat. Best we know of is a very small area at the SH7 / Granville Road Intersection has some historical use. 50 to 100 meter circle could well cover that area. Why is the greater area of Totara Flat included? Is there some written history we don't know about locally.	Reduce or remove the area covered of SASM 36
Bruce Truman (S84)	S84.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	I have asked many miners and also from my years mining, no jade north of the Arnold River if it even gets that far North. Why does the map go to the South Bank of the Ahaura River?	Pounamu Management Area Overlay - Reduce area to the South Bank of the Arnold River.

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Michael and Dawn Ross (S98)	S98.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose in part	Land was previously owned by Māwhera Incorporation who sold it for private use. Mawhera Incorporated website states: - "Many of the properties owned by the incorporation are of little economic or cultural value. The incorporation had approval from the Māori Land Court to sell residential lands" We object to the assigning of a status of "a site or area of significance to Māori" now being added to our freehold title. This status was removed in 2006 when the property was sold by Mawhera Incorporated and the lease was transferred and merged to a freehold title. We purchased 34 Orowaiti as an unencumbered freehold title in 2013 and believe it should stay that way.	That all third-party interests and restrictions, and <b>the status of "a site or area of significance to Māori"; be removed</b> from the title NL7A/1047 pertaining to 34 Orowaiti Road, Westport. [SASM 14]
William Potter (S122)	S122.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose in part	1/ this process should not impinge on my private property rights 2/ in my 28 years of living on my property there has been no mention or knowledge of my private property being of significance to Māori 3/ if my property remains in SASM68, my market valuation may be adversely affected	Realign the SASM68 area so that the eastern border of the area is aligned with the western side of State Highway 7
Karen Potter (S123)	S123.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose in part	1/ this process should not impinge on my private property rights 2/ in my 28 years of living on my property there has been no mention or knowledge of my private property being of significance to Māori 3/ if my property remains in SASM68, my market valuation may be adversely affected	Realign SASM 68 so that it's eastern boundary will be aligned to the western boundary of State Highway 7.



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Ian Stewart (S124)	S124.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend	The Taramakau River was diverted through our private property back in 1981 by the Kaniere Dredge and the river was never put back to its historic channel.	Adjust details on map showing Taramakau River alignment for SASM 96 through our private property.
Ridgeline 3 Investments Limited (S127)	S127.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	Title has been in private ownership since 1887 and consider has lawful unrestricted access to all minerals including pounamu	Remove pounamu management area from property at Arahura Valley (formerly Reserve 145 SO8749)
Amy Paterson (S128)	S128.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	(Property and SASM number not indicated)  Embrace the love shown for land but oppose the restrictions implemented.	Remove SASM restrictions on the property.
Nicola Main (S131)	S131.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend	The areas pin pointed by Maori as Significance to them is all hear-say. There is a longer and more consistent use and occupation of this area by European settlers. Who also have written and photographic evidence. The sections within the Okuru Village have been developed. There was no evidence unearthed during this time of Maori occupation.	Remove Okuru area from Sites and Areas of Significance to Maori (SASM196, SASM197, SASM198)
Vernon Morris (S143)	S143.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We acknowledge that the river has significance to iwi as a source of pounamu aThe Riverbed given back to iwi was a fixed area surveyed in the late 1890's based on what is known as the "Price survey". The river has moved considerably since then and encroached into our land parcel. We do have in our possession documents which relate to our land being a part of Reserve 145 and that the land has Victorian Title. We are aware that as the landowners we have mineral rights acknowledged by the Crown in various documentation.	Remove Pounamu Management Area overlay from the property at Milltown (Arahura Valley)

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					<p>We have never objected to iwi who have continued to access our land to look for and remove this mineral which we do own or asked nor expected compensation from people accessing our land to get to the riverbed which has eroded into our land and exposed rock and pounamu. We are happy to continue to allow this to happen at this stage.</p> <p>This land parcel forms a part of reserve 145 which has the designation Victorian title. Victorian title entitles the owner to ownership of non-statutory minerals. Victorian title status includes pounamu as a mineral and that if the landowners wished to carry out business in relation to pounamu then there is no requirement to consult with iwi or the office of the Ministry of Energy and Minerals. The 1997 Pounamu Vesting Act stated at that stage that people with existing rights and privileges were not to be disadvantaged.</p>	
Michael Chernishoff (S156)	S156.001	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Oppose	<p>Te Kainga (Cashmere Bay) is identified as a former Pā site - SASM79. We understand that the Pā site was close to the lake and that the foreshore and waters of Cashmere Bay, were used for landing waka. The submitters property is neither on the foreshore of Cashmere Bay nor includes the former Pā site. Accordingly there is no legal nor cultural basis for the plan to be extending the site of significance to Māori beyond the actual foreshore of</p>	Amend the proposed SASM79 area so that it is limited to the foreshore of Cashmere Bay and not beyond on the dry land.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Cashmere Bay.	
Kenneth Doig (S172)	S172.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Support in part	SASM 104 Kawhaka Creek Catchment is a very broad area and while this is understandable with regards to the Pounamu rights. Not all land in this area would have been significant to Maori other than that of Pounamu rights, in particular our property was originally swamp land and it would not have contained any sacred sites. The history of the area directly in our vicinity needs to be investigated further before any decisions are made with a one size fits all approach.	Reduce the size of SASM 104 Kawhaka Creek to align better with the location of the waterbody
Mohammed & Jenny Khan (S184)	S184.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We do not agree on the Maori significance on my property an it sounds like land grabbing. You need to consult us before going onto my property.	Remove SASM from property [location TBC - Kumara area]
Christine Wood (S185)	S185.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	When i bought my property 18 months ago there was absolutely no suggestion that i would perhaps be granting some of my land to Maori. I personally am not on your list to do this - at this stage - but know some who are.	Do not identify sites of significance to Māori in the Plan.
Bruce Annabell (S189)	S189.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	The map sent to me shows sites of significance to Maori extending from Pt Elizabeth to Nine Mile Creek. In 50 years of researching the Nine-Ten mile region I have never read or found any info or material that relates to Maori habitation of this region. Unless WCRC can furnish me with absolute undeniable proof of an Iwi	A rethink/redraw on SASM44 and SASM41 extending from Pt Elizabeth to Nine Mile Creek. Maybe end the area of significance before the Nine Mile bluff.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					relationship to this region, I oppose this part of the plan.	
Alain Daunes (S199)	S199.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	<p>aas a private land holder of a scheduled site of area of significance to Maori i have not received a letter from the TTPP committee advising of this proposed TTPP.</p> <p>I then attended a public meeting that was held of discussion on the proposed TTPP at the meeting were told there were some errors with mapping so there would be an extension for the submissions. At the meeting the public were told that a letter would be sent out informing residents of the new due date submissions needed to be in by. Again no letter has been received</p>	Remove SASM that affects 36 Chapel Street, Greymouth
Allan Hinch (S219)	S219.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	Insufficient consultation and an undemocratic process.	Remove the SASM affecting 36 Chapel Street, Greymouth
William & Vicki Molloy (S227)	S227.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	<p>It is important to note that the residents and affected property owners do NOT oppose the recognition of the actual Paroa Lagoon (SASM 68) as being a traditional Matinga Kai (food and other natural resource gathering area) and Ara Tawhito (Traditional Travel route) site. We wish to advise that the area delineated on the initial maps and consequent changes is NOT acceptable to us in the current form. After considerable discussions with Ngai Tahu representatives on the Te</p>	Amend the boundaries of SASM 68 so that the eastern most boundary of the proposed SASM 68- Paroa Lagoon be the existing channels eastern waters edge which is readily definable from photographs or GPS data gathering. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Tai o Poutini Committee it is accepted by both parties that the mapping of the precise proposed boundaries is seriously in error. It is generally felt that such a designation could cause potential loss in property and sales values and additional consent costs in the future if this plan goes ahead in its current format.	
Rex & Julie MacDonald (S229)	S229.001	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Oppose	<p>SASM 68 - PAROA LAGOON - oppose in current format. We do not oppose the recognition of the actual Paroa Lagoon as being a traditional Matinga Kai (food and other natural resource gathering area) and Ara Tawhito (Traditional Travel route) site. The delineated on the initial maps and consequent changes is not acceptable to us in the current form. We understand that the errors have occurred between the original mapping by Ngai Tahu GIS consultants and the Councils GIS mapping consultants because the two systems used were incompatible and hence incorrect boundaries were produced as a result.</p> <p>The original ellipsoid produced as a result of this mapping system error shows the area of interest overlapping many freehold properties along the east side of the State Highway through the settlement of Gladstone. This designation could cause potential loss in property and sales values and additional consent costs in the future if this plan goes ahead in its current format. The original intention of Poutini Ngai Tahu was to include</p>	Amend the mapping of SASM 68 so that the eastern most boundary be the existing channels eastern waters edge which is readily definable from photographs or GPS data gathering

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					only the waterway and immediate coastal area therefore not to intrude on private property nor place any planning rules across any properties.	
Darryn & Terri Fairhall (S230)	S230.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is in error and includes areas not intended by Poutini Ngai Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge and new large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Michael Elliott (S231)	S231.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and different mapping is proposed by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Pokei Lau (S232)	S232.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Greg & Deedee Daly (S233)	S233.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Christine & Michael Whitehead (S234)	S234.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.

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Brent and Anne Newton (S235)	S235.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Karen & Bill Potter (S236)	S236.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Wayne Moen (S237)	S237.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Veronica Jacobs (S238)	S238.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Mark Jones (S239)	S239.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Myles Bengé (S241)	S241.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	My small section, Lot 4, DP 354288 on Old Christchurch Road has been identified as containing sites and areas of significance to Maori. It has	Remove SASM from property at Lot 4, DP 354288 on Old Christchurch Road.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>never before been mentioned that my section has any significance to Maori. The section I have is only 1.2ha in size and consists solely of flat ground.</p> <p>As a result of this news, my plans for moving to Hokitika, building on the the land and investing in the West Coast have been changed. Since hearing of this proposal I have contacted a real estate agent in Hokitika to arrange for the sale of this land.</p> <p>I have been informed by my real estate agent that my sale potential will be hindered by this property being classified as significant to Maori.</p>	
Colleen Monachan (S242)	S242.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Rodney & Wendy Henham (S243)	S243.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Murray & Marian Molloy (S244)	S244.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.



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David & Debra Kokshoorn (S245)	S245.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Macty Francis Vithayathil (S246)	S246.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
George Brownlee (S247)	S247.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend	Ref: SASM19 Okari Property: 478 Okari Road, Cape Foulwind. Incorrect mapping. Concerned the sites cover the whole property. Aware of where each individual site is on property and would welcome the opportunity to show the committee.	Amend the mapping to correctly capture the location of SASM19.
Pamela Murphy (S257)	S257.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend	There is no pounamu in Blackball yet listed as such. In the future this would be detrimental to any mining etc. being done in these areas and if so then would have to be agreed to by iwi.	Amend the Pounamu management area to exclude Blackball.
John Edington (S264)	S264.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Desmond Pender (S265)	S265.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	As a land owners in the Punakaiki area, we oppose your proposal re significance to Maori. We haven't seen archaeologists or any archaeology reports for our area. We feel this will	Remove SASM 31 overlay from Punakaiki area

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					be another bureaucratic restriction and cost that we as land owners will have to occur. We remember years ago, poles were put in the swamp area on the south side of the Punakaiki River for possible future food source for Maori. This is a main breeding ground for whitebait. We have never seen Maori in this area ever! We find it hard to accept that you can just come in and inforce restriction where you think. We oppose this plan.	
P. Faith Quinn (S266)	S266.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Dale Stephen (S277)	S277.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	I note the purple shading covers a small section of the western portion of the section concerned I want to know the basis of this being included and what evidence exists	Provide information on SASM 19 and why it appears on the property at Okari/Cape Foulwind.
Russell Lane (S286)	S286.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	Carmichael Estates Ltd Orowaiti Rd plots 40, 40A, 40B, 40C, 42 & 42A The reasons we believe we should not have the provisions of SASM - 14 encumbrance on our land are as follows; 1 This land was originally Maori Leasehold Land that we had been leasing leading up to us purchasing it. 2 We purchased this land direct from the Ngāi Tahu via the local Mawhera Incorporation. 3 When the land was purchased from the Mawhera Incorporation there	That the SASM 14 be deleted from the property at Orowaiti Road.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>was no request for access or caveats required. Clear title was issued.</p> <p>4 When we subdivided the land all requirements were covered in the Resource Consent and the titles were issued. As part of the consent all parties were approached. There were no caveats requested by the Iwi.</p> <p>5 We don't believe the SASM - P14 should apply to these properties as we have a full resource consent to subdivide this land and build houses.</p> <p>6 In compliance with our resource consent we retain the right to build houses as per your statement of existing use rights.</p> <p>7 This land has been levelled and filled with no evidence of archeological sites or signs of habitation.</p> <p>8 You have not provided substantiated evidence of Māori occupation. Therefore the the Māori Reserve classification of these sites should be removed.</p>	
Samantha Pooley (S291)	S291.001	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Oppose	<p>I am opposed the SASM 101 on our free hold property being part of this plan as I am concerned with the long term ramifications of this. For example how it will impact on any future sale of this property, what both myself and my families rights will be to a property we have bought and cared about for 25years. This property was a lease hold property 40 years ago but Mawhera allowed it to go to private sale. Mawhera has kept an interest in an 8 metre strip</p>	Remove SASM 101 as relates to the property at 326 Arthurstown Road

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					between ourselves and the neighbours which goes from the Hokitika river to the paper road. We do not believe that our property in any way impedes on interests of this Maori site and we do not believe as this is a mined area that there is anything of interest to Maori under the ground.	
Susanne Pooley (S292)	S292.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	<p>We have owned this property for 25 years and it has been a family home for many years so has huge significance to us.</p> <p>It was purchased from Mawhera when they put it up for sale over 30 years ago by the previous owner. There is still a interest to Maori in a 8 metre strip between ourselves and our neighbours which goes from the river to the paper road at the back of our property. We have always known this and respected it.</p> <p>We are aware that around us there has been historical cultural value to Maori and in fact leased the property of 285 Arthurstown rd for many years from Mawhera.</p> <p>At no stage has our property come up as having any interest to Maori so to be included in this plan has left us feeling nervous and blindsided.</p> <p>I would consider that this could impact any future rights and value to us and our property. I do not believe that this has been nearly transparant or inclusive enough.</p> <p>Any consideration would need to be a legal and binding contract that would</p>	Remove SASM 101 from 326 Arthurstown Rd

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					have all parties considered and agreeable	
Bradley Serong (S294)	S294.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	My partner and I have just purchased and built a house on what is now 276C Arthurstown Rd which is showing as part of the property of 326 Arthurstown Rd. We are very concerned about future ramifications for us so as property value, re sale, future costs and most importantly the right to make our own decisions on our own property and that we have bought within the normal council guidelines.	Remove SASM 101 from 276c Arthurstown Road
Kawhaka Creek Catchment Residence (S297)	S297.015	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	How were the areas marked on the map? What formula or methodology was used to establish the highlighted areas; they make no sense.	Provide information on how SASM 104 was identified.
Neil Bradley (S298)	S298.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	The natural course of the Kawhaka creek has changed by 1000s of metres through catchments, historical earthworks and natural phenomena throughout hundreds/thousands of years. My property has also been stripped and graded for mining numerous times, with no historical artefacts found whatsoever, My property is just over two acres. On one boundary is the highway and, on the opposite boundary there is an Esplanade council reserve. So how is a thin section like mine with significant and comprehensive ground disturbance with no original features of " areas of significance" with zero artefacts found still constitute an "area of significance"	Remove SASM 104 from the property at 802 Old Christchurch Road, Hokitika.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
LG.JH Brownlee Partnership & Tbay Limited (S303)	S303.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend	Re SASM16 & SASM19 Would like to be shown the specific areas that you find significant, do not see why it is justified to put a blanket over the whole title or titles. We know full well that parts of the land is very significant but certainly not the whole area	Amend the mapping of SASM16 and SASM 19 so that only the significant areas are included within the SASM.
Gerrit and Suzie Wolters (S308)	S308.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	Considering that the land has been previously mined and dredged (change in landscape) farmed and occupied and mostly consist of a riverbed, how are Tupuna embedded in the current landscape?	Review the boundaries of SASM 104 on the property in light of the land modification that has occurred.
Erin Stagg (S314)	S314.003	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Support	We submit that recognizing Manawhenua's historic and ongoing connection to this region and the values within it is important and gives effect to the principles of Te Tiriti o Waitangi.	Retain SASM 206 over property at 4398a Haast-Jackson Bay Road
Jennifer Lake (S323)	S323.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Neutral	I support the designation of the Okari Lagoon as a special area (SASM) and acknowledge the special relationship of Ngā Tahu, Ngā Waewae, and others to that Lagoon. I refer to SASMs19 and 22. however, I seek more information on the basis for the designation that purports to extend the SASMs beyond the Lagoon and its boundaries, inland onto the land that is currently farm land used for grazing. I understand that this "extension" may be an inadvertence in the drawing of the maps. I am not aware of areas of significance that go beyond the boundaries. I would very much wish to protect any such areas of significance.	Seek review of the boundaries of SASM 19 and 22 where this effects private land used for grazing and extends beyond the lagoon and its boundaries.

