



Plan Sections: General District Wide Matters – Activities on the Surface of Water, Coastal Environment

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

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.302	Coastal Environment		Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Margaret Montgomery (S446)	S446.083	General District Wide Matters	General District Wide Matters	Amend	The general rules are confusing, over worded and partially confounding, particularly when the rules are pretty consistent with the existing or national standards, yet the formatting of information and display make the plan difficult to understand.	Clarify and simplify the rules.
Inger Perkins (S462)	S462.034	General District Wide Matters	General District Wide Matters	Amend	There is currently no consistency relating to the burning of rubbish outdoors in residential areas across the three Districts. I suggest that TTPP could include relevant conditions, as it does for other nuisance factors such as light and noise.	Include an additional District-wide matter around the burning of rubbish outdoors.
Buller Conservation Group (S552)	S552.001	General District Wide Matters	General District Wide Matters	Amend	Concerns with genetic modification at a district level	Plan needs to address the issue of genetic engineering.
Frida Inta (S553)	S553.001	General District Wide Matters	General District Wide Matters	Amend	Concerns with genetic modification at a district level.	Plan needs to address the issue of genetic engineering.
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.037	Activities on the surface of water	ASW	Support	The Māori Trustee is generally comfortable with the policies in the 'Activities on the surface of water' chapter.	N/A

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Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.276	Activities on the surface of water	ASW	Amend	A permissive approach to non-commercial motorised craft, however, is concerning as managing the cumulative adverse effects is nigh on impossible.	Consider including more lakes, rivers, and lagoons to the list in ASW - R2 clause 1 to ensure that natural values are adequately protected.
Grey District Council (S608)	S608.078	Activities on the surface of water	ASW	Oppose in part	Subsequent amendment, the reference in this chapter is therefore irrelevant.	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Westland District Council (S181)	S181.024	Activities on the surface of water	Activities on the surface of water	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.525	Activities on the surface of water	Activities on the surface of water	Amend	Non-commercial motorised activities on the surface of water can have adverse effects on indigenous fauna, as a result of noise and disturbance, particularly if it is cumulative.	Amend ASW P2 to delete 'significantly'.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.526	Activities on the surface of water	Activities on the surface of water	Amend	Non-commercial motorised activities on the surface of water can have adverse effects on indigenous fauna, as a result of noise and disturbance, particularly if it is cumulative.	Amend ASW P3.b. to delete 'significant'.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.527	Activities on the surface of water	Activities on the surface of water	Amend	A permissive approach to non-commercial motorised craft, however, is concerning as managing the cumulative adverse effects is nigh on impossible.	Amend rules to make consequential changes to give effect to policy amendments, and to ensure that the NZCPS is given effect to in the rules.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.528	Activities on the surface of water	Activities on the surface of water	Amend	ASW - R7 applies to craft under permitted and restricted discretionary rules which do not specifically exclude motorised craft other than on the waterbodies identified in AWS - R2 or where they relate to commercial activities under AWS - R6.	Amend ASW - R7 so that it applies to "Use of Motorised Watercraft for Non- Commercial Use, Commercial Activities, and Structures on the Surface of Water, other than where the activity is provided for as a not meeting Permitted, Controlled or restricted Discretionary Activity in the ASW rules.
Department of Conservation (S602)	S602.136	Activities on the surface of water	Activities on the surface of water	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.191	Activities on the surface of water	Activities on the surface of water	Neutral	Watercraft is not defined within the plan nor the RMA.	Include a definition for non powered and powered water craft
Westpower Limited (S547)	S547.394	Activities on the surface of water	Overview	Amend	Amendments are required for consistency of wording throughout the plan.	Amend first paragraph: On the West Coast/Te Tai o Poutini ..., lagoons and lakes. These include activities which due to technical, locational, functional or operational constraints or requirements need to occur on water surfaces such as energy activities and infrastructure, ...
Westpower Limited (S547)	S547.395	Activities on the surface of water	Overview	Amend	Amendments are required for consistency of wording throughout the plan.	Add a third paragraph: Activities on the surface of water can, and in many cases currently do, provide benefits to the community and the environment and should be recognised and provided for.
Westpower Limited (S547)	S547.396	Activities on the surface of water	Overview	Amend	Consistent linkage to Strategic Objectives and Policies.	Add references to Strategic Objectives and Policies as per previous chapters.
Buller District Council (S538)	S538.282	Activities on the surface of water	Activities on the Surface of Water Objective	Support	Council supports the objective, policies and rules for Activities on the Surface of Water which appropriately focuses on controlling commercial activities and structures on natural waterbodies.	Retain as notified. Objective ASW-O1; Policies ASW-P1 - P3; Rules: ASW-R1 - R7
Westpower Limited (S547)	S547.397	Activities on the surface of water	Activities on the Surface of Water Objective	Amend	To recognise and provide for the benefits of activities and structures.	Add new Objective: The benefits of activities and structures on the surface of the District's rivers, lakes and lagoons are recognised and provided for.
Jet Boating New Zealand (S161)	S161.001	Activities on the surface of water	ASW - O1	Support in part	The objective is generally supported, however JBNZ requests an amendment to reflect that minor and less than minor adverse effects are acceptable.	Amend the Objective to read The ecological, recreational, natural character, amenity and Poutini Ngāi Tahu values of the District's rivers, lakes and lagoons are protected from the <i>more that minor</i> adverse effects of activities and structures on the surface of water.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.456	Activities on the surface of water	ASW - O1	Support	We support this objective.	Retain objective.
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.036	Activities on the surface of water	ASW - O1	Support	The Māori Trustee is generally comfortable with the objectives in the 'Activities on the surface of water' chapter.	N/A
Westpower Limited (S547)	S547.398	Activities on the surface of water	ASW - O1	Amend	Whilst the intent of the objective is understood It is submitted that this objective is not appropriately worded given the limited range of structures permitted through the rules. Given that resource consents can be applied for, and presumably obtained, there must be some allowance for a level of effect from proposals to be considered through the rule development and consent process.	Amend ASW-01,Potential adverse effects on the ecological, ..., lakes and lagoons from activities and structures on the surface of water are appropriately managed.
Chris & Jan Coll (S558)	S558.273	Activities on the surface of water	ASW - O1	Support	We support this objective.	Retain
Chris J Coll Surveying Limited (S566)	S566.273	Activities on the surface of water	ASW - O1	Support	We support this objective.	Retain
William McLaughlin (S567)	S567.339	Activities on the surface of water	ASW - O1	Support	We support this objective.	Retain
Laura Coll McLaughlin (S574)	S574.273	Activities on the surface of water	ASW - O1	Support	We support this objective.	Retain
Department of Conservation (S602)	S602.129	Activities on the surface of water	ASW - O1	Amend	Amend objective ASW - O1 so that landscape and natural feature values are also protected from the adverse effects of activities and structures on the surface of water.	Amend: The ecological, recreational, landscape, natural feature , natural character, amenity and Poutini Ngāi Tahu values of the District's rivers, lakes and lagoons are protected from the adverse effects of activities and

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						structures on the surface of water.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.193	Activities on the surface of water	ASW - O1	Support	Inappropriate structures or activities on the surface of water can adversely affect the values associated with a waterbody.	Retain as notified
Buller District Council (S538)	S538.283	Activities on the surface of water	Activities on the Surface of Water Policies	Support	Council supports the objective, policies and rules for Activities on the Surface of Water which appropriately focuses on controlling commercial activities and structures on natural waterbodies.	Retain as notified. Objective ASW-O1; Policies ASW-P1 - P3; Rules: ASW-R1 - R7
Westpower Limited (S547)	S547.399	Activities on the surface of water	Activities on the Surface of Water Policies	Amend	There are a range of activities that may require location on the surface of water.	Add a new Policy: Provide for energy and infrastructure, including critical infrastructure, activities and structures that due to technical, locational, functional or operational constraints or requirements need to occur on the surface of water.
Chris & Jan Coll (S558)	S558.275	Activities on the surface of water	Activities on the Surface of Water Policies	Support	We support these policies.	Retain
Chris J Coll Surveying Limited (S566)	S566.275	Activities on the surface of water	Activities on the Surface of Water Policies	Support	We support these policies.	Retain
William McLaughlin (S567)	S567.340	Activities on the surface of water	Activities on the Surface of Water Policies	Support	We support these policies.	Retain
Laura Coll McLaughlin (S574)	S574.275	Activities on the surface of water	Activities on the Surface of Water Policies	Support	We support these policies.	Retain
Department of Conservation (S602)	S602.130	Activities on the surface of water	Activities on the Surface of Water Policies	Support	Support these policies which enable non-commercial use of watercraft, and define watercraft so that the structures the definition applies to are explicit as the term could otherwise be very broadly interpreted.	Insert new definition as set out previously.
Te Mana Ora (Community and	S190.457	Activities on the surface of water	ASW - P1	Support	We support this policy.	Retain policy.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Jet Boating New Zealand (S161)	S161.002	Activities on the surface of water	ASW - P2	Support	This policy sits well with the requested amendment to Objective ASW-O1.	Retain the Policy as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.458	Activities on the surface of water	ASW - P2	Support	We support this policy.	Retain policy.
Lake Mahinapua Aquatic Club Inc (S332)	S332.001	Activities on the surface of water	ASW - P2	Oppose	<p>Since 1943 the Lake Mahinapua Aquatic Club Inc has been conducting sailing events on Lake Mahinapua during the sailing season between October and April. These include an annual regatta and sail training for juniors and adults.</p> <p>A motorised craft is an essential part of this for laying racing marks, supervising training activities and occasionally for rescue of capsized or damaged boats. The craft is operated under Yachting New Zealand and Maritime NZ safety rules.</p>	Include Lake Mahinapua Aquatic Club Inc. use of motorised craft as a permitted activity on the surface of Lake Mahinapua.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.194	Activities on the surface of water	ASW - P2	Support	Inappropriate structures or activities on the surface of water can adversely affect the values associated with a waterbody.	Retain as notified
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.459	Activities on the surface of water	ASW - P3	Support	We support this policy.	Retain policy.
Westpower Limited (S547)	S547.400	Activities on the surface of water	ASW - P3	Amend	Policy is not appropriately worded.	Amend the first paragraph: Provide for ... provided that the activity avoids, remedies or mitigates ;
Te Runanga o Ngai Tahu, Te Runanga	S620.195	Activities on the surface of water	ASW - P3	Support	Enables commercial activities that support the wellbeing of the community	Retain as notified