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Clare Gilroy (S341)	S341.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	<p>I own both 8 and 10 Orowaiti Rd, Westport. The property is a residential home with outbuildings and is developed. It was sold by Māwhera Incorporation as they had deemed it as having no significance. How it is that now it is considered to have significance?</p> <p>The classification of my property as a SASM and the new rules contained in the TTPP will undoubtedly cause a decrease in market value to my property because of the unknown consequences of having land that is a SASM and the potential and as yet unknown restrictions this causes on development of and alterations to the land. My two adjoining properties total 3,184m<sup>2</sup> and the option for me to further develop this land in the future should I chose to, has been reduced/eliminated or made more expensive. I do believe I have a right to indefeasibility of title which is a core component of our land transfer system and protects me against competing interests and claims not appearing on the land register. I am concerned future district plans could add further restrictions and this is supported by the objectives and policies.</p>	Do not go ahead with SASM on residential properties
Charlotte Bradley-Peni (S370)	S370.003	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend		Reconsider SASM boundaries.
Lillian Crozier (S386)	S386.003	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We oppose the establishment of a Site or Area of Significance to Maori (SASM 68 -Paroa Lagoon) in its current format due to incorrect	<ol style="list-style-type: none"> <li>That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge.</li> </ol>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					mapping. It is generally felt that such a designation could cause potential loss in property and sales values and additional consent costs in the future if this plan goes ahead in its current format	2. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Margaret Williams (S394)	S394.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend	<p>Our submission relates to property Lot 1 DP 336229 BLK IX Gillespies SD, Valuation no. 2580064104 as being within a site or Area of Significance to Maori 139 under TTPP.</p> <p>We oppose the area as stated and shown on the map plan SASM139 as being in the wrong place [refer submission for information]</p> <p>We would like to propose that the southern boundary of your plan, which at the moment follows the present-day roads, be moved north by at least 500m. This would take all free-hold land out of the plan, ensuring peace of mind for the landowners in case later designation of the land be changed to Maori ownership. We also propose that the northern boundary be extended to the lagoon where the Maori people actually camped.</p> <p>We would like it noted that the area should continue to always be available for people to walk and see the historical aspects of the area.</p>	To have the southern boundary of the plan moved at least 500m north of its current position and have the northern boundary moved further north to take in the northern end of Gillespies Beach and the lagoon area.
Black Singlet Investments Ltd (S395)	S395.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	Re 130 Mawhera Quay, Greymouth We oppose SASM 57, 58 and 62 being recorded against the Property and oppose any other "Sites and Areas of Significance to Māori" being	Remove all SASM identifications from the property at <b>130 Mawhera Quay, Greymouth.</b>



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					<p>recorded against the Property in the future.</p> <p>The Property was purchased as freehold land on 5 February 2007 and at that time there was no reasonable detail to support that the Property may in the future be encumbered as a site and area of significance to Māori (noting that Mawhera sold the Property to the Vendor to whom we purchased the Property from). At the time the Property was acquired we were aware that it was classed as a Heritage Area (Reference: HH69 - Description: Government Building) Historic Place Category One Building.</p> <p>We consider the proposed designation(s) will have a negative impact on the future value of the Property and will likely lead to additional costs being incurred by the owners.</p> <p>We understand that SASM 57, 58 AND 62 of the Te Tai o Poutini Plan Proposed Plan currently states that there are "no relevant permitted activity rules" for each of the SASM against the Property. Given this, why do they need to be referenced against the Property at all?</p>	
Garry Gaasbeek (S398)	S398.001	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Amend		Request for some more accurate mapping.
Julian Hall (S400)	S400.001	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Oppose	My wife and I own residential properties in Central Greymouth including two small residential zoned titles of land in Central Greymouth which were acquired from Mawhera Incorporation Ltd (Mawhera), which	Make provision for exemption under the Plan for all properties that have been willingly sold by the Mawhera Incorporation, and directly or indirectly associated entities, within the last five years, and that have also now been identified under the Te Tai O Poutini Draft Plan as Sites and Areas of

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					<p>only settled in late May 2022. We do not believe the site is of such significance to Maori, given that they already owned it and made a conscious decision to sell it to us. Mawhera actually went to the trouble of locating and contacting us, as neighbouring property owners on two occasions, asking if we wanted to purchase the two titles from them. If the land truly is of Significance to Maori, why has the Maori Land Court recently passed an order determining the land status of many properties within Central Greymouth to be General Land, as opposed to Maori Land.</p>	Significance to Maori. This provision should apply especially to land that the Mawhera Incorporation, and directly or indirectly associated entities, have had moved from the Maori Land Register to the General Land Register.
Nicola Hall (S404)	S404.001	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Oppose	<p>My husband and I own two small residential zoned titles of land in Central Greymouth which were acquired from Mawhera Incorporation Ltd (Mawhera), which only settled in late May 2022. We do not believe the site is of such significance to Maori, given that they already owned it and made a conscious decision to sell it to us. Mawhera actually went to the trouble of locating and contacting us, as neighbouring property owners on two occasions, asking if we wanted to purchase the two titles from them. The land needed to be put before the Maori Land Court to transfer it from Maori Land to General Land, so as it could be disposed of by Mawhera. This process took over 12 months. If the land truly is of Significance to</p>	Delete SASM from for all properties that have been willingly sold by the Mawhera Incorporation, and directly or indirectly associated entities, within the last five years. This provision should apply especially to land that the Mawhera Incorporation, and directly or indirectly associated entities, have had moved from the Maori Land Register to the General Land Register.

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					Maori, why has the Maori Land Court recently passed an order determining the land status of many properties within Central Greymouth to be General, as opposed to Maori Land.	
Peter Haddock (S417)	S417.006	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	The whole of the property at 3 Webb Street has been disturbed by either buildings extensions, construction of driveways and paths and the installation of a septic tank system and field drains. The balance of the property has had the lawn area reshaped and replanted. I believe the Punakaiki township was only a food gathering area and hence the Kai in Punakaiki.	Remove the SASM from the property at 3 Webb Street Punakaiki
Anne Chapman (S425)	S425.005	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend	I believe that this should have be brought back to a line East of the Arnold River and North of the Grey River as there is no know deposits in this area, unless it was left by some tribe on a raid.	Amend the pounamu overlay to be brought back to a line East of the Arnold River and North of the Grey River
Murray Cochrane (S435)	S435.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	Re SASM 62. I am against my land and section having a Significant Site to Maori placed upon it. This is very unfair. I understand that now this would have no impact but if I wish to do development on my property in the future that is uncertain. I have also learned that if I am to sell my home in the future that it will be on my LIM.	Remove SASM 62 from my property.
Lyn McIntosh (S469)	S469.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	The SASM 120 is a waterway and has been mapped to include the submitter's property on land.	Exclude private land from SASM 120
Moreporks Lakeside Lodge LTD (S470)	S470.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	It is unclear why SASM 79 extends beyond the foreshore of Cashmere Bay to cover private land.	Amend planning maps in relation to SASM 79 as shown in the map attached to the submission

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Rocky Mining Limited (S474)	S474.009	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Support	RML consider that it is appropriate for mana whenua to identify and define their Sites and Areas of Significance to Māori (SASM), and the Aotea and Pounamu Management Areas. RML consider that values associated with SASM should be expressly stated and carefully delineated so that applicants, such as RML will be in future, can ensure that their proposal are assessed for their effects on the specific values. RML support the notification to Poutini Ngāi Tahu of applications in those areas.	Provide more detailed/defined mapping of SASM.
Scenic Hotel Group (S483)	S483.017	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	Concerned will limit future development such as hotel extensions, conference centres. Could impact valuations, raise owners costs	Oppose SASM 31 at Punakaiki on the following properties: <ul style="list-style-type: none"> <li>• Sec 21 Mabel Street, Punakaiki</li> <li>• Sec 23 Mabel Street, Punakaiki</li> <li>• Sec 24 Mabel Street, Punakaiki</li> <li>• Sec 25 Mabel Street, Punakaiki</li> <li>• Punakaiki Beachfront Motels, Mabel Street, Punakaiki</li> <li>• Punakaiki Rocks, Hotel and Bar, Owen St, Punakaiki</li> <li>• Ocean View Resort, 4327 State Highway 6, Punakaiki</li> </ul>
West Coast Regional Council (S488)	S488.013	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	WCRC would like to see a process developed where Council Officers and mana whenua meet with landowners to walk over properties to refine the boundaries of the Sites and Areas of Significance to Māori sites.	The Sites and Areas of Significance to Maori need to be confirmed and the mapping of boundaries corrected.

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Michael Snowden (S492)	S492.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend	SASM 197 at Okuru is represented by a broad brush ellipse that does not differentiate between vegetation and pasture, but the rule relates to indigenous vegetation clearance.	More precise mapping of SASM 197 at Okuru
Waitakere Trust (S497)	S497.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	I oppose the identification of SASM22 placed on my land and also where SASM 19 is placed over private land at Okari Lagoon. There is no information provided that justifies the boundaries or why the sites are considered significant. The costs to landowners will be high. The area has changed massively in the last 50 years.	Provide more detailed information on the location and basis of SASM 22 and SASM19.
Queenstown Lakes District Council (S523)	S523.004	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend	It is noted that the location of Wāhi Tūpuna site 6 (Makarore & Tiore Pātea) extends into the boundary of Westland District. While the provisions of the Queenstown Lakes District Proposed District Plan do not have any legal effect within the Westland District, it is noted that Tangata Whenua may have common interests between these boundaries that may be appropriate to take into account in the development of the Plan. The advice note would help to manage any cross boundary resource management issues that may come about in relation to Wāhi Tūpuna site 6 (Makarore & Tiore Pātea).	That Wāhi Tūpuna site 6 (Makarore & Tiore Pātea) described within Chapter 39 of the Queenstown Lakes Proposed District Plan be taken into account in developing the schedule of sites significant to Māori, including its extent in the location shown in the map included with the submission, as well as the values identified within provision 39.6 of Chapter 39 (Wāhi Tūpuna) of QLDCs PDP. And, That an advice note be included within the relevant part of the Plan to ensure plan users and administrators are made aware of any issues that may arise from the location, extent and values associated with Wāhi Tūpuna site 6 (Makarore & Tiore Pātea).
MIKE GREER FAMILY TRUST AND DANIEL CHIMA TRUST (S530)	S530.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend	It is unclear why SASM 79 extends beyond the foreshore of Cashmere Bay to include the Submitters land and other property shown in the map in the submission. To the knowledge of the Submitters there are no sites of	Amend the maps to reduce the area of SASM 79 so it excludes the foreshore of Cashmere Bay, Lake Brunner, and excludes the dry land and private properties beyond the foreshore of Cashmere Bay

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					cultural significance on or beyond the foreshore of Cashmere Bay.	
TE KINGA/IVEAGH BAY RESIDENTS & RATEPAYERS ASSOCIATION (S531)	S531.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend	It is unclear why SASM 79 extends beyond the foreshore of Cashmere Bay to include the Submitters land and other property shown in the map in the submission. To the knowledge of the Submitters there are no sites of cultural significance on or beyond the foreshore of Cashmere Bay.	Amend the maps to reduce the area of SASM 79 so it excludes the foreshore of Cashmere Bay, Lake Brunner, and excludes the dry land and private properties beyond the foreshore of Cashmere Bay
Grey District Council (S608)	S608.003	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	The sites are extensive	Remove the Overlay so that they can be further reviewed and reassessed
Grey District Council (S608)	S608.839	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	It is recommended that all overlays be removed, reviewed and reassessed with new overlays created. Grey District Council acknowledges the benefit of overlays; however, they must be correct to be effective and beneficial to users. There are a number of overlays that extend over road boundaries and / or are noted as being incorrect.	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.141	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend	The overlay should not prevent development of these sites through tikanga and mātauranga Māori	Amend to also include <b>Sites of Significance to Māori if they are owned by Poutini Ngai Tahu</b>
Gordon Bradley (S34)	S34.001	Planning Maps and Overlays	Ecosystems and Indigenous Biodiversity	Support	We agree with the SNA on our property of approximately 2 Hectare identified through ground truthing	Support the SNA on their property [tbc which SNA]
Coast Road Heritage Trust (S179)	S179.001	Planning Maps and Overlays	Ecosystems and Indigenous Biodiversity	Amend	We would like to see the recognition and protection of the Coastal Sand Dune Forrest of AKEAKE (Dononaea Viscosa) which is one of the last remnants of this type of coastal forest remaining in N.Z (ref: prof J.T Salmon-NZ Flowers & plants first pub 1963) Extent- This stand of forest is	Identify and protect the Coastal Sand Dune Forest of akeake from approx 500 metres nth of Mcmillans Rd (Just Nth of Punakaiki) to Te Nikau Scenic Reserve

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					outside of the national park boundary ie outside of the existing fenceline to the hightide line width and extends in length from approx 500 metres nth of Mcmillans Rd (Just Nth of Punakaiki) & extends north until it links with Te Nikau scenic reserve ( approx 2km in Length)	
Anne Chapman (S425)	S425.004	Planning Maps and Overlays	Ecosystems and Indigenous Biodiversity	Amend	This report leaves out SNA's on- land i believe there is no legal justification for leaving them out	Include all identified SNAs
New Zealand Coal & Carbon Limited (S472)	S472.002	Planning Maps and Overlays	Ecosystems and Indigenous Biodiversity	Oppose in part	We understand the intent with the overlays were to exclude those areas containing existing activities. These need to be amended to exclude the full extent of existing, lawfully established and/or approved areas of activity. These overlays and the provisions in relation to these will apply to mineral extraction activities both within and outside of the Mineral Extraction Zone. We seek a consenting pathway and access to the effects management hierarchy for our current and future activities such that they are not unnecessarily restricted	Amend the Significant Natural Areas overlays to exclude Roa Mining Company Ltd, Francis Mining Co. Ltd and New Creek Mining Ltd mining areas from the overlay
New Zealand Coal & Carbon Limited (S472)	S472.050	Planning Maps and Overlays	Ecosystems and Indigenous Biodiversity	Oppose in part	We understand the intent with the overlays were to exclude those areas containing existing activities.	Amend the maps of the overlay to exclude the full extent of existing, lawfully established and/or approved areas of activity.
Straterra (S536)	S536.003	Planning Maps and Overlays	Ecosystems and Indigenous Biodiversity	Oppose in part	The size and the extent of the significant natural areas (SNAs), is significant throughout the West Coast and there is much overlap with the Mineral Extraction Zone and the Buller Coalfield Zone. It is not clear how the SNA overlays have been determined and what criteria was	Review the size and extent of the SNAs and provide more information on the criteria used

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					used. We challenge the size and accuracy of them in some places.	
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.492	Planning Maps and Overlays	Ecosystems and Indigenous Biodiversity	Amend	The Threatened Environment Classification areas of categories one and two may provide very little protection and it is not clear whether they include any areas of the EC, we consider that in the event they are relevant to the CE they should be included at the permitted level for vegetation clearance in the CE.	Add to the online map layers the Environment Classification areas of relevance.
Brian Anderson (S576)	S576.006	Planning Maps and Overlays	Ecosystems and Indigenous Biodiversity	Oppose	SNAs one of the fundamental requirements under s6 of the RMA	add all Significant Natural Areas on the West Coast to maps
Grey District Council (S608)	S608.840	Planning Maps and Overlays	Ecosystems and Indigenous Biodiversity	Oppose in part	It is recommended that all overlays be removed, reviewed and reassessed with new overlays created. Grey District Council acknowledges the benefit of overlays; however, they must be correct to be effective and beneficial to users. There are a number of overlays that extend over road boundaries and / or are noted as being incorrect.	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.
Chris Boxall (S24)	S24.001	Planning Maps and Overlays	Natural Features and Landscapes	Amend		ONL 22 Review ONL boundary at Doughboy - it includes paddocks but does not include some parts bush. Happy for the bush not currently included to be included, but need the paddock part to be reviewed.
Te Tai o Poutini Plan Committee (S171)	S171.001	Planning Maps and Overlays	Natural Features and Landscapes	Amend	A further reassessment of the Outstanding Natural Landscape boundaries has now been completed by Brown Ltd. This reassessment was undertaken because for many areas, the boundaries of these overlays in the Proposed Plan reflects work done in 2013. Since that time	Amend the extent of the area of Outstanding Natural Landscape overlays in the Plan to reflect the updated boundaries for the Outstanding Natural Landscapewhere these cover a lesser land area than the proposed plan maps, as identified in the Brown Ltd September 2022mapping [refer attached maps]



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					there have been landscape changes, and the quality of aerial photography and GIS resolution has increased substantially.	
Murray Stewart (S217)	S217.003	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Includes gorse riverbed and modified podocarp not mature beech. Not justified for inclusion. Descriptions aren't correct	Remove outstanding natural landscape overlay from property in Hohonu area.
Skyline Enterprises Limited (S250)	S250.008	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	The submitter opposes the mapping and all Objectives, Policies, and Rules of the TTPP that address development within the Franz Josef Glacier/Ka Roimata o Hinehukatere Valley and without derogating from the breadth of the submissions scope, specifically have concern with the following: Outstanding Natural Landscapes, Outstanding Natural Features (ONF16)	Not stated
Raylene Black (S305)	S305.002	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Data collected from up out dated maps and not enough information to make these decisions.	Remove outstanding natural landscape overlay from property at southern Hannah's Clearing
Teresa Wyndham-Smith (S312)	S312.009	Planning Maps and Overlays	Natural Features and Landscapes	Support		Retain Outstanding Natural Landscape at Te Miko Area.
Lanah Hake Tarango (S337)	S337.002	Planning Maps and Overlays	Natural Features and Landscapes	Amend	This is a one of a kind majestic entry with two dramatic and ancient limestone pyramids along the beautiful Oparara River. This is part of the 'Karamea skyline' as it is visible from the entire Oparara Loop, the Last Resort (town) and the entirety of the Karamea Coastal area for locals and tourists. As part of the coastal environment and with rural lifestyle block homes nearby, it is of aesthetic value to our entire coastal community due to its visibility. Expanded mineral	Include the entry to the Kahurangi National Park/Fenian Track referred to as "The Pyramid" within an outstanding natural landscape.