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o Ngati Waewae, Te Runanga o Makaawhio (S620)					provide that there are no adverse effects on Poutini Ngāi Tahu values	
Buller District Council (S538)	S538.284	Activities on the surface of water	Activities on the Surface of Water Rules	Support	Council supports the objective, policies and rules for Activities on the Surface of Water which appropriately focuses on controlling commercial activities and structures on natural waterbodies.	Retain as notified. Objective ASW-O1; Policies ASW-P1 - P3; Rules: ASW-R1 - R7
Chris & Jan Coll (S558)	S558.276	Activities on the surface of water	Activities on the Surface of Water Rules	Support	We support these rules.	Retain
Chris J Coll Surveying Limited (S566)	S566.276	Activities on the surface of water	Activities on the Surface of Water Rules	Support	We support these rules.	Retain
William McLaughlin (S567)	S567.341	Activities on the surface of water	Activities on the Surface of Water Rules	Support	We support these rules.	Retain
Laura Coll McLaughlin (S574)	S574.276	Activities on the surface of water	Activities on the Surface of Water Rules	Support	We support these rules.	Retain
Department of Conservation (S602)	S602.134	Activities on the surface of water	Activities on the Surface of Water Rules	Amend	An additional rule is required to capture any other unanticipated activities and structures on the surface of waterbodies.	Add an additional Rule: ASW-R8 Permanent Swimming Platforms on the Surface of Natural Waterbodies Activity status: Discretionary
Department of Conservation (S602)	S602.135	Activities on the surface of water	Activities on the Surface of Water Rules	Amend	An additional rule is required to capture any other unanticipated activities and structures on the surface of waterbodies.	Add an additional Rule: ASW-R9 Activities, watercraft, structures, or buildings not provided for in another Rule Activity status: Non-complying
Westpower Limited (S547)	S547.401	Activities on the surface of water	Permitted Activities	Amend	Avoid duplication of regulation for activities by the West Coast Regional Council.	Add an advice note to Rules regarding the intent of the rule not to apply to activities or structures already managed under regional plan provisions for activities in the bed of waterways. Ensure that activities permitted in the regional plan for the beds of waterways are permitted activities in this plan.

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Westpower Limited (S547)	S547.402	Activities on the surface of water	Permitted Activities	Amend	Provide for activities related to existing lawfully established structures.	Add a new permitted activity rule for the operation, maintenance, repair and upgrade of existing Energy Activities and Infrastructure, including Critical Infrastructure, where they are the same or similar in character, scale or intensity.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.460	Activities on the surface of water	ASW - R1	Support	We support this rule.	Retain rule.
Jet Boating New Zealand (S161)	S161.003	Activities on the surface of water	ASW - R2	Support in part	The Rule is generally supported as it provides a Permitted Activity status for recreational jet boating (being a use of motorised watercraft) on the surface of waterbodies. However the rivers that have been used for recreational jet boating via a speed uplifting under the Maritime Transport Act 2013, Maritime Rules Part 91- • Makaawhio River (Jacobs River) and Kaimata/New River (New River) should be maintained as available for recreational jet boating, albeit both rivers are very infrequently boated due to low water flows (Kaimata/New River) and lack of public access (Makaawhio River). In these circumstances an exclusion from a Permitted Activity status for recreational jet boating is considered to be unnecessary and unwarranted.	Amend the Rule to read This does not occur on the surface of Lake Mahinapua or Mahinapua Creek/Tuwharewhare, Waitangiroto River, Makaawhio River , Arahura River, Kaimata/New River , Makatata Stream or Saltwater Lagoon (at Paroa) except:
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.461	Activities on the surface of water	ASW - R2	Support	We support this rule.	Retain rule.
Neville Higgs (S329)	S329.001	Activities on the surface of water	ASW - R2	Oppose	Yachting regattas and club sailing days have been held on Lake Mahinapua for	Amending the rules so as Lake Mahinapua can be used for yachting regattas, weekend

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					<p>about the last 80 years without any major issues having arisen and as such should be able to continue as of right without the need to get the consent for each or every event from a body that is not representative of the total population of New Zealand.</p> <p>Similarly trailer yachts have been operated at various times on the lake for a number of years and also should not be prevented from continuing to do so.</p> <p>There are activities associated with sailing that require motors to be used on craft. The placing of buoys for sailing events, the launching and retrieving of larger yachts and the providing of assistance to yachts when the wind suddenly drops off or sudden high winds cause them to overturn are some of the major reason for requiring boat motor assistance. Limiting the speed of motorised craft to 5 knots over the whole lake, except for in emergencies, would be a practical way of keeping a more tranquil environment.</p>	<p>club sailing and casual sailing including the sailing of trailer yachts as of right. This will require providing for the use of motorised craft for the setting of buoys and general direction of the regattas and club sailing. The use of auxiliary motors on trailer yachts for launching and retrieval, propulsion when the wind drops off and the like is also required.</p> <p>This can be done by</p> <ul style="list-style-type: none"> deleting Lake Mahinapua from the provision or defining motorised craft so as the definition does not include craft being propelled by a motor but not exceeding a speed of 5 knots.
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.038	Activities on the surface of water	ASW - R2	Support in part	<p>The Māori Trustee is generally comfortable with the rules in the 'Activities on the surface of water' chapter.</p> <p>However, the Māori Trustee considers that a provision should be included to allow access to landlocked parcels where primary and physical access can only be achieved through crossing a waterway.</p>	<p>The Māori Trustee considers that the following activity should be inserted in rule ASW R2(1)(b)(vii).</p> <p>Amendments R2(1)(b)(vii.) Access to landlocked parcels where primary and physical access is only achieved through crossing the waterway.</p>
Buller Conservation Group (S552)	S552.124	Activities on the surface of water	ASW - R2	Amend	Prohibitions need to be retained and transferred over from the relevant district plans	1. ...Lake Christobel, Lake Hanlon, Kohaihai River In the following water bodies, the use of motorised water craft with an engine capacity of greater than 5

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						horse power is prohibited:• Lake Daniells• Punakaiki River: upstream of the road bridge.• Pororari River: upstream of the road bridge.• Otomahana Lagoon• Orowaiti River: upstream of the rail bridge.• Okari: upstream of the road bridge.
Frida Inta (S553)	S553.124	Activities on the surface of water	ASW - R2	Amend	It appears only Runanga/ Iwi - approved sites that are being considered as restrictive.	1. ...Lake Christobel, Lake Hanlon, Kohaihai River In the following water bodies, the use of motorised water craft with an engine capacity of greater than 5 horse power is prohibited:• Lake Daniells• Punakaiki River: upstream of the road bridge.• Pororari River: upstream of the road bridge.• Otomahana Lagoon• Orowaiti River: upstream of the rail bridge.• Okari: upstream of the road bridge.
Minerals West Coast (S569)	S569.031	Activities on the surface of water	ASW - R2	Amend	the rules for activities on the surface of water should clearly exclude suction dredging activities	Add 1. b. vii. Suction dredging for gold mining
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.196	Activities on the surface of water	ASW - R2	Amend	The ability for mana whenua to build on their Mātauranga through monitoring needs to be enabled.	Amend to include the following and consequential changes to the numbering: (b) Where the activity is for:i. Mātauranga Māori Monitoring , (ii) (†) Scientific investigations or monitoring;
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.462	Activities on the surface of water	ASW - R3	Support	We support this rule.	Retain rule.
Westpower Limited (S547)	S547.403	Activities on the surface of water	ASW - R3	Amend	A minor amendment is required to provide for artificial waterways as well.	Amend the heading: Installation of Structures on the Surface of Artificial Lakes, Ponds and Waterways.
Te Mana Ora (Community and Public Health) of the	S190.463	Activities on the surface of water	ASW - R4	Support	We support this rule.	Retain rule.