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					extraction would not only further decimate the visual majesty of the area, but the excessive earthworks would further act as a deterrent to access to the Kahurangi National park and Fenian Track and pollute the nearby forest and Oparara River.	
Fernando Tarango (S342)	S342.001	Planning Maps and Overlays	Natural Features and Landscapes	Amend	The entry to the Kahurangi National Park/Fenian Track is a one of a kind majestic entry with two dramatic and ancient limestone pyramids along the Oparara River. It is often referred to as 'The Pyramid' as its unique visual appearance shows the grand entry to Kahurangi National Park. This is part of the 'Karamea skyline' as it is visible from the entire Oparara Loop, the Last Resort (town) and the entirety of the Karamea Coastal area for locals and tourists.	Include "The Pyramid" feature at Karamea as an Outstanding Natural Landscape
Laurence Rueter (S381)	S381.001	Planning Maps and Overlays	Natural Features and Landscapes	Amend	This current plan gives permission to destroy one of the "Pyramids"-- part of our beautiful skyline in Karamea, also one of the most majestic, iconic features leading into the National Park here at the Fenian Track. 1. The proposed mineral extraction zone would destroy this beautiful pyramid feature. 2. These formations include some of the oldest rocks in New Zealand and also harbour many rare and endangered species such as the Powelliphanta Snails and glow worms at the quarry and its adjacent area. 3. The symmetry of the beautiful entrance to this portion of the National Park, as well and protected species and aesthetic specimens backing	Include the area known as "The Pyramids" in Karamea in the Outstanding Natural Landscape.

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					<p>onto the park are endangered.</p> <p>4. The mining at this entrance has already been deleterious and destructive to the surrounding area in its production of dust and hampering the quality of water from feeder streams to the Oparara River.</p> <p>5. The ancient limestone formation and faultlines have not been adequately documented and explored including caves and strata holding numerous fossils and possibly artifacts and remains of extinct endemic species.</p> <p>6. There could be some evidence of Maori habitation, including artifacts. These would be destroyed by the proposed mining.</p> <p>We are wondering how to limit the ongoing mining, such as to only provide limestone to local farmers of Karamea and thereby to protect our fragile highway in and out of Karamea.</p>	
Liz Kerslake (S382)	S382.001	Planning Maps and Overlays	Natural Features and Landscapes	Amend	<p>The entry to the Kahurangi National Park/Fenian Track is a one of a kind majestic entry with two dramatic and ancient limestone pyramids along the Oparara River. It is often referred to as 'The Pyramid' as its unique visual appearance shows the grand entry to Kahurangi National Park. This is part of the 'Karamea skyline' as it is visible from the entire Oparara Loop, the Last Resort (town) and the entirety of the Karamea Coastal area for locals and tourists. [Refer submission for detailed values]</p>	Amend the Outstanding Natural Landscape, overlay to include the entry to Kahurangi National Park/Fenian Track/Adams Flat also known as 'The Pyramid' in Karamea.

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Shirley Godfrey (S390)	S390.003	Planning Maps and Overlays	Natural Features and Landscapes	Support in part	The Company of the Koiterangi Lime Company Ltd operates a limestone quarry at Camelback Road Kowhitirangi. Mining permit no 41 325. The Legal description of this existing quarry is Lots 1 2 DP 315 SECS 2 3 SO11712 BLK I TOAROHA S D - Includes Minerals.I support the parcels of land of the Koiterangi Lime Company Ltd not being included in Schedule Five: Outstanding Natural Landscapes.	Continue to not include the Koiterangi Lime company quarry at Lots 1 2 DP 315 SECS 2 3 SO11712 BLK I TOAROHA S Din any Outstanding Natural Landscape.
Anne Chapman (S425)	S425.009	Planning Maps and Overlays	Natural Features and Landscapes	Amend	This report leaves out ONLs on- land i believe there is no legal justification for leaving them out	Include all identified ONLs
Stuart Marshall and Susan Gooch (S433)	S433.001	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Re land being Lot 2 DP324352, out at Lake Kaniere Road, see the below figure 1 from the TTPP mapping programme. There is a proposed Natural Environment Value of Outstanding Natural Landscape layer over part of the property (refer map in submission). I oppose this layer on the property,	Remove the ONL layer from Lot 2 DP324352, out at Lake Kaniere Road
Karen Lippiatt (S439)	S439.008	Planning Maps and Overlays	Natural Features and Landscapes	Amend	This is an area of outstanding biodiversity and natural beauty.	Include Denniston Plateau in an ONL.
Suzanne Hills (S443)	S443.030	Planning Maps and Overlays	Natural Features and Landscapes	Amend	The northern limit of ONL44 cuts directly through the 79ha bush block at 3342 Coast Rd This appears to be a very arbitrary line and makes no sense. At the very least ONL44 should include the entirety of the 3342 Coast Road land parcel. But the question remains as to why ONL44 does not extend northward to Razorback Point as the landscape features north of the line through	<b>Revisit north boundary of ONL44 and consider extending.</b>

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					3342 Coast Rd continue as described for ONL44 in Schedule 5	
Vance & Carol Boyd (S447)	S447.008	Planning Maps and Overlays	Natural Features and Landscapes	Amend	The land is modified and does not fit the criteria. The sites are intended for residential development and the overlay will make this difficult.	Do not include the following properties at Hannah's Clearing within the Outstanding Natural Landscape Overlay: <ul style="list-style-type: none"> <li>• Lots 1,2 and 3 DP7973</li> <li>• Rapid 1976B</li> </ul>
Mitchells 2021 Limited (S448)	S448.003	Planning Maps and Overlays	Natural Features and Landscapes	Amend	The adjustment of the ONL boundary line to exclude the portions of the sites involved in the Mitchells proposal would only be minor, resulting in a shift of just a few meters, without compromising the overall integrity of the ONL Overlay as a whole. Redefining the ONL boundary line to exclude the areas involved in the Mitchells Proposal would potentially facilitate the process of obtaining consent for activities (e.g. indigenous vegetation removal) necessary for the development of building platforms, roading and on-site services.	That the ONL boundary line at Mitchells Lake Brunner be adjusted so that the proposed subdivision area of the Bush Block, and the Forestry Lake Front Block (or at least the part of it to be developed) are outside the ONL. (refer submission for maps)
Totally Tourism Limited (S449)	S449.009	Planning Maps and Overlays	Natural Features and Landscapes	Amend	The location of the Outstanding Natural Landscape "ONL" line over the eastern part of the site is incongruous with Settlement Zone boundary. Specifically, it seems at odds to apply a zoning that enables residential, commercial, and recreational land use and then apply an ONL status to the same land. The ONL line should follow the eastern edge of the Settlement Zone boundary and only encapsulate the submitters land contained in the General Rural Zone	Move the ONL boundary so that <i>Lot 33 Deposited Plan 409401</i> at Donovan Drive Franz Josef does not have any ONL located on it.

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New Zealand Coal & Carbon Limited (S472)	S472.003	Planning Maps and Overlays	Natural Features and Landscapes	Oppose in part	We understand the intent with the overlays were to exclude those areas containing existing activities. These need to be amended to exclude the full extent of existing, lawfully established and/or approved areas of activity. These overlays and the provisions in relation to these will apply to mineral extraction activities both within and outside of the Mineral Extraction Zone. We seek a consenting pathway and access to the effects management hierarchy for our current and future activities such that they are not unnecessarily restricted.	Amend the Outstanding Natural Landscape overlay to exclude Roa Mining Company Ltd, Francis Mining Co. Ltd and New Creek Mining Ltd mining areas from the overlay
New Zealand Coal & Carbon Limited (S472)	S472.051	Planning Maps and Overlays	Natural Features and Landscapes	Oppose in part	We understand the intent with the overlays were to exclude those areas containing existing activities	Amend the maps of the overlay to exclude the full extent of existing, lawfully established and/or approved areas of activity.
Russell and Joanne Smith (S477)	S477.001	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Oppose ONL 31 - The line which identifies the ONL is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding. The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	Align the ONL boundary with existing property lines.
Lynley Hargreaves (S481)	S481.022	Planning Maps and Overlays	Natural Features and Landscapes	Amend	the Outstanding Natural Landscape behind Ross diverts with a 90 degree angle around the proposed Mineral Extraction Zone. I do not believe that the ONL decision making operates with right angle corners, when the forest is exactly the same.	Amend the ONL boundary to reflect the on the ground landscape values
Tim Macfarlane (S482)	S482.001	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Oppose ONL 31 - The line which identifies the ONL is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding.	Align the ONL boundary with existing property lines.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	
West Coast Regional Council (S488)	S488.007	Planning Maps and Overlays	Natural Features and Landscapes	Amend	The south-east corner of the Miedema property is within Outstanding Natural Landscape - ONL54 Fenian, Stormy and Radiant Ranges. The current quarried area is in the south-west corner of the property, however the Mining Permit applies over the whole property, so if there is Armour Grade Protection Rock (AGPR) in the south-east corner of the property, and the landowner is in agreement, there is potential for quarrying in this area. Council understands that the ONL boundaries are intended to exclude private property. The Council's submission seeks that the ONL54 Overlay be removed from this private property, subject to consultation with the landowner.	Remove the Outstanding Natural Landscape ONL54 Overlay from the private property - Section 27, Block XV, Oparara SD, Vaulation No 18780/234.00, subject to agreement by the landowner.
Claire & John West (S506)	S506.001	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Oppose ONL 31 - The line which identifies the ONL is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding. The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	Align the ONL boundary with existing property lines.
Russell Robinson (S515)	S515.002	Planning Maps and Overlays	Natural Features and Landscapes	Amend	This will more accurately reflect the forest vegetation cover associated with the reserve and Arnold River environment located to the west of the site,	Amending the location of the Outstanding Natural Landscape Boundary identified on the notified TTPP, to more accurately reflect the forest vegetation cover associated with the reserve and Arnold River environment located to the west of the site, (including consequential amendments to the adjoining sites to better reflect the amended boundary). A proposed amended Outstanding

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						Natural Landscape boundary is included in a map in the submission.
Lauren Nyhan Anthony Phillips (S533)	S533.001	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Oppose ONL 31 - The line which identifies the ONL is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding. The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	Align the ONL boundary with existing property lines.
Hadley Mills (S534)	S534.001	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	I consider the basis of the assessment is incorrect and that the ONLs have been assessed at a National or International Scale not at a district/regional level, with insufficient ground truthing to justify assigning Outstanding status to 1.8million hectares of land.	Remove the ONL overlay
Straterra (S536)	S536.004	Planning Maps and Overlays	Natural Features and Landscapes	Oppose in part	The size and the extent of the outstanding natural landscapes (ONLs), is significant throughout the West Coast and there is much overlap with the Mineral Extraction Zone and the Buller Coalfield Zone. It is not clear how the SNA overlays have been determined and what criteria was used. We challenge the size and accuracy of them in some places.	Review the size and extent of the ONLs and provide more information on the criteria used
Straterra (S536)	S536.033	Planning Maps and Overlays	Natural Features and Landscapes	Amend	the Birchfield Coal Mines Ltd Rapahoe Coal Yard has been included in the overlay	Review boundary of overlay to exclude Rapahoe Coal Yard
Terra Firma Mining Limited (S537)	S537.033	Planning Maps and Overlays	Natural Features and Landscapes	Support	It is unclear what feature is indicated by the solid green line, running approximately vertically between Lake Daniells and the Mariua River.	Amend Maps 43 and 49 to remove green line as described or clarify which feature it indicates. [ONL boundary]
A & S Marshal (S542)	S542.001	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Section 8 Town of Weld, at Bruce Bay has been in the Marshall family for years, and they would like to be able	Remove the Outstanding Natural Landscape from Section 8 Town of Weld at Bruce Bay



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					to build on it without another restriction.	
Paul & Barbara Dunn, Helen & Steve Boon, Ian & Lynley Preston, Jane & Mike Rogers (S556)	S556.002	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	The layer places considerable restrictions on our land and other houses at Hans Bay are not included in the layer	Remove the Outstanding Natural Landscape from the property at 31 Hans Bay Road, Arahutika, Lake Kaniere - Lots 1 and 2 DP 55403
Stewart & Catherine Nimmo (S559)	S559.001	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Oppose ONL 31 - The line which identifies the ONL is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding. The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	Align the ONL boundary with existing property lines.
Fiona McDonald (S561)	S561.001	Planning Maps and Overlays	Natural Features and Landscapes	Amend	The boundary of the ONL is currently proposed to run on a diagonal to include a large stand of Pinus radiata near the Southern Boundary of the property. We believe the boundary should run down the southern side of the block of pine trees, so as to protect the native border on Limestone Creek, however the Pine trees eventually need to come down and are definitely of no outstanding natural significance. The boundary as it has been suggested cuts right through the only usable portion of our land.	Review the ONL boundary on the property at 5186 State Highway, Punakaiki
Dean Van Mierlo (S570)	S570.004	Planning Maps and Overlays	Natural Features and Landscapes	Amend	There is no evidence provided as to why this area is considered outstanding.	Amend the maps to remove the "Outstanding Natural Landscape" from the eastern/upper part of Lot 2 DP 307444, Blk V Brighton SD.
Jon Barltrop (S572)	S572.001	Planning Maps and Overlays	Natural Features and Landscapes	Amend	request the Outstanding Natural Landscapes classification on our property to be reviewed.	Amend Outstanding Natural Landscapes with a view to the boundaries being shifted to South of the stand of Pine trees, to allow us to use our