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NPWS/ Te Whatu Ora (S190)						
West Coast Fish and Game Council (S302)	S302.006	Activities on the surface of water	ASW - R4	Support	Mai Mai are essential to lawful gamebird hunting activities, and must be constructed either within the riparian margin of a lake or river/wetland, or over the surface of the waterbody	Amend Permitted Activity Rule ASW - R4 Installation of structures on the Surface of Natural Waterbodies by adding; These are temporary Mai Mai installed for the purposes of lawful gamebird hunting; or
Lake Mahinapua Aquatic Club Inc (S332)	S332.002	Activities on the surface of water	ASW - R4	Oppose in part	Lake Mahinapua Aquatic Club Inc. has been conducting sailing events on the surface of Lake Mahinapua since 1943. Temporary marker buoys are an essential part of yacht racing conducted by the Club.	Include the laying of temporary marker buoys by the Lake Mahinapua Aquatic Club Inc. on Lake Mahinapua as a permitted activity during sailing season October to April.
Department of Conservation (S602)	S602.131	Activities on the surface of water	ASW - R4	Oppose	Amend the activity status of Rule ASW - R4 to remove temporary swim platforms as these have the potential to affect significant indigenous vegetation and significant habitats of indigenous fauna if located within an ecologically sensitive area.	Amend:Activity Status Permitted Where: These are whitebait stands installed in accordance with West Coast Whitebait Fishing Regulations; or These are temporary swimming platforms installed for a single swimming season; orThese are structures installed by Poutini Ngāi Tahu that are identified in an Iwi/Papatipu Rūnanga Management Plan for Arahura River, Makaawhio River, Waitangiroto River, Mahinapua Creek/Tuwharewhare, Makatata Stream or Lake Mahinapua and have written approval of the relevant Poutini Ngāi Tahu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio. Advice Note: Whitebait stands are primarily regulated by the West Coast Regional Council through the West Coast Regional Land and Water Plan. Where structures are proposed on the surface of waterbodies check the Natural Character and Margins of Waterbodies provisions to determine whether consent is required for the landward

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						portion of the structure located in any riparian margin. Where structures are proposed on the surface of waterbodies within Sites and Areas of Significance to Māori these also subject to Rule SASM - R6 in the Sites and Areas of Significance to Māori Chapter.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.197	Activities on the surface of water	ASW - R4	Amend	Consistency as elsewhere in the plan provides for temporary whitebait stands.	Amend as follows: Clause (1) include temporary before whitebait and Clause (3) have written approval of the relevant Poutini Ngāi Tahu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio. Advice note: 4. Written approval is from the relevant Poutini Ngāi Tahu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio and from Te Rūnanga o Ngāi Tahu in relation to Lake Mahinapua
Westpower Limited (S547)	S547.0504	Activities on the surface of water	ASW - R4	Amend	The permitted rules provide for a very limited range of structures as permitted activities. See the outcome sought under Permitted Activities above.	(1) See the outcome sought under permitted activities above.
Westpower Limited (S547)	S547.0508	Activities on the surface of water	ASW - R4	Oppose in part	The permitted rules provide for a very limited range of structures as permitted activities. See the outcome sought under Permitted Activities above.	(1) See the outcome sought under permitted activities above.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.464	Activities on the surface of water	ASW - R5	Support	We support this rule.	Retain rule.
Department of Conservation (S602)	S602.132	Activities on the surface of water	ASW - R5	Amend	Amend Rule ASW-R5 to apply to temporary swimming platforms and include an additional matter of control regarding the management of effects on ecological and biodiversity values so that	Amend: Controlled Activities Activity Status Controlled 1. Where this does not occur in the Arahura River, Makaawhio River,

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					swimming platforms appropriately manage any potential effects on aquatic flora and fauna and any effects on conservation values.	Makatata Stream or Lake Mahinapua– and 2. Where installed for a single swimming season. Matters of control are: a. Size, design and location of structure; b. Water safety measures; c. Compliance with any Iwi/Papatipu Rūnanga Management Plan or where this does not exist, advice from the relevant Poutini Ngāi Tahu Rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio; andd. Management of effects on ecological, biodiversity and conservation values; e. Management of effects on natural character of the waterbody and its margins.Activity status where compliance not achieved: Discretionary
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.198	Activities on the surface of water	ASW - R5	Support	For those rivers where swimming platforms are enabled it is important that Poutini Ngāi Tahu have input to ensure these values are protected.	Retain as notified
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.465	Activities on the surface of water	ASW - R6	Support	We support this rule.	Retain rule.
TiGa Minerals and Metals Limited (S493)	S493.068	Activities on the surface of water	ASW - R6	Amend		Amend: Specifically exclude suction dredging activities
Buller Conservation Group (S552)	S552.125	Activities on the surface of water	ASW - R6	Amend	There needs to be a list of waterbodies where commercial activities are not acceptable	extend list of waterbodies to include those where commercial activities are not acceptable
Frida Inta (S553)	S553.125	Activities on the surface of water	ASW - R6	Amend	There needs to be a list of waterbodies where commercial activities are not acceptable.	Extend list of waterbodies to include those where commercial activities are not acceptable

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Department of Conservation (S602)	S602.133	Activities on the surface of water	ASW - R6	Amend	Include an additional matter of discretion regarding the management of effects on ecological and biodiversity values so that these activities are appropriately manage any potential effects on aquatic flora and fauna.	<p>Activity Status Restricted Discretionary Where:</p> <ol style="list-style-type: none"> Any commercial activity on the Makaawhio River, Arahura River, Lake Mahinapua, Mahinapua Creek/Tuwharewhare, Makatata Stream, Saltwater Lagoon (at Paroa), Waitangiroto River or Kaimata/New River is in accordance with an Iwi/Papatipu Rūnanga Management Plan and has written approval of the relevant Poutini Ngāi Tahu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio. <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Effects on public access and recreational use of the waterbody; Effects on landscape, natural features or natural character of the waterbody and its margins; Effects on the amenity values or any adjacent residential activities; Effects on significant natural or historic heritage values including effects on scheduled sites or areas; Effects on ecological, biodiversity and conservation values; Effects of noise on the natural character, ecological and amenity values; and Effects on Poutini Ngāi Tahu cultural values including access to mahinga kai and scheduled sites and areas. <p>Advice Note:</p> <ol style="list-style-type: none"> Where activities are proposed on the surface of waterbodies within Sites and Areas of Significance to Māori these also subject to rules in the

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						Sites and Areas of Significance to Māori Chapter. Activity status where compliance not achieved: Discretionary
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.199	Activities on the surface of water	ASW - R6	Amend	Preference is for reference to Poutini Ngāi Tahu values as only mana whenua can speak to their values.	Amend as follows: Clause (1)and has written approval of the relevant Poutini Ngāi Tahu rūnanga – Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio . Discretion is restricted to:(f)effects on Poutini Ngāi Tahu cultural values Add to the advice note: 2. Written approval is from the relevant Poutini Ngāi Tahu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio and from Te Rūnanga o Ngāi Tahu in relation to Lake Mahinapua.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.466	Activities on the surface of water	ASW - R7	Support	We support this rule.	Retain rule.
TiGa Minerals and Metals Limited (S493)	S493.069	Activities on the surface of water	ASW - R7	Amend		Amend to specifically exclude suction dredging activities
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.200	Activities on the surface of water	ASW - R7	Amend	Definition of Poutini Ngāi Tahu, Treaty Settlement Requirements and a ASW R4.	Amend as follows:) or Kaimata/New River always be limited notified to the relevant Poutini Ngāi Tahu rūnanga and may be publicly notified.
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.008	Coastal Environment	CE	Oppose	Erosion of private property rights. Section 32 analysis has not been adequately done. Research into what the terms; significance, values, features and character mean in relation to this section has not be done. This appears to have been a broad-brush desktop review and has included areas that are not of outstanding or high value. The	Remove this section until adequate analysis has been done as laid out in Section 32. These areas have not been correctly identified. They need to be redone correctly. The private information gathered is to be kept private (Central Government required to find a solution to this).

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					restrictions to building heights and floor area is restrictive and impractical.	
KiwiRail Holdings Limited (S442)	S442.078	Coastal Environment	CE	Support	KiwiRail supports the permitted activity status of network utilities buildings and structures in the Coastal Environment, subject to standards.	Retain as proposed
Waka Kotahi NZ Transport Agency (S450)	S450.145	Coastal Environment	CE	Support	Waka Kotahi supports the overview as it identifies earthworks as an essential prerequisite for development recognising that the earthworks can affect amenity values such as traffic. Earthworks is an important part of maintaining, repairing, and constructing essential infrastructure such as roads.	Retain as proposed.
Grey District Council (S608)	S608.079	Coastal Environment	CE	Amend	Consistency with overlay description	Amend the Coastal Environment chapter to be consistent with this overlay description by removing it from the urban areas of the Grey District
Misato Nomura (S151)	S151.011	Coastal Environment	Coastal Environment	Support	<p>There are also 3 Coastal Overlays. High Coastal Natural Character Area, Outstanding Coastal Environment and Coastal Environment.</p> <p>It is difficult to distinguish the difference between High Coastal Natural Character Area and Outstanding Coastal Environment. There are also little to no rules that speak to the Coastal Environment and if there are, it has not been clearly outlined.</p>	Revert back to standards in Buller District Plan and identifying Coastal Environments using areas within 150m of the Mean High Water Springs instead.
Westland District Council (S181)	S181.025	Coastal Environment	Coastal Environment	Support	Westland District Council supports these Objectives, Policies but opposes parts of the rules as outlined	Retain the objectives and policies
Gerard Nolan (S261)	S261.003	Coastal Environment	Coastal Environment	Oppose	I understand that our environment is changing and i am unsure of what the future holds, but as a resident of Okuru Haast I feel that we are doing the best	Remove Coastal Natural Character Overlay from Okuru

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					<p>that we can in our village</p> <ul style="list-style-type: none"> - we funded a ROCK WALL we have in the Okuru managed by Westland Regional Council - Rating District acc., which pays to maintain the rock wall. - Open Bay Island is positioned straight in front of Okuru which also helps to protect us from high seas coming into our shoreline. - A Sandspit and Estuary in front of Okuru. 	
John Caygill (S290)	S290.006	Coastal Environment	Coastal Environment	Amend	<p>1 Lack of alignment with national and regional policy direction.</p> <p>(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.</p> <p>Amend the definition of the Coastal Environment throughout the plan to be consistent with the NZCPS1 and the RPS.</p>	Amend the definition of the Coastal Environment throughout the plan to be consistent with the NZCPS1 and the RPS.
Riarnne Klempel (S296)	S296.006	Coastal Environment	Coastal Environment	Amend	Please consider policy 11,12,13,14,15 and 17 in the New Zealand coastal policy statement.	Amend the plan to consider policy 11,12,13,14,15 and 17 in the New Zealand coastal policy statement.
John Helen & Brett Hadland (S318)	S318.002	Coastal Environment	Coastal Environment	Oppose	Qe oppose the coastal overlay associated with our properties and want them amended	Remove the Coastal Environment Overlay from our property [at 1298 Kumara Junction Highway]
Lynne Lever & Greg Tinney (S320)	S320.002	Coastal Environment	Coastal Environment	Amend	The proposed coastal overlay currently blankets 95% of our property. Approx 80% if this area has no visual connection to the coastal environment and does not have the described characteristics of the	We want the coastal overlay boundaries amended for our property and realigned with the terrace edge.