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						usable portion of our land.
Amanda Jenkins (S575)	S575.001	Planning Maps and Overlays	Natural Features and Landscapes	Amend	the ONL (Outstanding Natural Landscape) boundary on our property be reviewed.	Amend the ONL (Outstanding Natural Landscape) boundary at 5263 State Highway 6, Fox River
Brian Anderson (S576)	S576.007	Planning Maps and Overlays	Natural Features and Landscapes	Amend	mapping should objectively identify area with particular values	Amend Outstanding Natural Landscapes to objectively identify area with particular values
Brian Anderson (S576)	S576.017	Planning Maps and Overlays	Natural Features and Landscapes	Support	The ONLs must be accurately and completely documented	Amend ONL boundaries based on landscape values, not the underlying land tenure.
Tim and Phaedra Robins (S579)	S579.001	Planning Maps and Overlays	Natural Features and Landscapes	Amend	The line which identifies the ONL and HCNC is inappropriate and includes highly modified residential subdivision	Amend to align the ONL boundary with existing property lines.
Tim and Phaedra Robins (S579)	S579.004	Planning Maps and Overlays	Natural Features and Landscapes	Amend	The line which identifies the ONL and HCNC is inappropriate and includes highly modified residential subdivision	Alternative relief, give effect to the decisions sought in respect of particular provisions set out below.
David Ellerm (S581)	S581.028	Planning Maps and Overlays	Natural Features and Landscapes	Amend	Changes to Map 65 ONL	Amend map boundary of the Outstanding Landscape Map as described in Schedule Five: the Inveagh Bay Ngai Tahu Development boundary
Grey District Council (S608)	S608.841	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Schedule Five - Outstanding Natural Landscapes It is recommended that all overlays be removed, reviewed and reassessed with new overlays created. Grey District Council acknowledges the benefit of overlays; however, they must be correct to be effective and beneficial to users. There are a number of overlays that extend over road boundaries and / or are noted as being incorrect.	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.
Grey District Council (S608)	S608.842	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Schedule Six - Outstanding Natural Features	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they

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					It is recommended that all overlays be removed, reviewed and reassessed with new overlays created. Grey District Council acknowledges the benefit of overlays; however, they must be correct to be effective and beneficial to users. There are a number of overlays that extend over road boundaries and / or are noted as being incorrect.	relate to only.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.158	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Many of the identified sites are currently used by Ngāi Tahu Forestry Estates Limited as plantation forestry	That the ONL/ONF overlay is removed from sites which are used for plantation forestry, including but not limited to: Lot 1 DP 3156 (between Hokitika and Ross) ONL22 Site between Waitaha River and Poerua River ONL17 Lot 1 Deposited Plan 3135 (near The Forks) ONL15 Site between Lake Hochstetter and Lake Haupiri ONL32 Lot 1 Deposited Plan 15307 (on the Lewis Pass Highway) ONL33. We reserve the right to remove the overlay from further sites should there become known before or during the hearing process.
Amanda Jenkins (S575)	S575.002	Planning Maps and Overlays	Natural Character and the Margins of Waterbodies	Amend	High Natural Character boundary to be reviewed as well.	Amend the High NaturalCharacter boundary at 5263 State Highway 6, Fox River
Emilie Schmitthaeusler (S57)	S57.001	Planning Maps and Overlays	Coastal Environment	Oppose	We want to have a revaluation of the proposed natural significance on our land. We oppose the decision of the council regarding the classification of a part of our land as Natural significance and environmental values for the following reasons:	We want to have a revaluation regarding the Natural significance (High Coastal Natural Character) of our land - 4456A Karamea Highway, Karamea. We want to have the area that contains Eucalyptus trees removed from the High Natural Character Overlay.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<ul style="list-style-type: none"> <li>- This part of the land includes Eucalyptus trees (wich we use for our fire wood) and gorse bushes; emphasis is on the gorse as that demonstrates good drainage.</li> <li>- This part of the land contain one of our main drains (between us and our neighbour) wich need to be maintained every year by machinery to avoid flooding of our property.</li> <li>- This part of the land does not contain any natural significance</li> </ul>	
Sander De Vries (S58)	S58.001	Planning Maps and Overlays	Coastal Environment	Oppose	<p>We want to have a revaluation of the proposed natural significance on our land. We oppose the decision of the council regarding the classification of a part of our land as Natural significance and environmental values for the following reasons:</p> <ul style="list-style-type: none"> <li>- This part of the land includes Eucalyptus trees (wich we use for our fire wood) and gorse bushes; emphasis is on the gorse as that demonstrates good drainage.</li> <li>- This part of the land contain one of our main drains (between us and our neighbour) wich need to be maintained every year by machinery to avoid flooding of our property.</li> <li>- This part of the land does not contain any natural significance</li> </ul>	We want to have a revaluation regarding the Natural significance (High Natural Character) of our land - 4456A Karemea Highway, Karamea. We want to have the area that contains Eucalyptus trees removed from the High Natural Character Overlay.
Misato Nomura (S151)	S151.010	Planning Maps and Overlays	Coastal Environment	Oppose	<p>We would like to question how the Coastal Environment has been mapped. Our property in Kawatiri Place has no Coastal Environment whatsoever. We are not able to look out to sea, we do not smell the sea and do not have any marine life within</p>	To remove Kawatiri Place from the Coastal Environment Overlay, OR delete Coastal Environment Overlay and set the boundary to within 150m of Mean High Water Spring as per the Operative Buller District Plan.

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					our property. On the otherhand, half of Carters beach which is known to be a coastal settlement has been left out. In areas such as Elley Drive which has been well sought after for it's proximity to the coast and its sea view properties have been completely left out of this overlay. We would like clarification on how this map was drawn, what data was used and why certain coastal settlements have been left out while areas like Kawatiri Place and Eastons Road have been included.	
Joanne and Ken Dixon (S213)	S213.005	Planning Maps and Overlays	Coastal Environment	Oppose	This has been applied in an unsophisticated manner and does not apply to the area.	We request the Coastal Environment Overlay be removed from our and all properties in the Snodgrass Road area.
Glenn Robinson (S216)	S216.001	Planning Maps and Overlays	Coastal Environment	Oppose	Land is in pasture	High natural character values should not be applied to land. Area at 6A Stafford Loop Road should be reassessed.
Jane Neale (S262)	S262.001	Planning Maps and Overlays	Coastal Environment	Amend	The mapping of the Coastal Environment is inconsistent. It varies from a very narrow strip to a wide one, including some important coastal areas, and excluding others. For example, at Okarito part of the "coastal environment" goes a long way inland in places (True forest), and yet excludes the actual lagoon?	Amend the Coastal Environment Overlay in the plan so that it is in agreement with the NZ Coastal Policy statement Policy 1, and reflect this in the maps.
West Coast Penguin Trust (S275)	S275.007	Planning Maps and Overlays	Coastal Environment	Support	The mapping of the Coastal Environment appears inconsistent and illogical. It appears to leave out sections of coastal environment where similar areas are included or include a narrow strip where a wide one would be appropriate. [refer	Review up to date aerial imagery to ensure that the coastal environment overlay map layer is updated, that the definition used in the NZ Coastal Policy Statement is used (areas where coastal processes apply or influence the land, vegetation, species, character etc) and best fits the entire coast and its areas with High Coastal

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					submission for examples]. Policy CE-01 requires the CE overlay map to identify areas where coastal processes, influences or qualities are significant. The current overlay fails to do this in many areas. We note that blue penguins / kororā can nest in very degraded habitat, for example a narrow strip of gorse/blackberry between beach and paddocks. Such habitat should be included in the Coastal Environment and may be missing. The West Coast Penguin Trust will supply spatial data to assist in the review of the Coastal Environment layer and wherever relevant for the application of TTPP.	Natural Character, Outstanding Coastal Natural Character and Coastal Natural Hazard.
John Caygill (S290)	S290.001	Planning Maps and Overlays	Coastal Environment	Amend	1 Lack of alignment with national and regional policy direction. (a). The definition of the Coastal Environment needs to be consistent with the New Zealand Coastal Policy Statement (NZCPS) Policy 1 and the West Coast Regional Policy Statement (RPS), and Coastal Environment as so defined needs to be clearly identified on planning maps.	Comprehensively map the full extent of the Coastal Environment across the West Coast.
Tony Schroder (S343)	S343.003	Planning Maps and Overlays	Coastal Environment	Oppose	60% of the property is within the coastal environment, but most of it has no connection with the coast.	Move coastal environment boundary on our property and realign to the terrace edge
John Brazil (S360)	S360.026	Planning Maps and Overlays	Coastal Environment	Oppose in part	This overlay is far too extensive. The extent inland that the overlay covers is inappropriate and will unduly restrict development. However, I support that Lot 1 DP 336364 (i.e. 261 Utopia Road Westport) is not included in the	Amend and reduce the inland extent of the Coastal Environment Overlay. Listed parcel to remain excluded.

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					schedule	
Emi Schroder (S369)	S369.002	Planning Maps and Overlays	Coastal Environment	Oppose	I want the Coastal Environment boundaries amended for our property and realigned with the terrace edge. The proposed overlay currently covers more than 60% of my/ our property. Most of this area has no visual connection to the coastal environment and does not have the described characteristics of the coastal environment as listed in the NZCPS.	Remove the Coastal Environment Overlay from our property and back to the terrace edge (Chesterfield Terraces area).
Gail Dickson (S407)	S407.002	Planning Maps and Overlays	Coastal Environment	Oppose in part	It is unknown on what evidence was used for TTPP to decide on the coastal environment overlay and where to draw the lines, and there seems to be anomalies in that on the maps, some areas show say 50-100m inland from the coast, and others cover a much bigger area.	Review the coastal environment overlay and clarify the reasons why some areas such as Karamea, and Westport encroach inland for a considerable way and others just show the little blue lines in a thin strip along the coast.
Suzanne Hills (S443)	S443.032	Planning Maps and Overlays	Coastal Environment	Amend	The TTPP mapping of the coastal environment is also inconsistent and sometimes plainly illogical.	Review the mapping of the coastal environment to ensure it is consistent with the NZCPS.
Clare Backes (S444)	S444.012	Planning Maps and Overlays	Coastal Environment	Amend	The mapping of the Coastal Environment is inconsistent. It varies from a very narrow strip to a wide one, including some important coastal areas, and excluding others.	Amend the plan so that it is in agreement with the NZ Coastal Policy statement Policy 1, and reflect this in the maps.
Inger Perkins (S462)	S462.023	Planning Maps and Overlays	Coastal Environment	Amend	The Coastal Environment layer has been very poorly mapped with some coastal areas excluded, for example in the Charleston area or along Bold Head Road, or others mapped inconsistently, for example at Carters Beach, Ruatapu and Donoghues and plenty more. Stunning coastal landscapes as well as extensive areas of coastal vegetation and	Review the coastal environment mapping so that it meets the requirements of the NZCPS.

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					significant lagoons have been excluded.	
Jane Whyte & Jeff Page (S467)	S467.034	Planning Maps and Overlays	Coastal Environment	Oppose	Punakaiki Village is within the Coastal Environment. Given its character it results in an existing localised modification to the values of that environment. Recognising this modification, Punakaiki Village should be managed through the SVZ provisions, not coastal environment provisions.	Remove coastal environment overlay from Punakaiki village
Katherine Gilbert (S473)	S473.014	Planning Maps and Overlays	Coastal Environment	Amend	When you look at the maps there is largely no indication of where the Coastal Line actually is. This is not acceptable when the NZ Coastal Policy Statement is definitive on this, and provides clear guidance with the definition of where it needs to be. However this Policy is ignored or applied inconsistently in this plan. This must be addressed across the whole regional coastline.	Amend plan to comprehensively map the full extent of the Coastal Environment across the entire West Coast region.
Frank and Jo Dooley (S478)	S478.001	Planning Maps and Overlays	Coastal Environment	Amend	The overlay is too extensive	Review the Coastal Environment overlay and reduce the extent of area it covers.
Coastwide Surveys Limited (S495)	S495.001	Planning Maps and Overlays	Coastal Environment	Oppose	Is identified as Coastal Severe due to an error.	Coastal Hazard Severe overlay be amended to Coastal Hazard Alert overlay for Greyhound Road, Arahura, consistent with the surrounding area.
Leonie Avery (S507)	S507.083	Planning Maps and Overlays	Coastal Environment	Oppose in part	This overlay is far too extensive. The extent inland that the overlay covers is inappropriate and will unduly restrict development.	Amend and reduce the inland extent of the Coastal Environment Overlay.
Jared Avery (S508)	S508.083	Planning Maps and Overlays	Coastal Environment	Oppose in part	This overlay is far too extensive. The extent inland that the overlay covers is inappropriate and will unduly restrict development.	Amend and reduce the inland extent of the Coastal Environment Overlay.



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Kyle Avery (S509)	S509.062	Planning Maps and Overlays	Coastal Environment	Oppose	This overlay is far too extensive. The extent inland that overlay covers is inappropriate and will unduly restrict development.	Amend overlay extent to exclude our properties.
Kyle Avery (S509)	S509.083	Planning Maps and Overlays	Coastal Environment	Oppose in part	This overlay is far too extensive. The extent inland that the overlay covers is inappropriate and will unduly restrict development.	Amend and reduce the inland extent of the Coastal Environment Overlay.
Steve Croasdale (S516)	S516.064	Planning Maps and Overlays	Coastal Environment	Amend	This overlay is far too extensive	Amend and reduce the inland extent of the Coastal Environment Overlay.
Westpower Limited (S547)	S547.404	Planning Maps and Overlays	Coastal Environment	Amend	Failed to adequately recognise and provide for existing energy activities and infrastructure.	Ensure identification of outstanding natural features, landscapes character (including high natural character) appropriately recognise and provide for the existing energy activities and infrastructure located within them.
Westpower Limited (S547)	S547.414	Planning Maps and Overlays	Coastal Environment	Amend	Map distinction between the coastal urban and the general coastal environment.	Ensure the built environment and infrastructure, including energy activities and critical infrastructure are identified and shown on relevant maps for the coastal environment, including the extent of Urban Areas not forming part of the coastal environment overlay.
Chris & Jan Coll (S558)	S558.277	Planning Maps and Overlays	Coastal Environment	Amend	This overlay is far too extensive.	Amend and reduce the inland extent of the Coastal Environment Overlay especially in areas where there is settlement and agricultural use.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.031	Planning Maps and Overlays	Coastal Environment	Amend	There are many sections along the coast where the Coastal Environment (CE) map layer, the extent landward of the Coastal Marine Area (CMA), is not identified. Urban areas appear to have been excluded from the CE map layer. The Plan's definition for the CE is vague and does not explain why urban areas are excluded. This definition and exclusion do not align with Policy 1 of the NZCPS which	Map the Coastal Environment again using appropriate experts to identify the extent by applying Policy 1 of the NZCPS.

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					recognises that natural features, areas at risk of coastal hazards, cultural and historic heritage as well as physical resources and built facilities, including infrastructure, located within the coastal environment, which may or may not be part of an urban area but are a part of the coastal environment.	
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.032	Planning Maps and Overlays	Coastal Environment	Amend	The Plan's definition for the CE is vague and does not explain why urban areas are excluded.	Until it is mapped accurately, include a default coastal environment of 2km landward of the CMA.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.420	Planning Maps and Overlays	Coastal Environment	Amend	The mapped area is insufficient, and inconsistency applies Policy 1 of the NZCPS.	Redo and update the mapping of the Coastal Environment using appropriate experts to identify the extent by applying Policy 1 of the NZCPS landward of the CMA and identifying any further areas of High natural character or Outstanding coastal environment.
Geoff Volckman (S563)	S563.056	Planning Maps and Overlays	Coastal Environment	Oppose in part	This overlay is far too extensive.	Amend and reduce the inland extent of the Coastal Environment Overlay.
Catherine Smart-Simpson (S564)	S564.062	Planning Maps and Overlays	Coastal Environment	Amend	This overlay is far too extensive.	Amend and reduce the inland extent of the Coastal Environment Overlay.
Chris J Coll Surveying Limited (S566)	S566.277	Planning Maps and Overlays	Coastal Environment	Amend	This overlay is far too extensive.	Amend and reduce the inland extent of the Coastal Environment Overlay especially in areas where there is settlement and agricultural use.
William McLaughlin (S567)	S567.342	Planning Maps and Overlays	Coastal Environment	Amend	This overlay is far too extensive.	Amend and reduce the inland extent of the Coastal Environment Overlay especially in areas where there is settlement and agricultural use.
Dean Van Mierlo (S570)	S570.001	Planning Maps and Overlays	Coastal Environment	Amend	Has been incorrectly and erroneously reflected in the pTTPP maps at this location.	Amend the maps to remove the high natural character in the coastal environment overlay from the mapping of section Lot 2 DP 307444, Blk V Brighton SD.