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					coastal environment as listed in the NZCPS.	
Suzanne Hills (S443)	S443.033	Coastal Environment	Coastal Environment	Amend	The NZCPS is inconsistently applied. Inconsistencies exist between policies and rules.	Review this section to ensure consistency with the NZCPS.
Jane Whyte & Jeff Page (S467)	S467.005	Coastal Environment	Coastal Environment	Amend	The coastal environment overlays are not clear in their geographic application and relationship with other plan provisions, and are overly restrictive;	Review coastal environment overlays to enable tourism development at Punakaiki village
Westpower Limited (S547)	S547.405	Coastal Environment	Coastal Environment	Amend	Activities can occur in these areas whilst retaining values.	Ensure provisions adequately recognise the importance of these activities and infrastructure to the community and the environment within which they must locate or traverse. This includes providing for the maintenance and enhancement of the generation and supply of renewable energy, including new activities, to enable communities.
Buller Conservation Group (S552)	S552.012	Coastal Environment	Coastal Environment	Amend	Coastal Environment should be within the 'Natural Environment Values' collection	Move Section to Natural Environment Values
Frida Inta (S553)	S553.012	Coastal Environment	Coastal Environment	Amend	CE - Coastal Environment, should be within the 'Natural Environment Values' collection	Move Section to Natural Environment Values
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.002	Coastal Environment	Coastal Environment	Amend	The Plan lacks alignment with regional and national policy direction including NZCPS Policy 1 and Policy 11.	Ensure provisions align with NZCPS.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.414	Coastal Environment	Coastal Environment	Amend	The definition also includes words similar to "Significant indigenous biological diversity" which is defined in the WCRPS with respect to the coastal environment and Policy 11 of the NZCPS.	Consider including the WCRPS definition for "Significant indigenous biological diversity" for use in the CE Chapter with respect to the coastal environment and Policy 11 of the NZCPS.
Royal Forest and Bird Protection Society of New	S560.417	Coastal Environment	Coastal Environment	Amend	In Forest & Bird's view the CE has not been adequately mapped	Anment coastal environment mapping meets the requirements of NZCPS Policy 1.

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Zealand Inc. (Forest & Bird) (S560)						
Department of Conservation (S602)	S602.138	Coastal Environment	Coastal Environment	Amend	There are a number of areas in the coastal environment which do not extend down to the CMA and do not meet the requirements of Policy CE-P1 or Policy 1 of the NZCPS.	Map the entire coastal environment down to the CMA in accordance with the NZCPS and Policy CE-P1.
Department of Conservation (S602)	S602.166	Coastal Environment	Coastal Environment	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Grey District Council (S608)	S608.080	Coastal Environment	Coastal Environment	Amend	Subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Avery Brothers (S609)	S609.054	Coastal Environment	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.
Westpower Limited (S547)	S547.0509	Coastal Environment	Coastal Environment	Support	Westpower is concerned that assessment and mapping of outstanding natural landscapes, features and character (including high natural character) has failed to adequately recognise and provide for existing energy activities and infrastructure within those areas for the benefits of the community. A lack of adequate recognition and provision for these activities impacts the community in accessing and using renewable energy generation and therefore has wider effects on the environment. The fact that such areas can be identified as meeting an outstanding or high	(1) 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. (2) Ensure provisions adequately recognise the importance of these activities and infrastructure to the community and the environment within which they must locate or traverse. This includes providing for the maintenance and enhancement of the generation and supply of renewable energy, including new activities, to enable communities.

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					designation with such activities in place indicates that such activities can occur in these areas whilst retaining values and this has not been appropriate recognised.	
West Coast Penguin Trust (S275)	S275.006	Coastal Environment	Overview	Amend	CE - introduction, Indigenous Biodiversity: The objectives, policies and rules in relation to clearance of indigenous vegetation in the coastal environment are located in the ECO - Ecosystems and Biodiversity Chapter. In order to protect indigenous species and to alert those seeking to clear vegetation to the fact that species may nest in non-indigenous vegetation, we recommend the expansion of this sentence	Add the following to the end of the Overview section: The objectives, policies and rules in relation to clearance of indigenous vegetation or other vegetation where it provides habitat for indigenous species in the coastal environment are located in the ECO - Ecosystems and Biodiversity Chapter.
West Coast Penguin Trust (S275)	S275.015	Coastal Environment	Overview	Support	In order to protect indigenous species and alert the people to the fact that indigenous species may nest in non indigenous vegetation.	Expand the overview statement as follows: "The objectives policies and rules in relation to clearance of indigenous vegetation or other vegetation where it provides habitat for indigenous species in the coastal environment are located...."
Westpower Limited (S547)	S547.406	Coastal Environment	Overview	Amend	Does not adequately describe development in the coastal environment.	Add a new paragraph 2: Development, Energy Activities and Infrastructure Given the topography of the West Coast a significant level of development, including energy activities and infrastructure, occurs in and through the coastal environment. These activities are important and integral components in ensuring resilience, and enabling the social, cultural and economic wellbeing, of communities throughout the West Coast. As well as the spatial location of communities there is a requirement to recognise the network of communities and the linkages between them in managing

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						activities within the coastal environment as a whole. Both national policies, ie NZCPS and NPSREG, and regional policies, ie RPS, recognise the need for activities, including energy activities and infrastructure, to be undertaken within or through the coastal environment. The plan must appropriately provide for activities taking in to account the topography, conditions, existing and required activities and development and values present in the coastal environment.
Westpower Limited (S547)	S547.407	Coastal Environment	Overview	Amend	No consistency of reference to Strategic Objectives and Policies.	Add references to Strategic Objectives and Policies as per previous chapters.
Buller Conservation Group (S552)	S552.126	Coastal Environment	Overview	Oppose	'Coastal Environment' should be in the Natural Environment Values chapter.	put 'Coastal Environment' should be in the Natural Environment Values chapter
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.277	Coastal Environment	Overview	Amend	The overview statement says the Plan achieves the NZCPS by identifying and mapping a Coastal Environment overlay. However, that mapping is incomplete. Nor are the coastal overlays sufficient to give effect to the NZCPS.	Amend the CE-Overview to clarify the approach taken to mapping the coastal environment with reference to the Planning map overlay. If that overlay is updated as sought in this submission to fully identify the extent of CE consistent with Policy 1 of the NZCPS then reference to the maps can be relied on. However, if that identification of extent has not been included then reference to coastal areas meeting Policy 1 of the NZCPS should be included in the overview explanation.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.529	Coastal Environment	Overview	Amend	This is also uncertain with respect to Policy 11 of the NZCPS which is only directly referred to in relation to Plantation Forestry and obliquely in relation to "Other relevant" provisions where reference to indigenous	Amend the overview to clearly set out how Policy 11 is given effect to in the Plan and explain the relationship between vegetation clearance and the policy 13 and 15 matters addressed in the CE chapter.

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					biodiversity in relation to vegetation clearance are location in the ECO chapter.	
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.073	Coastal Environment	Overview	Amend	Should also recognise that a significant amount of economic activity also has to occur within the coastal environment	Amend the overview as follows: The narrow strip of land between the mountains and the sea in the West Coast/Te Tai o Poutini means that most of the community lives on or near the coast - with three of the four major towns and many small settlements being located on or near the coast. A significant proportion of activities also occur within the coastal environment, some have a functional or operational need to occur there, and the coastal environment is therefore vital to providing for the economic well-being of the region.
Department of Conservation (S602)	S602.137	Coastal Environment	Overview	Amend	Support the overview with amendments to paragraph 3 to make it explicit that to give effect to the NZCPS, coastal environment rules are required to appropriately manage adverse effects on coastal environment values.	Amend Paragraph 3: Approach to managing the coastal environment Te Tai o Poutini Plan must give effect to the New Zealand Coastal Policy Statement 2010 (NZCPS), which requires a strategic approach to managing development on the West Coast/Te Tai o Poutini. Te Tai o Poutini Plan achieves this by identifying and mapping a Coastal Environment overlay that recognises the extent and characteristics of the coastal environment where coastal natural character and coastal processes (including coastal erosion), influences or qualities are significant. Within this coastal environment overlay, adverse effects on the coastal environment are appropriately managed through Te Tai o Poutini Plan rules, and close collaboration with other bodies and agencies with functions relevant to the coastal environment is required.

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Grey District Council (S608)	S608.653	Coastal Environment	Overview	Support in part	While the identification of potentially multiple relevant rules to an activity is important, the wording implies that all rules must be complied with rather than the most applicable rule. For this section, the restrictions in NC-R1 render the other PA rules unusable.	Clarification on how this wording corresponds to standard best practice in the planning sector.
Inger Perkins (S462)	S462.020	Coastal Environment	Coastal Environment Objectives	Amend	CE-O4 has been removed when it should have been strengthened, unless covered elsewhere. Recognition and provision for the effects of climate change is inadequate. I suggest that this needs a more proactive and comprehensive approach to mitigation and to reduction of the effects of climate change.	Include Objective CE-04 which provides a proactive and comprehensive approach to mitigation and reduction of the effects of climate change. "
Buller District Council (S538)	S538.285	Coastal Environment	Coastal Environment Objectives	Support	Council supports the objectives and policies for the Coastal Environment.	Retain as notified. Objectives CE-O1 - O3; Policies CE-P1 - P8
Avery Brothers (S609)	S609.077	Coastal Environment	Coastal Environment Objectives	Support	O1-O2 We support these objectives.	Retain
Craig Schwitzer (S96)	S96.013	Coastal Environment	CE - O1	Support	This is a good idea	Retain this part of the plan
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.468	Coastal Environment	CE - O1	Support	We support this objective.	Retain objective.
Transpower New Zealand Limited (S299)	S299.061	Coastal Environment	CE - O1	Support	Transpower supports CE-O1 as it recognises well-being.	Retain this objective
John Brazil (S360)	S360.027	Coastal Environment	CE - O1	Support	CE-01 I support this objective	Retain as notified
Inger Perkins (S462)	S462.019	Coastal Environment	CE - O1	Support	This objective hints at sustainable development but needs to be extended to consider both current and future needs of	Expand the objective to consider both current and future needs of people and communities in accordance with sustainable development

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					people and communities as explained in my comments on Strategic Direction above.	principles.
Russell and Joanne Smith (S477)	S477.010	Coastal Environment	CE - O1	Support	The submitter supports this objective which seeks to preserve the character of the coastal environment while recognising that the coastal environment is important in providing for people's social and economic wellbeing.	Retain as notified
Tim Macfarlane (S482)	S482.010	Coastal Environment	CE - O1	Support	The submitter supports this objective which seeks to preserve the character of the coastal environment while recognising that the coastal environment is important in providing for people's social and economic wellbeing.	Retain as notified
TiGa Minerals and Metals Limited (S493)	S493.070	Coastal Environment	CE - O1	Support	Many people in the region derive benefit from the coastal environment.	Retain as notified.
Claire & John West (S506)	S506.010	Coastal Environment	CE - O1	Support	The submitter supports this objective which seeks to preserve the character of the coastal environment while recognising that the coastal environment is important in providing for people's social and economic wellbeing.	Retain as notified
Leonie Avery (S507)	S507.084	Coastal Environment	CE - O1	Support	We support these objectives.	Retain as notified.
Jared Avery (S508)	S508.084	Coastal Environment	CE - O1	Support	We support these objectives.	Retain as notified.
Kyle Avery (S509)	S509.084	Coastal Environment	CE - O1	Support	We support these objectives.	Retain as notified.
Avery Bros (S510)	S510.084	Coastal Environment	CE - O1	Support	We support these objectives.	Retain as notified.
Bradshaw Farms (S511)	S511.084	Coastal Environment	CE - O1	Support	We support these objectives.	Retain as notified.
Paul Avery (S512)	S512.084	Coastal Environment	CE - O1	Support	We support these objectives.	Retain as notified.

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Brett Avery (S513)	S513.084	Coastal Environment	CE - O1	Support	We support these objectives.	Retain as notified.
Steve Croasdale (S516)	S516.065	Coastal Environment	CE - O1	Support		Retain
Federated Farmers of New Zealand (S524)	S524.086	Coastal Environment	CE - O1	Support	These objectives appear to be consistent with the NZCPS	Retain as notified.
Lauren Nyhan Anthony Phillips (S533)	S533.010	Coastal Environment	CE - O1	Support	The submitter supports this objective which seeks to preserve the character of the coastal environment while recognising that the coastal environment is important in providing for people's social and economic wellbeing.	Retain as notified
Neil Mouat (S535)	S535.034	Coastal Environment	CE - O1	Support	We support these objectives.	Retain as notified.
Straterra (S536)	S536.064	Coastal Environment	CE - O1	Amend	The word "preserve" is too restrictive as it means no change is acceptable.	Replace "preserve" with "protect".
Westpower Limited (S547)	S547.408	Coastal Environment	CE - O1	Amend	Does not give effect to the RPS, Objective 1 of Chapter 9.	Amend: To;a) Protect indigenous biological diversity;b) Preserve natural character, and protect it from inappropriate subdivision, use and development; andc) Protect natural features and natural landscapes from inappropriate subdivision, use and development.
Westpower Limited (S547)	S547.409	Coastal Environment	CE - O1	Amend	Does not seek to define/refine those national and regional policies at the more local scale	Add a new CE-10A: Provide for appropriate subdivision, use and development in the coastal environment to enable people and communities to maintain or enhance their economic, social and cultural wellbeing.
Westland Farm Services (S550)	S550.004	Coastal Environment	CE - O1	Support	Seeks to preserve the character of the coastal environment while recognising that the coastal environment is important in providing for people's social and economic wellbeing.	Retain

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Buller Conservation Group (S552)	S552.127	Coastal Environment	CE - O1	Amend	Should be separated into 2 objectives; one providing for protection, the other for exploitation.	separate into 2 objectives
Frida Inta (S553)	S553.127	Coastal Environment	CE - O1	Amend	Should be separated into 2 objectives; one providing for protection, the other for exploitation.	separate into 2 objectives
Chris & Jan Coll (S558)	S558.278	Coastal Environment	CE - O1	Support		Retain
Stewart & Catherine Nimmo (S559)	S559.010	Coastal Environment	CE - O1	Support	The submitter supports this objective which seeks to preserve the character of the coastal environment while recognising that the coastal environment is important in providing for people's social and economic wellbeing.	Retain as notified
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.278	Coastal Environment	CE - O1	Amend	The Objective is worded inappropriately to give effect to the NZCPS and to achieve the purpose of the Act.	Amend: "To preserve the natural character, landscapes and biodiversity of the coastal environment while enabling people and communities to provide for their social, economic and cultural wellbeing in a manner appropriate for the coastal environment."
Geoff Volckman (S563)	S563.057	Coastal Environment	CE - O1	Support		Retain
Catherine Smart-Simpson (S564)	S564.063	Coastal Environment	CE - O1	Support		Retain
Joel and Jennifer Watkins (S565)	S565.017	Coastal Environment	CE - O1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.278	Coastal Environment	CE - O1	Support		Retain
William McLaughlin (S567)	S567.343	Coastal Environment	CE - O1	Support		Retain
Minerals West Coast (S569)	S569.014	Coastal Environment	CE - O1	Amend	must be consistent with the New Zealand Coastal Policy Statement.	Delete term preserve
Laura Coll McLaughlin (S574)	S574.278	Coastal Environment	CE - O1	Support		Retain

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Tim and Phaedra Robins (S579)	S579.017	Coastal Environment	CE - O1	Support	Seeks to preserve the character of the coastal environment	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.074	Coastal Environment	CE - O1	Support	Recognises that many people in the West Coast region derive benefit from the coastal environment, and that the coastal environment covers large areas of land which is used for vital economic activities.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.054	Coastal Environment	CE - O1	Support	Recognises that many people in the West Coast region derive benefit from the coastal environment.	Retain as notified.
Department of Conservation (S602)	S602.141	Coastal Environment	CE - O1	Amend	Amend Objective CO-O1 so that it accords with Part 2 of the Act, and key provisions of the NZCPS.	Amend: To preserve the natural character, landscapes and biodiversity of the coastal environment, and protect these values from inappropriate subdivision, use and development , while enabling people and communities to provide for their social, economic and cultural wellbeing in a manner appropriate for the coastal environment.
Birchfield Ross Mining Limited (S604)	S604.049	Coastal Environment	CE - O1	Support	Recognises that many people in the West Coast region derive benefit from the coastal environment	Retain as notified.
Karamea Lime Company (S614)	S614.085	Coastal Environment	CE - O1	Support		Retain
Peter Langford (S615)	S615.085	Coastal Environment	CE - O1	Support		Retain
Snodgrass Road submitters (S619)	S619.038	Coastal Environment	CE - O1	Support	It is important the plan seek appropriate use and development of the coastal environment	Retain provision.
Craig Schwitzer (S96)	S96.014	Coastal Environment	CE - O2	Support	This is a good idea	Retain this part of the plan
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.469	Coastal Environment	CE - O2	Support	We support this objective.	Retain objective.
John Brazil (S360)	S360.037	Coastal Environment	CE - O2	Support	I support this objective	Retain as notified.