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Dean Van Mierlo (S570)	S570.002	Planning Maps and Overlays	Coastal Environment	Amend	The area is approx. 50m above mean sea level, located on a limestone strata, and is separated from the ocean by approx. 140m	Amend the maps to remove the "coastal setback" from the mapping of Lot 2 DP 307444, Blk V Brighton SD.
Dean Van Mierlo (S570)	S570.003	Planning Maps and Overlays	Coastal Environment	Amend	There is no realistic threat from coastal processes to activities in this area.	Alternative relief, credible modelling should be provided that demonstrates the coastal setback area mapped on Lot 2 DP 307444, Blk V Brighton SD, is at real risk of coastal processes.
Laura Coll McLaughlin (S574)	S574.277	Planning Maps and Overlays	Coastal Environment	Amend	This overlay is far too extensive.	Amend and reduce the inland extent of the Coastal Environment Overlay especially in areas where there is settlement and agricultural use.
Brian Anderson (S576)	S576.008	Planning Maps and Overlays	Coastal Environment	Amend	the mapping does not extend to MHWS in all places	Amend accuracy of maps
Grey District Council (S608)	S608.487	Planning Maps and Overlays	Coastal Environment	Amend	Overlay description does not match overlay extent	Amend the Coastal Environment overlay to be consistent with this description
Karamea Lime Company (S614)	S614.084	Planning Maps and Overlays	Coastal Environment	Amend	This overlay is far too extensive. The extent inland that the overlay covers is inappropriate and will unduly restrict development.	Amend and reduce the inland extent of the Coastal Environment Overlay.
Peter Langford (S615)	S615.084	Planning Maps and Overlays	Coastal Environment	Amend	This overlay is far too extensive. The extent inland that the overlay covers is inappropriate and will unduly restrict development.	Amend and reduce the inland extent of the Coastal Environment Overlay.
Snodgrass Road submitters (S619)	S619.007	Planning Maps and Overlays	Coastal Environment	Support	The Coastal Environment Overlay does not apply to these properties.	Retain as notified
David Moore (S65)	S65.043	Planning Maps and Overlays	High Natural Character	Support	The high natural character overlay on the TTPP map does not include this area. It should be amended to include NCA 41.	Modify map and extend NCA 041
Katherine Crick (S101)	S101.006	Planning Maps and Overlays	High Natural Character	Amend		*The High Natural character overlay should be extended to include NCA-041 (Pakiroa Beach).
Katherine Crick (S101)	S101.015	Planning Maps and Overlays	High Natural Character	Support in part	It is correct to identify this as an area of high coastal natural character, considering the wider context of the	Support the designation of Pakiroa/Barrytown Beach as an area of High Coastal Natural Character (NCA41). Reflect the value of this area

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					<p>outstanding natural landscape it is in proximity to (Tasman Sea on one side, Paparoa range on the other), its proximity also to Punakaiki, the Paparoa National Park and Great Walk, and part of the great Coast Rd, considered one of the top 10 scenic drives in the world. That there are numerous scenic reserves, SNA's, the only nesting/breeding ground worldwide for Westland Petrel; all should be seen as grounds to prioritise preservation of a high value area where some commercial/agricultural activities and modification (farming) occurs. That the presence of these activities "do not overly detract from the highly expressive and natural processes that are the dominant element of the unit".</p> <p>The dominant element being its context in the wider element; should be grounds for extending the natural character overlay on the map to include NCA41 Pakiroa Beach. The area should be classified as a high coastal natural character area, in line with its neighbours. This is a stunning area and local policy should recognise it as such by giving it the correct classification and thus discouraging further demise.</p> <p><a href="https://tppp.nz/wp-content/uploads/2022/01/NC-Combined-Coastal-TerrestrialONC-HNC-Maps-2013.pdf">https://tppp.nz/wp-content/uploads/2022/01/NC-Combined-Coastal-TerrestrialONC-HNC-Maps-2013.pdf</a></p>	<p>by extending the overlay of high natural character on the map to include NCA41; in keeping with all the neighbouring surrounds on the map as either designated as high or outstanding natural character areas.</p>

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Ruth Henschel (S150)	S150.004	Planning Maps and Overlays	High Natural Character	Oppose	It is clear that this identification is a result of a section of the property having been previously erroneously designated as Schedule 2 wetland.	Remove the 'High Coastal Natural Character overlay from 4456B Karamea Highway.
Richard Henschel (S285)	S285.003	Planning Maps and Overlays	High Natural Character	Oppose in part	We disagree with that 'Outstanding Coastal Natural Character and High Coastal Natural Character' designation being applied to this property. It is clear that this identification is a result of a section of the property having been previously erroneously designated as Schedule 2 wetland. [refer to submission for more detail]	Remove the High Coastal Natural Character' overlay from 4456B Karamea Highway.
Riarnne Klempel (S296)	S296.007	Planning Maps and Overlays	High Natural Character	Support	Natural qualities are clearly evident in the dune landform, wind-swept vegetation cover and their relationship with the Tasman Sea contribute to the feeling of naturalness.	Retain NCA41 Pakiroa Beach
John Helen & Brett Hadland (S318)	S318.001	Planning Maps and Overlays	High Natural Character	Oppose	We Oppose the natural overlay Chesterfield Terrace	Remove the High Natural Character Overlay at Chesterfield Terrace
Delwyn Broadbent (S319)	S319.001	Planning Maps and Overlays	High Natural Character	Oppose	We oppose the Natural overlay Chesterfield Terraces and want council to remove it	Remove high natural character overlay from Chesterfield Terraces
Lynne Lever & Greg Tinney (S320)	S320.007	Planning Maps and Overlays	High Natural Character	Oppose		Remove the high natural character overlay from the terrace area south of Chesterfield Road to north of Waimea Creek.
Tony Schroder (S343)	S343.002	Planning Maps and Overlays	High Natural Character	Oppose	I do not believe the area South of Chesterfield and the Road North of the Waimea Creek meet the criteria as High Natural Character. The area has been modified over decades and is not correctly mapped. The natural character scales are not defined in the RMA or NZCPS. There are	Remove the area South of Chesterfield and the Road North of the Waimea Creek from being mapped within the High Natural Character overlay.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					adverse impacts on current and future owners of freehold rural land with the identification	
Emi Schroder (S369)	S369.005	Planning Maps and Overlays	High Natural Character	Oppose	I oppose the mapping of the terrace area South of Chesterfield Road to North of the Waimea Creek. I do not believe this area warrants a designation of High on the 5 point "Natural Character" scale and want Council to remove the High Natural Character overlay. This terrace and the seaward coastal environs have been modified, the fact the natural character scales do not appear to be clearly defined in either the RMA or NZ Coastal Policy Statement, the impacts on current and future owners of freehold rural land within this overlay	Remove the HCNC overlay from the terrace area South of Chesterfield Road to North of the Waimea Creek.
Trevor Hayes (S377)	S377.011	Planning Maps and Overlays	High Natural Character	Support in part	The area of Pakiroa Beach as described in NCA 41 in has not been included in the mapped area. It should be amended to include NCA 41.	Amend the mapping of HNC 41 to include Pakiroa Beach and the area described in the Schedule.
Karen Vincent (S393)	S393.003	Planning Maps and Overlays	High Natural Character	Amend	It's a stunning natural area and deserves protection also.	I would like to see the HNC overlay on the map extended to include Barrytown beach.
Vance & Carol Boyd (S447)	S447.007	Planning Maps and Overlays	High Natural Character	Amend	The land is modified and does not fit the criteria. The sites are intended for residential development and the overlay will make this difficult.	Do not include the following properties at Hannah's Clearing within the High Natural Character Overlay: <ul style="list-style-type: none"> <li>• Lots 1,2 and 3 DP7973</li> <li>• Rapid 1976B</li> </ul>
Russell and Joanne Smith (S477)	S477.002	Planning Maps and Overlays	High Natural Character	Oppose	Re NCA 37 and NCA 38 - the line which identifies the HCNC is inappropriate and includes highly	Align the HCNC boundary with existing property lines

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					modified residential subdivision. The site is highly modified and not outstanding. The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	
Tim Macfarlane (S482)	S482.002	Planning Maps and Overlays	High Natural Character	Oppose	Re NCA 37 and NCA 38 - the line which identifies the HCNC is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding. The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	Align the HCNC boundary with existing property lines
West Coast Regional Council (S488)	S488.010	Planning Maps and Overlays	High Natural Character	Amend	These cover areas where there is natural hazard mitigation structures in. These three sites are quite modified; at Karamea the stopbank is located on private farmland, the Granite Creek site has been modified by clearing a large plug of landslide debris from an inland slip), and the Overlay on the Mokihinui River bay is over a private property. Council suggests that inclusion of these sites in the High Natural Character Overlay may be a mapping error, and the boundaries should be amended to exclude these sites.	Remove the High Natural Character Overlay from Karamea River (west end of Karamea Domain stopbank), Kongahu (Granite Creek) and Mokihinui (adjoining the downstream end of the bay) all have a small area within the High Coastal Natural Character Overlay.
Michael Snowden (S492)	S492.002	Planning Maps and Overlays	High Natural Character	Oppose	The HNC layer is placed over our site and 9 others that have been recently subdivided at farmland at the southwest of Okuru-Turnbull River. The HNC status should be on the DOC land not privately held land and especially not over farmland. The land is pasture and does not meet the criteria as HNC.	Remove the HNC from the privately owned farmland southwest of Okuru-Turnbull

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Claire & John West (S506)	S506.002	Planning Maps and Overlays	High Natural Character	Oppose	Re NCA 37 and NCA 38 - rhe line which identifies the. HCNC is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding. The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	Align the HCNC boundary with existing property lines
Lauren Nyhan Anthony Phillips (S533)	S533.002	Planning Maps and Overlays	High Natural Character	Oppose	Re NCA 37 and NCA 38 - rhe line which identifies the. HCNC is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding. The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	Align the HCNC boundary with existing property lines
Straterra (S536)	S536.035	Planning Maps and Overlays	High Natural Character	Amend	the Birchfield Coal Mines Ltd Rapahoe Coal Yard has been included in the overlay	Review boundary of ovrelay to exclude Rapahoe Coal Yard
Stewart & Catherine Nimmo (S559)	S559.002	Planning Maps and Overlays	High Natural Character	Oppose	Re NCA 37 and NCA 38 - rhe line which identifies the. HCNC is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding. The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	Align the HCNC boundary with existing property lines
Fiona McDonald (S561)	S561.002	Planning Maps and Overlays	High Natural Character	Amend	This block of land is old farmland. There is very little usable land on this block for us due to terrain, the bush is all in the gullies and will not be touched anyway. There is little to no difference between our blocks of land under this designation to the other blocks in this area that don't have this designation other than the fact we are sitting on an old farm and coal mine, and they are not! There is not any High character about coal mine	Review the High Natural Character boundary on the property at 5186 State Highway, Punakaiki



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					rubbish which we are always cleaning up and farmland.	
Jon Barltrop (S572)	S572.002	Planning Maps and Overlays	High Natural Character	Amend	request the High Natural Character on our property to be reviewed.	Amend High Natural Character area with a view to the boundaries being shifted to South of the stand of Pine trees, to allow us to use our usable portion of our land.
Grey District Council (S608)	S608.843	Planning Maps and Overlays	High Natural Character	Oppose	High Coastal Natural Character It is recommended that all overlays be removed, reviewed and reassessed with new overlays created. Grey District Council acknowledges the benefit of overlays; however, they must be correct to be effective and beneficial to users. There are a number of overlays that extend over road boundaries and / or are noted as being incorrect.	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.
Raylene Black (S305)	S305.001	Planning Maps and Overlays	Outstanding Natural Character	Oppose	Data collected from up out dated maps and not enough information to make these decisions.	Remove outstanding coastal natural character areas over the property at the southern end of Hannah's Clearing settlement.
Fernando Tarango (S342)	S342.003	Planning Maps and Overlays	Outstanding Natural Character	Amend	The entry to the Kahurangi National Park/Fenian Track is a one of a kind majestic entry with two dramatic and ancient limestone pyramids along the Oparara River. It is often referred to as 'The Pyramid' as its unique visual appearance shows the grand entry to Kahurangi National Park. This is part of the 'Karamea skyline' as it is visible from the entire Oparara Loop, the Last Resort (town) and the entirety of the Karamea Coastal area for locals and tourists	Include "The Pyramid" feature at Karamea as an Outstanding Natural Character Area
Laurence Rueter (S381)	S381.002	Planning Maps and Overlays	Outstanding Natural Character	Amend	This current plan gives permission to destroy one of the "Pyramids"-- part of our beautiful skyline in Karamea, also one of the most majestic, iconic	Include the area known as "The Pyramid" at Karamea in Outstanding Coastal Natural Character.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>features leading into the National Park here at the Fenian Track.</p> <ol style="list-style-type: none"> <li>1. The proposed mineral extraction zone would destroy this beautiful pyramid feature.</li> <li>2. These formations include some of the oldest rocks in New Zealand and also harbour many rare and endangered species such as the Powelliphanta Snails and glow worms at the quarry and its adjacent area.</li> <li>3. The symmetry of the beautiful entrance to this portion of the National Park, as well as protected species and aesthetic specimens backing onto the park are endangered.</li> <li>4. The mining at this entrance has already been deleterious and destructive to the surrounding area in its production of dust and hampering the quality of water from feeder streams to the Oparara River.</li> <li>5. The ancient limestone formation and faultlines have not been adequately documented and explored including caves and strata holding numerous fossils and possibly artifacts and remains of extinct endemic species.</li> <li>6. There could be some evidence of Maori habitation, including artifacts. These would be destroyed by the proposed mining.</li> </ol> <p>We are wondering how to limit the ongoing mining, such as to only provide limestone to local farmers of Karamea and thereby to protect our fragile highway in and out of Karamea.</p>	

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Liz Kerslake (S382)	S382.002	Planning Maps and Overlays	Outstanding Natural Character	Amend	ry to the Kahurangi National Park/Fenian Track is a one of a kind majestic entry with two dramatic and ancient limestone pyramids along the Oparara River. It is often referred to as 'The Pyramid' as its unique visual appearance shows the grand entry to Kahurangi National Park. This is part of the 'Karamea skyline' as it is visible from the entire Oparara Loop, the Last Resort (town) and the entirety of the Karamea Coastal area for locals and tourists. [Refer submission for detailed values]	Amend the Outstanding Coastal Natural Character overlay to include the entry to Kahurangi National Park/Fenian Track/Adams Flat also known as 'The Pyramid' in Karamea.
Vance & Carol Boyd (S447)	S447.006	Planning Maps and Overlays	Outstanding Natural Character	Oppose	The land is modified and does not fit the criteria. The sites are intended for residential development and the overlay will make this difficult.	Do not include the following properties at Hannah's Clearing within the Outstanding Natural Character: <ul style="list-style-type: none"> <li>• Lots 1,2 and 3 DP7973</li> <li>• Rapid 1976B</li> </ul>
Neil Mouat (S535)	S535.082	Planning Maps and Overlays	Outstanding Natural Character	Oppose in part	We do not agree that the extent of Outstanding Coastal Natural Character has been correctly mapped in relation to our property (4224 State Highway 6, Punakaiki).	Amend overlay extent.
Straterra (S536)	S536.034	Planning Maps and Overlays	Outstanding Natural Character	Amend	the Birchfield Coal Mines Ltd Rapahoe Coal Yard has been included in the overlay	Review boundary of ovrelay to exclude Rapahoe Coal Yard
Joel and Jennifer Watkins (S565)	S565.001	Planning Maps and Overlays	Outstanding Natural Character	Amend	The line includes highly modified residential subdivision at Point Elizabeth Heights.	Amend to align the ONC boundary with existing property lines.
Dean Van Mierlo (S570)	S570.005	Planning Maps and Overlays	Outstanding Natural Character	Amend	Fails to recognise the presence and impact of existing lawful uses.	Amend the maps to remove the "Outstanding Coastal Natural Character" overlay from Lot 43 DP 3558 Blk IX Brighton SD.
Brian Anderson (S576)	S576.018	Planning Maps and Overlays	Outstanding Natural Character	Support	ONL boundaries should be based on landscape values, not the underlying land tenure.	Amend Ooutstanding Coast Natural Character boundaries based on landscape values, not the underlying land tenure.