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Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.039	Coastal Environment	CE - O2	Support in part	The Māori Trustee is generally comfortable with the objectives in the 'Coastal Environment' chapter. However, the Māori Trustee reiterates her point made in paragraph 11 that ancestral lands needs to be defined to preclude ambiguity within the Proposed Plan.	The Māori Trustee considers that 'ancestral lands' should be defined in the definitions chapter of the Proposed Plan.
Leonie Avery (S507)	S507.085	Coastal Environment	CE - O2	Support	We support these objectives.	Retain as notified.
Jared Avery (S508)	S508.085	Coastal Environment	CE - O2	Support	We support these objectives.	Retain as notified.
Kyle Avery (S509)	S509.085	Coastal Environment	CE - O2	Support	We support these objectives.	Retain as notified.
Avery Bros (S510)	S510.085	Coastal Environment	CE - O2	Support	We support these objectives.	Retain as notified.
Bradshaw Farms (S511)	S511.085	Coastal Environment	CE - O2	Support	We support these objectives.	Retain as notified.
Paul Avery (S512)	S512.085	Coastal Environment	CE - O2	Support	We support these objectives.	Retain as notified.
Brett Avery (S513)	S513.085	Coastal Environment	CE - O2	Support	We support these objectives.	Retain as notified.
Steve Croasdale (S516)	S516.066	Coastal Environment	CE - O2	Support		Retain
Federated Farmers of New Zealand (S524)	S524.131	Coastal Environment	CE - O2	Support	These objectives appear to be consistent with the NZCPS	Retain as notified.
Neil Mouat (S535)	S535.035	Coastal Environment	CE - O2	Support	We support these objectives.	Retain as notified.
Chris & Jan Coll (S558)	S558.279	Coastal Environment	CE - O2	Amend		Retain
Geoff Volckman (S563)	S563.058	Coastal Environment	CE - O2	Support		Retain
Catherine Smart- Simpson (S564)	S564.064	Coastal Environment	CE - O2	Support		Retain

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Chris J Coll Surveying Limited (S566)	S566.279	Coastal Environment	CE - O2	Amend		Retain
William McLaughlin (S567)	S567.344	Coastal Environment	CE - O2	Amend		Retain
Laura Coll McLaughlin (S574)	S574.279	Coastal Environment	CE - O2	Amend		Retain
Karamea Lime Company (S614)	S614.086	Coastal Environment	CE - O2	Support		Retain
Peter Langford (S615)	S615.086	Coastal Environment	CE - O2	Support		Retain
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.201	Coastal Environment	CE - O2	Support	The relationship of Poutini Ngāi Tahu with their values and traditions with the coastal environment.	Retain as notified
Craig Schwitzer (S96)	S96.015	Coastal Environment	CE - O3	Support	This is a good idea	Retain this part of the plan
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.470	Coastal Environment	CE - O3	Support	We support this objective.	Retain objective.
Transpower New Zealand Limited (S299)	S299.062	Coastal Environment	CE - O3	Amend	Notwithstanding the lack of clarity as to the relationship between the CE and ENG chapters, and what is meant by the term 'minimised', as drafted, Objective CE-O3 gives effect to the NZCPS. Transpower is not opposed to the objective but notes that the Coastal Environment Chapter is also required to give effect to the NPSET. Depending on the relationship with the ENG provisions Transpower seeks an amendment to the objective so that the National Grid is recognised within the policy framework. The National Grid is subject to operational needs as opposed to strict	Amend CE-O3 as follows: CE-O3 To provide for activities which have a functional need (or operational need in respect of the National Grid) to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features and biodiversity values are minimised

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					functional needs in that the National Grid is not dependent on the coastal resource but is constrained in its location given the linear nature of the network and that it is required to connect to generation to provide for the transmission of electricity).	
John Brazil (S360)	S360.028	Coastal Environment	CE - O3	Support in part	The term "functional need" does not go far enough in recognising that some activities are required to operate in the coastal environment e.g. due to the location of mineral deposits.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.022	Coastal Environment	CE - O3	Amend	Silver Fern Farm broadly supports this policy but suggest that it be amended to include reference to " operational need " in addition to "functional need" so as to not overly restrict activities which are already limited to the areas in which they can take place i.e. Industrial areas. This would also help support Policy CE - P5.	Amend as follows: To provide for activities which have a functional need and/or an operational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
KiwiRail Holdings Limited (S442)	S442.073	Coastal Environment	CE - O3	Amend	KiwiRail supports policy which recognises the functional need of an activity to be located in a certain area. However, KiwiRail seeks amendment to include operational need within this policy.	Amend as follows: To provide for activities which have a n operational or functional need to locate in the margins of lakes, rivers and wetlands in such a way that the impacts on natural character are minimised.
Waka Kotahi NZ Transport Agency (S450)	S450.131	Coastal Environment	CE - O3	Support in part	The intent of the objective is supported by Waka Kotahi as it provides for activities that have a functional need to locate in the coastal environment, which enables some state highway infrastructure. However, there are times where there is an operational need to be located within the coastal environment as there are no other reasonable	Amend the objective: To provide for activities which have a functional need and operational need to locate in the coastal environment....

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					alternatives. It is recommended that the objective be amended to included 'operational need'.	
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.019	Coastal Environment	CE - O3	Support in part	The Ministry recognises that activities have a functional need to be located within the coastal environment. However, the Ministry request that operational need is included as educational facilities have an operational need to be located within coastal environments. This inclusion would also be consistent with CE-P5.	Amend as follows To provide for activities which have an operational and functional need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features and biodiversity values are minimised.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.029	Coastal Environment	CE - O3	Amend	Activities and structures located or required to be located in the Coast Environment.	Amend: To provide for activities which have a functional or operational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised . avoided, remedied, mitigated, offset or compensated.
TiGa Minerals and Metals Limited (S493)	S493.071	Coastal Environment	CE - O3	Amend	Some activities also have an operational need to locate within these environments.	Amend CE - O3 as follows: To provide for activities which have a functional or operational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Bert Hofmans (S504)	S504.009	Coastal Environment	CE - O3	Amend	The RMA is effects based not needs based and this is a subjective term, and difficult to administer consistently	Delete reference to "functional need"
Lindy Millar (S505)	S505.009	Coastal Environment	CE - O3	Amend	The RMA is effects based not needs based and this is a subjective term, and difficult to administer consistently	Delete reference to "functional need"
Leonie Avery (S507)	S507.086	Coastal Environment	CE - O3	Support in part	The term "functional need" does not go far enough in recognising that some activities are required to operate in the	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					coastal environment e.g. due to the location of mineral deposits.	impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Jared Avery (S508)	S508.086	Coastal Environment	CE - O3	Support in part	The term "functional need" does not go far enough in recognising that some activities are required to operate in the coastal environment e.g. due to the location of mineral deposits.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Kyle Avery (S509)	S509.086	Coastal Environment	CE - O3	Support in part	The term "functional need" does not go far enough in recognising that some activities are required to operate in the coastal environment e.g. due to the location of mineral deposits.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Avery Bros (S510)	S510.086	Coastal Environment	CE - O3	Support in part	The term "functional need" does not go far enough in recognising that some activities are required to operate in the coastal environment e.g. due to the location of mineral deposits.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Bradshaw Farms (S511)	S511.086	Coastal Environment	CE - O3	Support in part	The term "functional need" does not go far enough in recognising that some activities are required to operate in the coastal environment e.g. due to the location of mineral deposits.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Paul Avery (S512)	S512.086	Coastal Environment	CE - O3	Support in part	The term "functional need" does not go far enough in recognising that some activities are required to operate in the	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					coastal environment e.g. due to the location of mineral deposits.	coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Brett Avery (S513)	S513.086	Coastal Environment	CE - O3	Support in part	The term "functional need" does not go far enough in recognising that some activities are required to operate in the coastal environment e.g. due to the location of mineral deposits.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Steve Croasdale (S516)	S516.067	Coastal Environment	CE - O3	Amend	The term "functional need" does not go far enough.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the...
Federated Farmers of New Zealand (S524)	S524.132	Coastal Environment	CE - O3	Support	These objectives appear to be consistent with the NZCPS	Retain as notified.
Neil Mouat (S535)	S535.036	Coastal Environment	CE - O3	Support in part	The term "functional need" does not go far enough in recognising that some activities are required to operate in the coastal environment e.g. due to the location of mineral deposits.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Westpower Limited (S547)	S547.410	Coastal Environment	CE - O3	Amend	To reflect consistent wording throughout the document.	Amend To provide for activities which due to technical, locational, functional or operational constraints or requirements need to be undertaken in the coastal environment while managing adverse effects on natural character, landscape, natural features, access and biodiversity values.
Chris & Jan Coll (S558)	S558.280	Coastal Environment	CE - O3	Amend	The term "functional need" does not go far enough.	Amend as follows: To provide for activities which have a functional, technical, operational or

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.279	Coastal Environment	CE - O3	Oppose in part	The Objective is worded inappropriately to give effect to the NZCPS.	Amend CE - O3 as follows: "To consider providing e- for activities which have a functional need to locate in the coastal environment in such a way that where the impacts on natural character, landscape, natural features, access, and biodiversity values are appropriately avoided, remedied or mitigated minimised ."
Geoff Volckman (S563)	S563.059	Coastal Environment	CE - O3	Amend	The term "functional need" does not go far enough.	Amend: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Catherine Smart-Simpson (S564)	S564.065	Coastal Environment	CE - O3	Amend	The term "functional need" does not go far enough	Amend: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Chris J Coll Surveying Limited (S566)	S566.280	Coastal Environment	CE - O3	Amend	The term "functional need" does not go far enough.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.

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William McLaughlin (S567)	S567.345	Coastal Environment	CE - O3	Amend	The term "functional need" does not go far enough.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Minerals West Coast (S569)	S569.015	Coastal Environment	CE - O3	Amend		Amend to read To provide for activities which have a locational, functional, technical and operational need...
Minerals West Coast (S569)	S569.035	Coastal Environment	CE - O3	Amend	"minimise" is not defined, term is ultra vires.	Amend: ... impacts on natural character, landscape, natural features, access and biodiversity values are minimised avoided, remedied, mitigated, offset and/or compensated.
Laura Coll McLaughlin (S574)	S574.280	Coastal Environment	CE - O3	Amend	The term "functional need" does not go far enough.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.075	Coastal Environment	CE - O3	Amend	Should recognise that some activities also have an operational need to locate within these environments as in the New Zealand Coastal Policy Statement	Amend CE - O3 as follows: To provide for activities which have a functional or operational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Birchfield Coal Mines Ltd (S601)	S601.055	Coastal Environment	CE - O3	Amend	Should recognise that some activities also have an operational need to locate within these environments.	Amend CE - O3 as follows: To provide for activities which have a functional or operational need to locate in the coastal environment in such a way that the impacts on

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						natural character, landscape, natural features, access and biodiversity values are minimised.
Birchfield Coal Mines Ltd (S601)	S601.124	Coastal Environment	CE - O3	Amend	The New Zealand Coastal Policy Statement recognises that activities have a functional need to locate and operate within the coastal environment	Amend CE - O3 as follows: To provide for activities which have a functional or operational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Department of Conservation (S602)	S602.142	Coastal Environment	CE - O3	Amend	Amend objective CE-O3 so that it is more directive, and uses language that accords with the Act and is consistent with the NZCPS.	Amend: To provide in appropriate places for activities which have a functional need to locate in the coastal environment in such a way that the impacts while ensuring adverse effects on natural character, landscape, natural features, access and biodiversity values are minimised.
Birchfield Ross Mining Limited (S604)	S604.050	Coastal Environment	CE - O3	Amend	The New Zealand Coastal Policy Statement recognises that activities "have a functional need to locate and operate within the coastal environment"	Amend CE - O3 as follows: To provide for activities which have a functional or operational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Grey District Council (S608)	S608.647	Coastal Environment	CE - O3	Support in part	Use of "minimise" rather than "mitigate" changes the focus and possibly the intent of the objective which could result in more stringent and not as practical (cost/safety/risk) requirements (i.e., more difficult and costly for Council to provide emergency and core infrastructure services).	Reword objective to provide clarity on the focus and intent of the provision.
Avery Brothers (S609)	S609.078	Coastal Environment	CE - O3	Amend	The term "functional need" does not go far enough in recognising that some activities are required to operate in the	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					coastal environment e.g. due to the location of mineral deposits.	environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Karamea Lime Company (S614)	S614.087	Coastal Environment	CE - O3	Support	The term "functional need" does not go far enough in recognising that some activities are required to operate in the coastal environment e.g. due to the location of mineral deposits.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Peter Langford (S615)	S615.087	Coastal Environment	CE - O3	Support	The term "functional need" does not go far enough in recognising that some activities are required to operate in the coastal environment e.g. due to the location of mineral deposits.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Snodgrass Road submitters (S619)	S619.039	Coastal Environment	CE - O3	Support	It is important the provision acknowledge that in places flood protection work will be required	Retain provision
Buller District Council (S538)	S538.286	Coastal Environment	Coastal Environment Policies	Support	Council supports the objectives and policies for the Coastal Environment.	Retain as notified. Objectives CE-O1 - O3; Policies CE-P1 - P8
Westpower Limited (S547)	S547.411	Coastal Environment	Coastal Environment Policies	Amend	The RPS contains specific policy provision for renewable energy generation.	(1) Add a new Policy: Provide for new and existing renewable electricity generation activities in the coastal environment, including having particular regard to:a) The need to locate where the renewable energy resource is available;b) The technical, functional or operational needs of renewable electricity generation activities (2) Ensure matters in Policy 3, Chapter 9 of the

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						RPS are given effect in policies providing for subdivision, use and development in this section of the plan.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.283	Coastal Environment	Coastal Environment Policies	Amend	Depending on what amendments are accepted to Policies CE - P2 and P2 a separate policy may be required to ensure the Plan gives effect to>Policy13(b) or 15(b) of the NZCPS	Add new policy: Manage adverse effects of activities outside of outstanding coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features by avoiding significant adverse effects and avoiding, remedying or mitigating other adverse effects of activities on natural character, natural landscapes and features in the coastal environment in accordance with Policy 13 and 15 NZCPS.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.287	Coastal Environment	Coastal Environment Policies	Amend	The Plan does not control vehicle access beaches. Amendments are needed to give effect to Policy 20 of the NZCPS.	Add a new policy to restrict vehicle access onto beaches other than where appropriate areas are identified as per Policy 20 of the NZCPS.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.418	Coastal Environment	Coastal Environment Policies	Support	Subsequent amendment	Amend to include policy direction that areas mapped as CE outside of Outstanding Coastal Natural Character/Natural Landscape and High Coastal Natural Character overlays, that can be determined as beyond the coastal environment through a consent process will not be subject to CE chapter provisions.
Craig Schwitzer (S96)	S96.017	Coastal Environment	CE - P1	Support	Good idea	Retain this part of the plan and implement immediately
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.471	Coastal Environment	CE - P1	Support	We support this policy.	Retain policy.

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Transpower New Zealand Limited (S299)	S299.063	Coastal Environment	CE - P1	Support	Transpower supports the identification and mapping of the coastal environment, including reference to infrastructure which have modified the coastal environment.	Retain Policy CE-P1
John Brazil (S360)	S360.029	Coastal Environment	CE - P1	Support	I support this provision	Retain as notified
Waka Kotahi NZ Transport Agency (S450)	S450.132	Coastal Environment	CE - P1	Support	This policy is supported. Identifying these areas is an important step in proving clarity as to where the boundaries are, at what importance is provide for what area.	Retain as proposed.
Leonie Avery (S507)	S507.087	Coastal Environment	CE - P1	Support	We support this provision.	Retain as notified.
Jared Avery (S508)	S508.087	Coastal Environment	CE - P1	Support	We support this provision.	Retain as notified.
Kyle Avery (S509)	S509.087	Coastal Environment	CE - P1	Support	We support this provision.	Retain as notified.
Avery Bros (S510)	S510.087	Coastal Environment	CE - P1	Support	We support this provision.	Retain as notified.
Bradshaw Farms (S511)	S511.087	Coastal Environment	CE - P1	Support	We support this provision.	Retain as notified.
Paul Avery (S512)	S512.087	Coastal Environment	CE - P1	Support	We support this provision.	Retain as notified.
Brett Avery (S513)	S513.087	Coastal Environment	CE - P1	Support	We support this provision.	Retain as notified.
Steve Croasdale (S516)	S516.068	Coastal Environment	CE - P1	Support		Retain
Federated Farmers of New Zealand (S524)	S524.087	Coastal Environment	CE - P1	Support	This overlay must be identified and mapped	This overlay must be identified and mapped
Neil Mouat (S535)	S535.037	Coastal Environment	CE - P1	Support	We support this provision.	Retain as notified.
Westpower Limited (S547)	S547.412	Coastal Environment	CE - P1	Amend	Whilst the intent of the policy is supported, (1) a minor amendment is required for consistency of wording through the plan in terms of	(1) Amend item f., "f. The built environment and infrastructure, including energy activities and critical infrastructure, which have modified the coastal environment." (2) Clearly identify existing energy activities

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					energy activities. (2) It is also noted, as raised above, that identification and mapping of energy activities and infrastructure owned and operated by Westpower has not always been recognised or provided for in assessments. (3) There is no mapped distinction between the coastal urban environment and the general coastal environment, which in turn effects the implementation of certain rules. As submitted above the plan clearly intends that urban areas are not intended to be part of the coastal environment overlay.	and infrastructure within values assessments. (3) Ensure these matters 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)	S558.281	Coastal Environment	CE - P1	Support		Retain
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.280	Coastal Environment	CE - P1	Amend	The policy does not capture all relevant aspects of Policy 1 NZCPS. For example, it fails to include coastal vegetation and the habitat of indigenous coastal species including migratory birds.	Amend the policy to accurately reflect Policy 1 as it applies to the coastal environment beyond the coastal marine area.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.530	Coastal Environment	CE - P1	Amend	Nor is it clear under this policy whether such mapping is included in the Plan.	Clarify terminology throughout the Plan so it is clear whether the Coastal Environment is an "overlay" or just a map layer.
Geoff Volckman (S563)	S563.060	Coastal Environment	CE - P1	Support		Retain
Catherine Smart-Simpson (S564)	S564.066	Coastal Environment	CE - P1	Support		Retain

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Chris J Coll Surveying Limited (S566)	S566.281	Coastal Environment	CE - P1	Support		Retain
William McLaughlin (S567)	S567.346	Coastal Environment	CE - P1	Support		Retain
Laura Coll McLaughlin (S574)	S574.281	Coastal Environment	CE - P1	Support		Retain
Department of Conservation (S602)	S602.143	Coastal Environment	CE - P1	Amend	Amend Policy CE-P1 so that it gives effect to the NZCPS by ensuring that the coastal environment overlay includes all coastal values, elements and characteristics and is consistent with the NZCPS and case law.	Amend: Identify and map a Coastal Environment overlay that recognises and provides for the extent of the coastal environment and different areas, elements or characteristics within it, including: a. Areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these; b. Elements and features that contribute to the natural character, landscape, visual qualities or amenity values; c. Areas along the coast and river mouths where coastal erosion and coastal inundation is likely, and within the wider coastal environment where there is a potential hazard risk should accelerated sea level rise occur; d. Historic heritage and Poutini Ngāi Tahu cultural areas or features; islands; f. inter-related coastal marine and terrestrial systems, including the intertidal zone; g. Areas of significant coastal vegetation and habitat of indigenous coastal flora and fauna species, including migratory birds; and h. The built environment and infrastructure which have modified the coastal environment.
Grey District Council (S608)	S608.648	Coastal Environment	CE - P1	Support	Provided the mapped features detailed in this policy in the Coastal Environment	N/A

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					Overlay are accurately located this policy is supported.	
Avery Brothers (S609)	S609.079	Coastal Environment	CE - P1	Support	We support this provision.	retain
Karamea Lime Company (S614)	S614.088	Coastal Environment	CE - P1	Support		Retain
Peter Langford (S615)	S615.088	Coastal Environment	CE - P1	Support		Retain
Snodgrass Road submitters (S619)	S619.040	Coastal Environment	CE - P1	Oppose	It is unclear why these elements have been selected to define the coastal environment.	Delete Policy CE-P1 or remove Coastal Environment overlay from the Snodgrass Road submitters' properties.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.202	Coastal Environment	CE - P1	Amend	The relationship of Poutini Ngāi Tahu is more than physical.	Amend as followings: (d) Historic heritage and (e) Poutini Ngāi Tahu Values cultural areas or features ; and renumbering of (e) and (f).
Craig Schwitzer (S96)	S96.018	Coastal Environment	CE - P2	Support	Good idea	Retain this part of the plan
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.472	Coastal Environment	CE - P2	Support	We support this policy.	Retain policy.
Transpower New Zealand Limited (S299)	S299.064	Coastal Environment	CE - P2	Support	Transpower supports this policy.	Retain the policy
Westpower Limited (S547)	S547.415	Coastal Environment	CE - P2	Amend	Should be reworded to better reflect the provisions of the RPS in the coastal environment.	Amend the first paragraph: Preserve natural character and protect natural character and natural features and landscapes from inappropriate subdivision use and development within the coastal environment that have; ...
Royal Forest and Bird Protection Society of New	S560.281	Coastal Environment	CE - P2	Amend	The Policy fails to include all aspects of Policies 13 and 15 where preservation is to be achieved as set out in the NZCPS.	Amend CE - P2 to accurately capture Policies 13 and 15 of the NZCPS.