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Grey District Council (S608)	S608.844	Planning Maps and Overlays	Outstanding Natural Character	Oppose	Outstanding Coastal Natural Character It is recommended that all overlays be removed, reviewed and reassessed with new overlays created. Grey District Council acknowledges the benefit of overlays; however, they must be correct to be effective and beneficial to users. There are a number of overlays that extend over road boundaries and / or are noted as being incorrect.	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.
Owen Gould (S29)	S29.001	Planning Maps and Overlays	Open Space Zone	Neutral	My Submission relates to the Boat Launching Ramp (ramp), Gibson Quay, Hokitika. I am unaware if this facility sits on any Community Asset Register.  We have recently commenced a new build adjacent from the ramp, where we now reside. Over the past five years we have witnessed the strong and keen use of the ramp by a mixed and varied number of users: being Boat Owners (Jet, Estuarian Small Craft, Canoeists, Jet Skiers and Offshore Craft). However, its uses extend much further. Many would be delighted and surprised by the strong number who use the ramp as an easy and safe point of access to the Hokitika River. The ramp not only needs to be recognized as a Community Asset, but as an asset that requires continued maintenance and upgrades when required. We are all fortunate to already have this facility and encourage the TTPP to Support its	That TTPP Plan acknowledge Hokitika Boat Ramp as a Community Asset. The Boat Ramp remain in its current location and be brought up to standard and maintained. Funding be made available for future maintenance and upkeep.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					continued use, location and provide continued funding for its upkeep and upgrades.	
Kim Carol and Robert Terry (S55)	S55.001	Planning Maps and Overlays	Open Space Zone	Not Stated	All of these are very important to Greymouth and deserve their very own category  they are within 12KM of the greymouth courthouse which is the new center of town	Recognise the importance of Greymouth Rural Recreation Complexes including Wingham Park, Omoto Racecourse and Greymouth Golf Course
Riarnne Klempel (S67)	S67.002	Planning Maps and Overlays	Open Space Zone	Support in part	One continuous strip of open space zone would allow for an excellent amenity for the community and visitors.	The areas of open space zoning which have been put in place along the coast of the Barrytown flats (running alongside the the beach), should be extended to the entire length of Pakiroa Beach (the Barrytown flats beach).
Andrew Beaumont (S225)	S225.002	Planning Maps and Overlays	Open Space Zone	Support	Support Land use change punakaiki-stewardship land and Ngāti Waewae	Retain Punakaiki stewardship land as zoned
John Caygill (S290)	S290.003	Planning Maps and Overlays	Open Space Zone	Support	Public Conservation Land is not identified and not zoned consistently. Public conservation land is not clearly distinguishable from other land on the planning maps, nor is it consistently zoned with regard to conservation purposes i.e the protection of natural and cultural resources.	Clearly identify public conservation land on planning maps and rezone to Natural Open Space Zone including the Buller Coalfield Zone Land and Mineral Extraction Zone Land,
Grant Marshall (S311)	S311.003	Planning Maps and Overlays	Open Space Zone	Amend	Error and omission made on map.Please refer to document Map65 Grey zoning. You will see Lake Poerua is an open space zone and there are no boundary marks on the southwestern shores of Lake Poerua where the subdivision lies.	The zoning maps to show Lake Poerua as a water body not open space zone
Suzanne Hills (S443)	S443.035	Planning Maps and Overlays	Open Space Zone	Amend	The zoning of public conservation land (PCL) into district council zones is fraught with difficulties and implications. and use consenting on PCL is the responsibility of DOC and comes under conservation	<b>Remove district council zoning of public conservation land.</b>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					legalisation not the RMA. PCL already has a suitable zone name: public conservation land. Calling it something else by applying district council zoning designation is inappropriate and unnecessary.	
Westport Rifle Club Incorporated (S457)	S457.001	Planning Maps and Overlays	Open Space Zone	Support	The Westport Rifle Club is appropriately zoned.	Retain Open Space Zone for Westport Rifle Club
Frida Inta (S553)	S553.226	Planning Maps and Overlays	Open Space Zone	Amend	All the DOC estate should be classified as one zone, except for smaller recreational sites.	Amend to entire DOC estate to one zone
Michael Orchard (S583)	S583.006	Planning Maps and Overlays	Open Space Zone	Amend	I request that all formal reserve types in the West Coast Region of many legal types be identified and mapped and named to support the Biodiversity	Identify and map all West Coast Region formal reserves.
Department of Conservation (S602)	S602.192	Planning Maps and Overlays	Open Space Zone	Amend	Support the NOSZ mapping of significant public conservation land, and upzone additional significant public conservation land to NOSZ to ensure that it is managed for conservation purposes.	Rezone public conservation land not otherwise identified as NOSZ to NOSZ, where these contain mapped areas of Outstanding Natural Landscapes, Outstanding Natural Features, Significant Natural Areas, High Coastal Natural Character and Outstanding Coastal Natural Character, and are outside areas of urban zoned land.
Department of Conservation (S602)	S602.197	Planning Maps and Overlays	Open Space Zone	Amend	Support the OSZ mapping of public conservation land not zoned NOSZ. Rezone all public conservation land outside urban areas and not otherwise identified as NOSZ and OSZ as OSZ to ensure that is managed for conservation and public open space purposes.	Rezone all public conservation land, outside areas of urban zoned land, and not otherwise identified as NOSZ and OSZ, as OSZ.
Department of Conservation (S602)	S602.211	Planning Maps and Overlays	Open Space Zone	Amend	Support the OSZ mapping of public conservation land not zoned NOSZ. Rezone all public conservation land outside urban areas and not otherwise identified as NOSZ and OSZ as OSZ to ensure that is	Rezone all public conservation land, outside areas of urban zoned land, and not otherwise identified as NOSZ and OSZ, as OSZ.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					managed for conservation and public open space purposes.	
Buller District Council (S538)	S538.00655	Planning Maps and Overlays	Open Space Zone	Oppose	The Ngakawau Domain is zoned Open Space but it is used by the community as a rugby ground, therefore Council seeks the zoning is changed to Sport and Recreation to better reflect the land use.	Change the zoning for the Ngakawau Domain from Open Space to Sport and Recreation.
Griffen & Smith Ltd (S253)	S253.001	Planning Maps and Overlays	Commercial Zone	Support	Griffen & Smith support the rezoning of their site (Lot 1 DP 3493 and Sections 444 to 457 Town of Greymouth) as COMZ - Commercial Zone, as it most accurately reflects the existing use of the site. This more appropriate zoning will significantly reduce the chances of requiring further resource consent if they ever seek to expand or change the layout of the Mitre 10 Mega store.	Retain the zoning of the Mitre 10 Mega Greymouth site as COMZ Commercial Zone.
Griffen & Smith Ltd (S253)	S253.002	Planning Maps and Overlays	Commercial Zone	Support	Griffen & Smith support the rezoning of the land along Cowper Street (containing Westland Work gear, Ngāi Tahu Forestry and Coastal Health Clinic) as COMZ - Commercial Zone.	Retain Commercial Zone along Cowper St Greymouth for Westland Work gear, Ngāi Tahu Forestry and Coastal Health Clinic
Leonie Avery (S507)	S507.079	Planning Maps and Overlays	Commercial Zone	Support	We support that Lot 4 DP 15375 and Lot 1 DP 15375 are zoned Commercial Zone (i.e. part of 103 Alma Road and 20 Gillows Dam Road). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from surrounding land use and housing density changes.	Retain as notified.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Jared Avery (S508)	S508.079	Planning Maps and Overlays	Commercial Zone	Support	We support that Lot 4 DP 15375 and Lot 1 DP 15375 are zoned Commercial Zone (i.e. part of 103 Alma Road and 20 Gillows Dam Road). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from surrounding land use and housing density changes.	Retain as notified.
Kyle Avery (S509)	S509.079	Planning Maps and Overlays	Commercial Zone	Support	We support that Lot 4 DP 15375 and Lot 1 DP 15375 are zoned Commercial Zone (i.e. part of 103 Alma Road and 20 Gillows Dam Road). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from surrounding land use and housing density changes.	Retain as notified.
Chris & Jan Coll (S558)	S558.349	Planning Maps and Overlays	Commercial Zone	Amend	Other than the zoning noted immediate above, we support the extent of the Commercial Zone.	Retain extent of the Commercial Zone as proposed apart from amendment sought immediately above.
Chris J Coll Surveying Limited (S566)	S566.349	Planning Maps and Overlays	Commercial Zone	Amend	Other than the zoning noted immediate above, we support the extent of the Commercial Zone.	Retain extent of the Commercial Zone as proposed apart from amendment sought immediately above.
William McLaughlin (S567)	S567.408	Planning Maps and Overlays	Commercial Zone	Amend	Other than the zoning noted immediate above, we support the extent of the Commercial Zone.	Retain extent of the Commercial Zone as proposed apart from amendment sought immediately above.



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						immediately above.
Laura Coll McLaughlin (S574)	S574.349	Planning Maps and Overlays	Commercial Zone	Amend	Other than the zoning noted immediate above, we support the extent of the Commercial Zone.	Retain extent of the Commercial Zone as proposed apart from amendment sought immediately above.
Westland Milk Products (S63)	S63.002	Planning Maps and Overlays	General Industrial Zone	Support	The industrial zoning of these properties will help alleviate the shortage of industrial land in the Westland district.	Retain the proposed General Industrial zoning of the properties adjacent to Westland Milk Products along Stafford Street (Map 16) and Kaniere Road (Map 15) [refer original submission for maps].
Westland Milk Products (S63)	S63.006	Planning Maps and Overlays	General Industrial Zone	Support	The zoning represents the most efficient use and development of the natural and physical resource of the subject properties. Provision for industrial uses on these properties will enable existing and new development and employment opportunities which contribute to economic and social wellbeing of the district. The industrial zoning aligns with the existing industrial activities carried out at the properties. Expansion of industrial activities in this area provides opportunities for urban agglomeration benefits.	Retain the proposed General Industrial zoning of the properties at 6, 10, 18, 26 & 38 Kaniere Road (Map 15 of the original submission)
Isaac Construction (S258)	S258.001	Planning Maps and Overlays	General Industrial Zone	Support	The submitter supports the General Industrial zoning proposed for the property at Fairhall Road, Kaiata, legally described as Lot 18 DP 384771. The site adjoins other industrial zoned land on Fairhall Road and it is anticipated that it will be developed for industrial purposes consistent with General Industrial zoning, in the future.	Retain the zoning of the property (legally described as Lot 18 DP 384771) as General Industrial Zone in its entirety.
Peter Haddock (S417)	S417.001	Planning Maps and Overlays	General Industrial Zone	Support	I support the change to Industrial zoning the land at 42 Jacks Road, Greymouth. When this land was purchased, the Grey County Council	Retain industrial zoning of land at 42 Jacks Road Greymouth

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					agreed to change the zoning to Industrial but this was never done and was lost in the amalgamation of the Grey County Council and Greymouth Borough Councils into the Grey District Council.	
Lara Kelly (S421)	S421.001	Planning Maps and Overlays	General Industrial Zone	Amend	<p>There is significant need for additional commercial/industrial land in Hokitika as there is significant demand. There needs to be a better balance of commercial/industrial land to residential. Most of the land zoned industrial in TTPP around Hokitika is occupied by existing uses or is owned by the WDC as part of the airport. This has stymied growth in industrial activities in Hokitika.</p> <p>Kanieri is not a good fit for industrial land as it needs to be efficiently accessible and easily serviced. Ngāi Tahu land at Adair Road would be better suited to this. Effects on neighbours could be mitigated by vegetated buffers. Another area that should be considered is north of Hokitika between West Drive and along SH6 to One Mile Line Road. I support that the land along the west side of the SH6, from approximately 200m north of Richards Drive, north to the Hokitika Oxidation ponds is proposed to be Light Industrial</p>	Review industrial zoned at Hokitika to ensure there is sufficient to accommodate future growth and is appropriately located. In particular - review whether all the rezoned land at Kanieri is a good location for industrial uses both in terms of access and suitability and also reverse sensitivity. Consider alternative sites at Adair Road and north of Hokitika between West Drive and along SH6 to One Mile Line Road.
Terra Firma Mining Limited (S537)	S537.034	Planning Maps and Overlays	General Industrial Zone	Support	TFM supports that the bulk of its property at 19 Elizabeth Street, Reefton is zoned General Industrial Zone, a zoning that reflects the primary use of the site now and in the future. However, the smaller parcel to	Retain proposed General Industrial Zone for 19 Elizabeth St (Section 1 SO11966) and extend this zone to apply to TFM's second parcel (Section 3 SO 12150)

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					the south should also have this zoning to avoid split zoning issues.	
Westland Milk Products (S63)	S63.005	Planning Maps and Overlays	Light Industrial Zone	Support	The enabling of industrial uses on these properties will support existing and new development and employment opportunities which contribute to economic and social wellbeing of the region. The proposed zoning will help alleviate the shortage of industrial zoned land in the Westland district and reduce the pressure for "out of zone" industrial activity to establish. The industrial zoning aligns with the existing industrial activities carried out at the subject and adjacent properties	Retain the proposed Light Industrial zoning of Lot 2 DP 377892 (Map 9 from the original submission)
Westland Milk Products (S63)	S63.007	Planning Maps and Overlays	Light Industrial Zone	Support	The zoning represents the most efficient use and development of the natural and physical resource of the subject properties. Provision for industrial uses on these properties will enable existing and new development and employment opportunities which contribute to economic and social wellbeing of the district. The industrial zoning aligns with the existing industrial activities carried out at the properties. Expansion of industrial activities in this area provides opportunities for urban agglomeration benefits.	Retain the proposed Light Industrial zoning of the properties at 266 and 270 Stafford Street (Map 16 of the original submission)
Lara Kelly (S421)	S421.002	Planning Maps and Overlays	Light Industrial Zone	Support	I support that the land along the west side of the SH6, from approximately 200m north of Richards Drive, north to the Hokitika Oxidation ponds is proposed to be Light Industrial	Retain light industrial zoning for land along the west side of the SH6, from approximately 200m north of Richards Drive, north to the Hokitika Oxidation ponds is proposed to be Light Industrial
Durham Havill (S431)	S431.001	Planning Maps and Overlays	Light Industrial Zone	Support	Re land north of Hokitika at Three Mile, on the corner of Keogans Road and the State Highway 6 (SH6) being	Retain Lot 1 DP459988 being zoned as either Light Industrial or GeneralIndustrial.

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					Lot 1 DP459988, it is 5.6135 hectares (ha). The proposed zoning over the whole of the site is "Light Industrial Zone" and has a range of industrial uses on it.	
T Croft Ltd (S460)	S460.001	Planning Maps and Overlays	Light Industrial Zone	Support	T Croft Ltd support the re-zoning of Lot 2 DP 2338 as LIZ Light Industrial, as proposed by the notified TTPP and shown on the plan attached in the submission.	Retain Light Industrial Zone of Lot 2 DP 2338 at Stillwater
Cape Foulwind Staple 1 Ltd (S557)	S557.002	Planning Maps and Overlays	Light Industrial Zone	Support	Cape Foulwind Staple 1 Ltd Supports the Zoning of the Former Holcim Plant Site as Light Industrial.	Retain Light industrial zoning for the former Holmium Plant site
Westland Milk Products (S63)	S63.001	Planning Maps and Overlays	General Residential Zone	Support	Westland Milk Products wishes to invest and expand its activities and appropriate zoning is needed to do so. The zoning will support the continued operation and development of the Westland Milk Products properties, and the surrounding industrial land, and their contribution to the economic and social wellbeing of the West Coast region. [refer submission for more detail]	Retain the proposed General Industrial zoning of: Westland Milk Products Manufacturing plant (Refer Map 2 on Page 4 of Submission Letter) LOTS2&3DP2695, LOTS 1, 2 & 4 DP 1051, and LOT 1 DP 1146 (Maps 3-8)
Westland Milk Products (S63)	S63.004	Planning Maps and Overlays	General Residential Zone	Support	The zoning aligns with the existing residential area of Hokitika.	Retain the proposed General Residential zoning of the properties at 15, 41, 43, 51 & 59 Livingstone Street (refer Maps 10-14 of the submission )
Murray Dellaca (S87)	S87.001	Planning Maps and Overlays	General Residential Zone	Neutral	Relates to Alma Road Terrace rezoning. Submission provides information on drainage and other issues that need to be resolved to support rezoning. [refer written submission]	Address the issues raised in the submission around drainage and land covenants if rezoning of Alma Road area is to go ahead.
Thomas McGaveston (S193)	S193.001	Planning Maps and Overlays	General Residential Zone	Support	I would like the proposed rezoning to residential to be retained as my family own that land and plan to develop the land into housing to provide	I support the proposed rezoning of the land at 5/153 Alma Road, Westport to residential.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					alternative housing options outside the flood plain areas.	
Dean Trott (S330)	S330.001	Planning Maps and Overlays	General Residential Zone	Oppose	Having a historic functional and user-friendly Rifle and Pistol range so near to town is important to Westport - for lifestyle; as a visible and accessible way that members of the community can safely continue their different shooting sports; for being able to show the wider community that shooting sports are safe, are part of the wider community. In the case of the Westport Rifle club and range this is also an historic part of the towns identity. Continuing to have an accessible shooting range does encourage the ability for the wider community to have a safe place to shoot, learn to handle and shoot firearms safety while being under good guidance, supervision and training. It is also important as a place where hunters and pest controllers can practice, show, train and mentor youth in the safe and ethical use and practices of shooting and hunting. Therefore, I support and encourage the limiting of the zoning of any urban development to areas that do not encroach past the Gillows Dam and the 110KV power lines near to Pakihi road. This give a reasonable noise and safety zone between housing and the shooting ranges.	Do not zone any urban development to areas that encroach past the Gillows Dam and the 110KV power lines near to Pakihi road at Westport. This give a reasonable noise and safety zone between housing and the shooting ranges.
Paul Finlay (S408)	S408.004	Planning Maps and Overlays	General Residential Zone	Support	At Hokitika: the Alpine fault rupture, M8.2 probability within the next 50 years will result in: 1- Liquefaction of the business area and 'spasmodic'	Make provision for (i) a 'new' Hokitika being the former racecourse. (ii) a 'new' Hokitika being the former Seaview Mental Institution.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					residential locations. 2- The demolition of St Mary's catholic Church 3- Falling of some of the simply supported road bridges, SH6.	
Paul Finlay (S408)	S408.006	Planning Maps and Overlays	General Residential Zone	Amend	There is a need for subdivision land at Westport at elevations 10-25m above sea level.	Ensure zoning provides for cadastral and subdivision planning including wastewater, water supply and stormwater for a new Westport.
Leonie Avery (S507)	S507.071	Planning Maps and Overlays	General Residential Zone	Support	We support that the properties owned by our family on Orowaiti Road and Brougham Street (through freehold or leasehold titles) are zoned residential (i.e. Lot 3 DP 18892, Pt Section 213 Square 141, Lot 2 DP 692, Lot 10 DP 1086, Lot 11 DP 1086, Lot 12 DP 1086 and Pt Lot 13 DP 1086).	Retain as notified.
Kyle Avery (S509)	S509.071	Planning Maps and Overlays	General Residential Zone	Support	We support that the properties owned by our family on Orowaiti Road and Brougham Street (through freehold or leasehold titles) are zoned residential (i.e. Lot 3 DP 18892, Pt Section 213 Square 141, Lot 2 DP 692, Lot 10 DP 1086, Lot 11 DP 1086, Lot 12 DP 1086 and Pt Lot 13 DP 1086).	Retain as notified.
Scoped Planning and Design Limited (S617)	S617.010	Planning Maps and Overlays	General Residential Zone	Amend	Zoning on west side of Revell Street allows for increased investment and residential occupation	Amend Medium Density Residential Zone on the 167-241A Revell Street to General Residential Zone
Scoped Planning and Design Limited (S617)	S617.001	Planning Maps and Overlays	Large Lot Residential Zone	Amend	Landowner investigations have demonstrated that the site is suitable for residential development at reduced density	amend plan so that lots listed below are rezoned to large lot residential: - RS 1615, RS 1622, RS 1594, Pt RS 1613 and Lot 2 DP 2816
Grant Marshall (S311)	S311.007	Planning Maps and Overlays	General Rural Zone	Amend	The maps do not show all the property boundaries at Lake Poerua.	To include all the property boundaries of the subdivision at 2382 Lake Brunner road, Inchbonnie 7875.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westport Pistol Club (S336)	S336.002	Planning Maps and Overlays	General Rural Zone	Support	The Te Tai Poutini Plan takes into account the operative BDC District Plan around Permitted Activity and provides for the Rifle Range Protection Zone.	Retain Rifle Range Protection Area as mapped
Westport Pistol Club (S336)	S336.005	Planning Maps and Overlays	General Rural Zone	Support	It is important to exclude General Residential Zone at Alma Road from nearing the Westport Rifle Range.	Retain General Rural Zone over the land adjacent to the Westport Rifle Range south of Alma Road.
Westport Rifle Club Incorporated (S457)	S457.002	Planning Maps and Overlays	General Rural Zone	Support	This creates a buffer around the Westport Rifle Club	Retain General Rural Zone for the properties known as the 3x paddocks (i.e. Lot 2 DP 404550, Pt Section 24 Blk VII Kawatiri SD and Lot 2 DP 418652) to the north of Pakihi Road
Leonie Avery (S507)	S507.074	Planning Maps and Overlays	General Rural Zone	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.
Leonie Avery (S507)	S507.075	Planning Maps and Overlays	General Rural Zone	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.
Leonie Avery (S507)	S507.076	Planning Maps and Overlays	General Rural Zone	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	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Leonie Avery (S507)	S507.077	Planning Maps and Overlays	General Rural Zone	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.
Jared Avery (S508)	S508.074	Planning Maps and Overlays	General Rural Zone	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.
Jared Avery (S508)	S508.075	Planning Maps and Overlays	General Rural Zone	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.
Jared Avery (S508)	S508.076	Planning Maps and Overlays	General Rural Zone	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	Retain as notified



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Jared Avery (S508)	S508.077	Planning Maps and Overlays	General Rural Zone	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.
Kyle Avery (S509)	S509.074	Planning Maps and Overlays	General Rural Zone	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.
Kyle Avery (S509)	S509.075	Planning Maps and Overlays	General Rural Zone	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.
Kyle Avery (S509)	S509.076	Planning Maps and Overlays	General Rural Zone	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	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Kyle Avery (S509)	S509.077	Planning Maps and Overlays	General Rural Zone	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.
Chris & Jan Coll (S558)	S558.495	Planning Maps and Overlays	General Rural Zone	Support	We support that the land at 107 Alma Road is zoned General Rural Zone.	Retain
Chris & Jan Coll (S558)	S558.496	Planning Maps and Overlays	General Rural Zone	Support	Support that Lot 1 DP 17523 is zoned General Rural Zone.	Retain
Chris & Jan Coll (S558)	S558.497	Planning Maps and Overlays	General Rural Zone	Support	We support that Lot 2 DP 404550, Lot 2 DP 418652 and Pt Section 24 Blk VII Kawatiri SD are zoned General Rural Zone.	Retain
Chris & Jan Coll (S558)	S558.498	Planning Maps and Overlays	General Rural Zone	Support	The land between Bulls Road and Bradshaws Road north of State Highway 67A is General Rural Zone	Retain
Chris & Jan Coll (S558)	S558.501	Planning Maps and Overlays	General Rural Zone	Support	We support that all land to the south of Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD should be General Rural Zone	Retain
Geoff Volckman (S563)	S563.110	Planning Maps and Overlays	General Rural Zone	Amend	Amend Lot 1 DP 483059 to be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Geoff Volckman (S563)	S563.111	Planning Maps and Overlays	General Rural Zone	Support	Land to the south is zoned GRZ.	Retain all land to the south of Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD as General Rural Zone
Geoff Volckman (S563)	S563.112	Planning Maps and Overlays	General Rural Zone	Support	that land to the north, west and south of the quarry area zoned General Rural Zone	Retain zoning on land to the north, west and south of the quarry area (including quarried land and permitted land) as General Rural Zone
Catherine Smart-Simpson (S564)	S564.121	Planning Maps and Overlays	General Rural Zone	Support	We support the way that land to the north, west and south of the quarry area has been zoned	Retain the General Rural Zone on land to the north, west and south of the quarry area (including quarried land and permitted land). All land to the south of Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD should be General Rural Zone right up to the area that is presently zoned Rural Lifestyle Zone.
Chris J Coll Surveying Limited (S566)	S566.495	Planning Maps and Overlays	General Rural Zone	Support	We support that the land at 107 Alma Road is zoned General Rural Zone.	Retain
Chris J Coll Surveying Limited (S566)	S566.496	Planning Maps and Overlays	General Rural Zone	Support	Support that Lot 1 DP 17523 is zoned General Rural Zone.	Retain
Chris J Coll Surveying Limited (S566)	S566.497	Planning Maps and Overlays	General Rural Zone	Support	We support that Lot 2 DP 404550, Lot 2 DP 418652 and Pt Section 24 Blk VII Kawatiri SD are zoned General Rural Zone.	Retain
Chris J Coll Surveying Limited (S566)	S566.498	Planning Maps and Overlays	General Rural Zone	Support	The land between Bulls Road and Bradshaws Road north of State Highway 67A is General Rural Zone	Retain
Chris J Coll Surveying Limited (S566)	S566.501	Planning Maps and Overlays	General Rural Zone	Support	We support that all land to the south of Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD should be General Rural Zone	Retain
William McLaughlin (S567)	S567.540	Planning Maps and Overlays	General Rural Zone	Support	We support that the land at 107 Alma Road is zoned General Rural Zone.	Retain
William McLaughlin (S567)	S567.541	Planning Maps and Overlays	General Rural Zone	Support	Support that Lot 1 DP 17523 is zoned General Rural Zone.	Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.542	Planning Maps and Overlays	General Rural Zone	Support	We support that Lot 2 DP 404550, Lot 2 DP 418652 and Pt Section 24 Blk VII Kawatiri SD are zoned General Rural Zone.	Retain
William McLaughlin (S567)	S567.543	Planning Maps and Overlays	General Rural Zone	Support	The land between Bulls Road and Bradshaws Road north of State Highway 67A is General Rural Zone	Retain
William McLaughlin (S567)	S567.546	Planning Maps and Overlays	General Rural Zone	Support	We support that all land to the south of Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD should be General Rural Zone	Retain
Laura Coll McLaughlin (S574)	S574.495	Planning Maps and Overlays	General Rural Zone	Support	We support that the land at 107 Alma Road is zoned General Rural Zone.	Retain
Laura Coll McLaughlin (S574)	S574.496	Planning Maps and Overlays	General Rural Zone	Support	Support that Lot 1 DP 17523 is zoned General Rural Zone.	Retain
Laura Coll McLaughlin (S574)	S574.497	Planning Maps and Overlays	General Rural Zone	Support	We support that Lot 2 DP 404550, Lot 2 DP 418652 and Pt Section 24 Blk VII Kawatiri SD are zoned General Rural Zone.	Retain
Laura Coll McLaughlin (S574)	S574.498	Planning Maps and Overlays	General Rural Zone	Support	The land between Bulls Road and Bradshaws Road north of State Highway 67A is General Rural Zone	Retain
Laura Coll McLaughlin (S574)	S574.501	Planning Maps and Overlays	General Rural Zone	Support	We support that all land to the south of Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD should be General Rural Zone	Retain
Snodgrass Road submitters (S619)	S619.001	Planning Maps and Overlays	General Rural Zone	Support	The zoning accurately reflects the existing and intended use of the properties.	Retain proposed zoning of the Snodgrass Road properties
David Moore (S65)	S65.020	Planning Maps and Overlays	Rural Lifestyle Zone	Support	I support the properties between Canoe Creek and Waiwhero Creek along the Papanoa side of the Coast Road being zoned as Rural Lifestyle. This matches what those of us who live here expect.	Retain Rural Lifestyle zoning as notified
Vance & Carol Boyd (S447)	S447.005	Planning Maps and Overlays	Rural Lifestyle Zone	Amend	Sites smaller than Rural Lifestyle minimum lot size are included in the Rural Lifestyle zone	Review Rural Lifestyle zoning

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
T Croft Ltd (S460)	S460.002	Planning Maps and Overlays	Rural Lifestyle Zone	Support	This site is rural- residential in nature and the proposed zoning is considered appropriate.	Retain the Rural Lifestyle zoning for the property at Lot 1 DP 2338 Stillwater
Steve Croasdale (S516)	S516.109	Planning Maps and Overlays	Rural Lifestyle Zone	Amend	It is more appropriately zoned Rural Lifestyle Zone.	Amend to rezone Lot 1 DP 450105 and Lot 2 DP 450105 (i.e. 115 Okari Road, Cape Foulwind), being included in the Rural Lifestyle Zone.
Chris & Jan Coll (S558)	S558.554	Planning Maps and Overlays	Rural Lifestyle Zone	Amend	If SUB - S1 minimum allotment sizes are not amended as sought, seek rezone	SUB - S1 minimum allotment sizes are not amended as sought, then amend for Lot 1 DP 17338 (8677 State Highway 6) to become Rural Lifestyle Zone.
Chris & Jan Coll (S558)	S558.555	Planning Maps and Overlays	Rural Lifestyle Zone	Support	180 Caledonian Road Westport (Lot 3 DP 480883) being zoned Rural Lifestyle Zone.	Retain
Chris J Coll Surveying Limited (S566)	S566.554	Planning Maps and Overlays	Rural Lifestyle Zone	Amend	If SUB - S1 minimum allotment sizes are not amended as sought, seek rezone	SUB - S1 minimum allotment sizes are not amended as sought, then amend for Lot 1 DP 17338 (8677 State Highway 6) to become Rural Lifestyle Zone.
Chris J Coll Surveying Limited (S566)	S566.555	Planning Maps and Overlays	Rural Lifestyle Zone	Support	180 Caledonian Road Westport (Lot 3 DP 480883) being zoned Rural Lifestyle Zone.	Retain
William McLaughlin (S567)	S567.595	Planning Maps and Overlays	Rural Lifestyle Zone	Support	180 Caledonian Road Westport (Lot 3 DP 480883) being zoned Rural Lifestyle Zone.	Retain
Laura Coll McLaughlin (S574)	S574.554	Planning Maps and Overlays	Rural Lifestyle Zone	Amend	If SUB - S1 minimum allotment sizes are not amended as sought, seek rezone	SUB - S1 minimum allotment sizes are not amended as sought, then amend for Lot 1 DP 17338 (8677 State Highway 6) to become Rural Lifestyle Zone.
Laura Coll McLaughlin (S574)	S574.555	Planning Maps and Overlays	Rural Lifestyle Zone	Support	180 Caledonian Road Westport (Lot 3 DP 480883) being zoned Rural Lifestyle Zone.	Retain
Teresa Wyndham-Smith (S312)	S312.001	Planning Maps and Overlays	Settlement Zone	Support	I support this area (Ross subdivision/Te Miko) being zoned Settlement Zone Coastal Settlement Precinct as an appropriate zone for	Retain Settlement Zone Coastal Settlement Precinct over the Ross Subdivision/Te Mike/Hartmount Place area

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					the Ross subdivision/Te Miko	
Marie Elder (S352)	S352.001	Planning Maps and Overlays	Settlement Zone	Support	this seems appropriate zoning for Ross subdivision	Retain Coastal Settlement Precinct at Ross Subdivision/Hartmount Place
Totally Tourism Limited (S449)	S449.007	Planning Maps and Overlays	Settlement Zone	Support	Re Lot 2 Deposited Plan 408756 & Lot 9 Deposited Plan 1433 which are located off Cook Flat Road, Fox Glacier. The submitter fully supports the 'up-zoning' of Lot 2 DP 408756 to Settlement Zone. It is considered that this provides for a logical consolidation of residential, commercial, recreational, and rural community uses in close proximity to the existing 'Town Centre' / Scenic Visitor Zone. Enabling this type of land use will help to prevent the spread of urban development further down Cook Flat Road and into the rural environment further west of the existing township.	Retain Settlement Zone for Lot 2 Deposited Plan 408756 & Lot 9 Deposited Plan 1433 which are located off Cook Flat Road, Fox Glacier
Totally Tourism Limited (S449)	S449.010	Planning Maps and Overlays	Settlement Zone	Neutral	Overall, the submitter does not oppose the Settlement Zoning of these properties and the location of the Earthquake Hazard Overlay's. The submitter acknowledges that the existing Township is affected by natural hazard issues and that the rezoning of the land north east of State Highway to 'Scenic Visitor Zone' is a response to increase the townships resilience to natural hazards.	Retain Settlement Zone as notified over parts of Franz Josef that are affected by Earthquake Hazard Overlay at the submitters properties at Cron St and Graham Place.
Cashmere Bay Dairy Ltd (S461)	S461.001	Planning Maps and Overlays	Settlement Zone	Support	CBDL support the rezoning of their current "Residential" land to SETZ Settlement at Te Kinga.	Retain zoning as notified.
Leonie Avery (S507)	S507.073	Planning Maps and Overlays	Settlement Zone	Support	We support that 95 Snodgrass Road is zoned Settlement Zone (i.e. Section	Retain as notified.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					1 SO 14107 and Section 14 Town of Orowaiti).	
Jared Avery (S508)	S508.073	Planning Maps and Overlays	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.
Kyle Avery (S509)	S509.073	Planning Maps and Overlays	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 Kinga Estates Limited (S517)	S517.002	Planning Maps and Overlays	Settlement Zone	Support	The submitter supports the Settlement area zoning proposed for the properties at Arnold Valley Road, legally described as Lot 2 DP 303895, Lot 3 DP 303895, Part RS3806 and Lot 1 DP 2820.	Retain Settlement Zone zoning for properties at Arnold Valley Road - legally described as Lot 2 DP 303895, Lot 3 DP 303895, Part RS3806 and Lot 1 DP 2820.
Terra Firma Mining Limited (S537)	S537.002	Planning Maps and Overlays	Settlement Zone	Not Stated	It is good planning practice to provide a reasonable separation between industrial and more sensitive activities to avoid conflict around differing amenity expectations. Introducing the proposed Settlement Zone between Anderson and Buller Roads has potential to bring residents expecting a countryside style of amenity closer to a more intensive land use. TFM has no issue with residential development per se, but is concerned that although there is separation due to Buller Road (State highway 69), there is a possibility that complaints may arise from legitimate industrial activities, even if these are operating within the rules.	Review proposed new Settlement Zone zoning around the proposed General Industrial Zone at Reefton by Reefton Engineering.
Chris & Jan Coll (S558)	S558.591	Planning Maps and Overlays	Settlement Zone	Support	We support that 95 Snodgrass Road is zoned Settlement Zone	Retain
Chris J Coll Surveying Limited (S566)	S566.591	Planning Maps and Overlays	Settlement Zone	Support	We support that 95 Snodgrass Road is zoned Settlement Zone	Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.628	Planning Maps and Overlays	Settlement Zone	Support	We support that 95 Snodgrass Road is zoned Settlement Zone	Retain
Laura Coll McLaughlin (S574)	S574.591	Planning Maps and Overlays	Settlement Zone	Support	We support that 95 Snodgrass Road is zoned Settlement Zone	Retain
David Ellerm (S581)	S581.063	Planning Maps and Overlays	Settlement Zone	Amend		Zoning map 59 is amended Lot 1 DP 3316 is zoned Settlement Zone
Snodgrass Road submitters (S619)	S619.002	Planning Maps and Overlays	Settlement Zone	Support	The zoning accurately reflects the existing and intended use of the properties.	Retain proposed zoning of the Snodgrass Road properties
Totally Tourism Limited (S449)	S449.004	Planning Maps and Overlays	Airport Zone	Amend	Re Airport Noise Boundary: The 50dB Ldn noise contour identified on the proposed plan maps is understood to be based upon helicopter operations based on levels of use as of 2017. This should be summer 2018 or 2019 as these would reflect a busier period. Limiting helicopter operations to the 2017 level of operations will have a potential adverse effect on the economic well-being of the submitter, other aircraft operators, and the Franz Josef community if flight operations are restricted.	Amend Airport Noise Boundary at Franz Josef to reflect the maximum air movements - either from the 2018 or 2019 if these are greater than the 2017 year.
Bert Hofmans (S504)	S504.011	Planning Maps and Overlays	Airport Zone	Amend	The rules will be difficult to comply with.	Remove airport noise contours from the property at Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in the same situation
Lindy Millar (S505)	S505.011	Planning Maps and Overlays	Airport Zone	Amend	The rules will be difficult to comply with.	Remove airport noise contours from the property at Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in the same situation
Chris & Jan Coll (S558)	S558.506	Planning Maps and Overlays	Airport Zone	Amend	Airport Approach Path overlay is too extensive near Westport Airport.	Reduce overlay extent



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.506	Planning Maps and Overlays	Airport Zone	Amend	Airport Approach Path overlay is too extensive near Westport Airport.	Reduce overlay extent
William McLaughlin (S567)	S567.550	Planning Maps and Overlays	Airport Zone	Amend	Airport Approach Path overlay is too extensive near Westport Airport.	Reduce overlay extent
Laura Coll McLaughlin (S574)	S574.506	Planning Maps and Overlays	Airport Zone	Amend	Airport Approach Path overlay is too extensive near Westport Airport.	Reduce overlay extent
John Caygill (S290)	S290.011	Planning Maps and Overlays	Buller Coalfield Zone	Oppose	The Buller Coalfield Zone is inappropriate for public conservation resources.	Remove the Buller Coalfield Zone from all public conservation land.
Ellis Mining Ltd (S146)	S146.001	Planning Maps and Overlays	Mineral Extraction Zone	Amend	The extent of proposed 'lanthe forest mineral extraction zone' currently does not encompass the entirety of mining permit 54079. The Northern area of MP54079 beyond the extent of proposed mineral extraction zone is strategically important for the establishment of mine infrastructure as well as being significant for mineral values.	The extent of 'lanthe forest mineral extraction area' (Westland Mapbook Grid Reference, sheet 80) to be increased to include the entirety of mining permit 54079.
Rosemary Erickson (S280)	S280.001	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	Already as one drives along the pristine road between Greymouth and Barrytown, there are natural lowland environments being destroyed. Enough is enough. There will be cartage of minerals, there will be road infrastructure changes, there will be sites changed in the abstraction beyond repair in the natural sense. These are the drives and the quiet untouched parts of New Zealand that people pine for and come to view. This is the west coast. Don't destroy what beauty you have.	No mineral abstraction to be allowed in the Barrytown area.
John Caygill (S290)	S290.010	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	The mineral extraction zone is inappropriate for public conservation resources	Remove the mineral extraction zone from public conservation land.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Teresa Wyndham-Smith (S312)	S312.008	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	I am extremely concerned that the Barrytown Flats area is classified as a Mineral Extraction Zone in the draft TTPP. I ask that this area be re-zoned appropriately to reflect that it includes significant wetlands, remarkable sandplain forest remnants, farms, residences, small eco-tourism businesses and is on the flight path of the threatened Westland petrel/tāiko	I absolutely oppose the Barrytown Flats area being classified as a Mineral Extraction Zone.
Lanah Hake Tarango (S337)	S337.001	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	The entry to the Kahurangi National Park/Fenian Track has significant visual, ecological and geological values which mean it is inappropriate as Mineral Extraction Zone - refer submission for detail on values.	I oppose the identification of the entry to Kahurangi National Park/Fenian Track/Adams Flat (aka The Pyramid) as an expanded mineral extraction area. The decision sought is to protect it from further environmental destruction that is now, and increasingly visible, part of the aesthetic character of Karamea, entry to a National Park with notable trees and species and is 30 million old rock with yet to be assessed protected species, fossils, and caves.
Fernando Tarango (S342)	S342.002	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	Our request is to mitigate and avoid further damage by limiting mineral extraction to this beautiful area and ensure it can be rehabilitated and preserved for the visual beauty and posterity of the Karamea Community and Karamea Coastal area.	Oppose expansion of mineral extraction zone further into "The Pyramid" at Karamea
Trevor Hayes (S377)	S377.007	Planning Maps and Overlays	Mineral Extraction Zone	Support in part	We support the guidelines in the draft TTPP for designating a land parcel as a Mineral Extraction Zone. We do not support the designated Mineral Extraction Zone on the Barrytown Flats. It needs to be changed to General Rural Zone in keeping with	Rezone Barrytown Flats Mineral Extraction Zone to General Rural Zone

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					the rest of the agricultural land on the Flats.	
Maria McKay (S409)	S409.001	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	1. Environmental destruction that will alter the watershed behind our houses that could result in severe flooding in heavy rainfall, native trees hold the water back on steep inclines. 2. Constant noise from quarrying. 3. Heavy trucks down a quiet road. 4. Limestone dust is a toxin in the air. Our subdivision is already here so if they need to quarry at natural area near a native forest, they should have considered this first.	I oppose limestone extraction behind or near our houses and quarrying to support farmers other than those living in the Karamea environs. Remove Karamea Lime Company Mineral Extraction Zone and expansion.
Greenstone Retreat (S459)	S459.001	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	It is possible to provide for mining, in a manner that avoids adverse effects on other land use	Rezone the relevant Kumara site to something in keeping with the sensitive use of surrounding area.
Greenstone Retreat (S459)	S459.002	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	The current approach will not deliver the purpose of the Resource Management Act.	<b>mineral extraction zone</b> on the edge of Kumara Village be revoked
Bathurst Resources Limited and BT Mining Limited (S491)	S491.053	Planning Maps and Overlays	Mineral Extraction Zone	Amend	Bathurst holds either mining permits, mining licences, ancillary mining licences, exploration or prospecting permits over significant coal resources	Ensure maps include all areas in Appendix 1 of submission
TiGa Minerals and Metals Limited (S493)	S493.107	Planning Maps and Overlays	Mineral Extraction Zone	Amend	Should be extended to include areas where Mining Permits have been issued by NZPAM.	Amend the planning maps to include additional Mineral Extraction Zones where mining permits have been granted by New Zealand Petroleum and Minerals, including permits 60785, 51803 and 60917.01.
Stevenson Mining Limited (S502)	S502.013	Planning Maps and Overlays	Mineral Extraction Zone	Amend	Te Kuha, the access road to the mine area has not been included and will need to be added.	Add the access road to the Mineral Extraction Zone at Te Kuha.
Trevor Thorpe (S528)	S528.004	Planning Maps and Overlays	Mineral Extraction Zone	Support	Mineral extraction delivers new economic activities	Retain the mineral extraction zone at Barrytown,

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John Thorpe (S529)	S529.001	Planning Maps and Overlays	Mineral Extraction Zone	Support	Mineral extraction delivers new economic opportunities	Retain the mineral extraction zone at Barrytown
Straterra (S536)	S536.012	Planning Maps and Overlays	Mineral Extraction Zone	Amend	the MINZ contains a mix of different types of mines and quarries spread across different areas of the West Coast. It will be important that areas are not left out for the zones to be comprehensive. It should also be recognised that many mines and quarries are not captured by either zone and the ability of those to continue to operate, be developed and gain resource consent should be protected, and a consent pathway provided.	Ensure that important mines and quarries are not left out of the zone
Terra Firma Mining Limited (S537)	S537.035	Planning Maps and Overlays	Mineral Extraction Zone	Support	TFM is currently seeking a MP to reopen the Spring Creek mine in the short to mid- term. It is appropriate that the Mineral Extraction Zone includes the Spring Creek MPA area.	Retain proposed Mineral Extraction Zone as shown.
Chris & Jan Coll (S558)	S558.665	Planning Maps and Overlays	Mineral Extraction Zone	Support	We support that Section 1 SO 15488 and Section 50 Blk IX Oparara SD are MINZ.	Retain
Geoff Volckman (S563)	S563.148	Planning Maps and Overlays	Mineral Extraction Zone	Support	Section 1 SO 15488 and Section 50 Blk IX Oparara SD have been classed as MINZ.	Retain zoning as noted.
Geoff Volckman (S563)	S563.149	Planning Maps and Overlays	Mineral Extraction Zone	Amend	Lot 1 DP 483059 should be zoned Mineral Extraction Zone.	Amend Lot 1 DP 483059 to Mineral Extraction Zone.
Catherine Smart-Simpson (S564)	S564.157	Planning Maps and Overlays	Mineral Extraction Zone	Support	support that Section 1 SO 15488 and Section 50 Blk IX Oparara SD have been classed as MINZ.	Retain
Chris J Coll Surveying Limited (S566)	S566.665	Planning Maps and Overlays	Mineral Extraction Zone	Support	We support that Section 1 SO 15488 and Section 50 Blk IX Oparara SD are MINZ.	Retain
William McLaughlin (S567)	S567.695	Planning Maps and Overlays	Mineral Extraction Zone	Support	We support that Section 1 SO 15488 and Section 50 Blk IX Oparara SD are MINZ.	Retain

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Laura Coll McLaughlin (S574)	S574.665	Planning Maps and Overlays	Mineral Extraction Zone	Support	We support that Section 1 SO 15488 and Section 50 Blk IX Oparara SD are MINZ.	Retain
Karen and Dana Vincent (S591)	S591.001	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	Biodiversity values, amenity, effect on roading	Delete mining extraction zone at 3261 Coast Road, Barrytown
Department of Conservation (S602)	S602.221	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	<p>The overview for the Buller Coalfield Zone chapters sets out that these zones cover areas where mining is already authorised. Authorisation of these mining activities is by way of licences under the Coal Mining Act 1979 or by resource consents issued under the RMA.</p> <p>Two sites identified in the planning maps as being part of the Mineral Extraction Zone, being the site of the proposed mineral sands mine on Barrytown Flats and the site of the proposed Te Kuha coalmine, do not have a current authorisation as set out in the overview section. The resource consent application for the Barrytown mine was declined, and the resource consent applications for the Te Kuha mine are currently subject to an appeal.</p> <p>Also the overview for the Buller Coalfield Zone chapter states that the site at Te Kuha is included in the Buller Coalfield Zone, but in the planning maps it is in the Mineral Extraction Zone.</p> <p>The planning maps should be amended so that the overlay for areas covered by the Buller Coalfield Zone and the Mineral Extraction Zone relate only to existing authorised mining activities and not other areas</p>	Amend the mapping of the Mineral Extraction Zone and the Buller Coalfield Zone overlay to exclude any areas in the zone that do not have current authorisation for mining activity through the Coal Mining Act 1979 or resource consent under the RMA.

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					that hold mineral extraction potential or proposed mining activities.	
Whyte Gold Limited (S607)	S607.096	Planning Maps and Overlays	Mineral Extraction Zone	Amend	Include additional areas at Rimu Channel as shown in Attachment B of the submission.	Include additional areas at Rimu Channel as shown in Attachment B of the submission.
Karamea Lime Company (S614)	S614.212	Planning Maps and Overlays	Mineral Extraction Zone	Support	support zoning for Section 1 SO 15488 and Section 50 Blk IX Oparara SD	Retain
Peter Langford (S615)	S615.212	Planning Maps and Overlays	Mineral Extraction Zone	Support	support zoning for Section 1 SO 15488 and Section 50 Blk IX Oparara SD	Retain
Peter Haddock (S417)	S417.005	Planning Maps and Overlays	Future Urban Zone	Support	I support the rezoning of the valuation 2548017102 Assessment 846592 Part 249 Main South Road Haddock Group Properties to future residential. This land is an extension of the Karoro township and would be future residential.	Retain the Future Urban Zone over land at valuation 2548017102 Assessment 846592 Part 249 Main South Road
The O'Conor Institute Trust Board (S466)	S466.001	Planning Maps and Overlays	Hospital Zone	Support	The O'Conor Institute Trust Board ('the Board') own the property at 190 Queen Street, Westport that is zoned 'Hospital Zone' in the proposed TTPP (Map 150). It is noted that the whole property is covered by this zoning (8.9790Ha) which the Board supports	Retain Hospital Zone over property at 190 Queen Street, Westport
Frank and Jo Dooley (S478)	S478.044	Planning Maps and Overlays	Hospital Zone	Support	The O'Conor Institute Trust Board ('the Board') own the property at 190 Queen Street, Westport that is zoned 'Hospital Zone' in the proposed TTPP (Map 150). It is noted that the whole property is covered by this zoning (8.9790Ha) which the Board supports	Retain Hospital Zone over property at 190 Queen Street, Westport
Frank and Jo Dooley (S478)	S478.026	Planning Maps and Overlays	Natural Hazards	Amend	To take into consideration the reduced risk from coastal effects due to accreting sand spit	Amend to remove the coastal severe overlay from 211 Utopia Road
Warren French (S494)	S494.003	Planning Maps and Overlays	Natural Hazards	Amend		Provide greater clarification on the extent of the flood hazard maps for Westport including an independent peer review to ensure it is fit for

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						purpose.
Lindy Millar (S505)	S505.004	Planning Maps and Overlays	Natural Hazards	Amend	Insufficient justification for inclusion - the property is not shown as flooding under the NIWA Karamea Floodplain Investigation Report 2010. Significant unnecessary cost to landowner.	Remove Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Flood Susceptibility Overlay.
Lindy Millar (S505)	S505.006	Planning Maps and Overlays	Natural Hazards	Oppose	The basis and process by which the areas have been defined is hard to follow. The layer seems to be simplistic and hard to follow - the bathtub model is overly simplistic and the overlay is overly restrictive given the level of risk.	Remove Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Coastal Hazard Alert Overlay.
Lindy Millar (S505)	S505.008	Planning Maps and Overlays	Natural Hazards	Oppose	They are not areas as the plan suggests and there are no rules relating to this line.. Adds confusion to the plan.	Remove Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Coastal Hazard Tsunami overlay.