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Zealand Inc. (Forest & Bird) (S560)						
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.532	Coastal Environment	CE - P2	Amend	The Policy fails to include all aspects of Policies 13 and 15 where preservation is to be achieved as set out in the NZCPS.	<p>Make additional amendments as necessary to ensure that vegetation clearance which may adversely affect natural character, natural landscapes and features beyond outstanding and high overlays avoids significant adverse effects and avoids, remedies, or mitigates other adverse effects. This will include:</p> <ul style="list-style-type: none"> the amendments sought to ECO-R1 and ECO - R2 above are as it restricts indigenous vegetation clearance in the CE to certain purposes within limits. A matter of discretion in ECO - R5 for consideration of adverse effects on natural character, natural landscapes, and features in the CE.
Department of Conservation (S602)	S602.144	Coastal Environment	CE - P2	Support	DOC supports Policy CE-P2 as this appropriately accords with s6(a) of the Act and the NZCPS.	Retain Policy CE-P2 as notified.
Craig Schwitzer (S96)	S96.019	Coastal Environment	CE - P3	Support	Good idea	Retain this part of the plan
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.473	Coastal Environment	CE - P3	Support	We support this policy.	Retain policy.
Transpower New Zealand Limited (S299)	S299.065	Coastal Environment	CE - P3	Oppose in part	<p>Transpower supports the recognition (within clause e.) that there may be functional or operational need for National Grid infrastructure to locate in these areas. An amendment is sought to amend the 'and' to an 'or' to recognise both are not required and be consistent with the wording in other policies. Transpower notes that clause b. does not</p>	Amend the policy as follows: CE -P3 Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where: The elements, patterns, processes and qualities that contribute to the outstanding or high natural character or landscape are maintained; Significant

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					reflect the policy title which relates to outstanding or high value areas.	adverse effects on natural character, natural landscapes and natural features, and adverse effects on areas of significant indigenous biodiversity, areas of outstanding and high natural character, and outstanding coastal natural landscapes and outstanding coastal natural features are avoided; The development is of a size, scale and nature that is appropriate to the environment; It is for a Poutini Ngāi Tahu cultural purpose; or It is National Grid infrastructure that has a functional and or operational need to locate in these areas.
KiwiRail Holdings Limited (S442)	S442.074	Coastal Environment	CE - P3	Amend	The rail network is within the mapped Coastal Environment in certain areas. KiwiRail seeks amendment to this policy to allow for new use and development of the rail network where there is a functional and operational need to be located in these areas.	Amend as follows: Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where: The elements, patterns, processes and qualities that contribute to the outstanding or high natural character or landscape are maintained; Significant adverse effects on natural character, natural landscapes and natural features, and adverse effects on areas of significant indigenous biodiversity, areas of outstanding natural character and outstanding natural landscapes and features are avoided; The development is of a size, scale and nature that is appropriate to the environment; It is for a Poutini Ngāi Tahu cultural purpose; or It is National Grid infrastructure or critical infrastructure that has a functional and operational need to locate in these areas.
Waka Kotahi NZ Transport Agency (S450)	S450.133	Coastal Environment	CE - P3	Support in part	The intent of the policy is generally supported. However, the state highway network and associated infrastructure is located within or in close proximity to the coastal environment on the West Coast.	Amend the policy to add: f. It is for critical infrastructure that has a functional or operational need to locate in these areas.

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					This infrastructure often has an operational or functional need to be located in these areas as there are limited alternative options. It is recommended that the policy be amended to provide for critical infrastructure where it has an operational or functional need to be located within the coastal environment.	
TiGa Minerals and Metals Limited (S493)	S493.072	Coastal Environment	CE - P3	Amend	There are other activities which also have an operational need to locate.	Amend CE - P3 as follows: Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where: a. ... e. It is National Grid infrastructure an activity that has a functional and operational need to locate in these areas.
Westpower Limited (S547)	S547.416	Coastal Environment	CE - P3	Amend	Whilst the intent of the policy is supported amendments are required. (1) The word "only" should be removed as there is an ability to apply for resource consents and consider matters holistically. There are no prohibited activities proposed. (2) Whilst item "e." is generally supported given the function of the national grid this should extend to energy activities and infrastructure, including critical infrastructure. This is also consistent, and will give effect to, the RPS. There seems little value in transmission of electricity to the West Coast where it cannot then reach or be accessed by the communities.	1) Amend the first paragraph, " Allow new subdivision, use ...". (2) Amend item e., "e. It is National Grid infrastructure or other energy activity, including energy aspects of infrastructure and critical infrastructure, that due to technical, locational, functional or operational constraints and requirements needs to be undertaken within or through these areas. ".
Chris & Jan Coll (S558)	S558.282	Coastal Environment	CE - P3	Support		Retain
Royal Forest and Bird Protection Society of New	S560.282	Coastal Environment	CE - P3	Oppose in part	The policy does not give effect to Policies 13 and 15 of the NZCPS. The policy is specific to overlays for outstanding and	Amend CE - P3: "Only consider allowing new subdivision, use and development within the Coastal

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Zealand Inc. (Forest & Bird) (S560)					high areas but also seems to provide direction for managing adverse effects on natural character, landscapes, and features beyond those overlays.	Environment areas of outstanding and high coastal natural character, outstanding coastal natural landscapes, and outstanding coastal natural features where: The elements, patterns, processes, and qualities that contribute to the outstanding or high natural character or landscape are maintained; Significant adverse effects on natural character, natural landscapes and natural features; and adverse effects on areas of significant indigenous biodiversity, areas of outstanding natural character and outstanding natural landscapes and features are avoided; and bb. outside the areas in b., significant adverse effects on natural character, natural landscapes and natural features are avoided; and bbb. Other adverse effects on the matters in bb. are avoided, remedied, or mitigated; and The development is of a size, scale and nature that is appropriate to the environment.; It is for a Poutini Ngāi Tahu cultural purpose; or It is National Grid infrastructure that has a functional and operational need to locate in these areas."
Chris J Coll Surveying Limited (S566)	S566.282	Coastal Environment	CE - P3	Support		Retain
William McLaughlin (S567)	S567.347	Coastal Environment	CE - P3	Support		Retain
Minerals West Coast (S569)	S569.016	Coastal Environment	CE - P3	Amend	Is a preservation provision.	We urge council planners to exercise care in defining outstanding natural features and landscapes.
Laura Coll McLaughlin (S574)	S574.282	Coastal Environment	CE - P3	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.076	Coastal Environment	CE - P3	Amend	The New Zealand Coastal Policy Statement recognises that activities "have a functional need to locate and operate within the coastal environment" and it is considered that the Proposed Plan should also provide for this	Amend CE - P3 as follows: Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where: a. The elements, patterns, processes and qualities that contribute to the outstanding or high natural character or landscape are maintained; b. Significant adverse effects on natural character, natural landscapes and natural features, and adverse effects on areas of significant indigenous biodiversity, areas of outstanding natural character and outstanding natural landscapes and features are avoided; c. The development is of a size, scale and nature that is appropriate to the environment; d. It is for a Poutini Ngāi Tahu cultural purpose; or e. It is National Grid infrastructure an activity that has a functional and operational need to locate in these areas."
Birchfield Coal Mines Ltd (S601)	S601.056	Coastal Environment	CE - P3	Amend	The New Zealand Coastal Policy Statement recognises that activities "have a functional need to locate and operate within the coastal environment"	Amend CE - P3 as follows: Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where: a. ... d. It is for a Poutini Ngāi Tahu cultural purpose; or e. It is National Grid infrastructure an activity that has a functional and operational need to locate in these areas.

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Department of Conservation (S602)	S602.145	Coastal Environment	CE - P3	Amend	Amend Policy CE-P3 so that it ensures the effects management hierarchy is applied and the requirement for avoidance of outstanding values is more explicit in accordance with the NZCPS.	Amend: Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where: a. The elements, patterns, processes and qualities that contribute to the outstanding or high natural character or landscape are maintained; b. adverse effects on areas of significant indigenous biodiversity, areas of outstanding natural character and outstanding natural landscapes and features are avoided ;c. Significant adverse effects on natural character, natural landscapes and natural features, and are avoided, and are otherwise managed in accordance with the effects management hierarchy ; and d. adverse effects on areas of significant indigenous biodiversity, areas of outstanding natural character and outstanding natural landscapes and features are avoided ;e. The development is of a size, scale and nature that is appropriate to the environment; f. It is for a Poutini Ngāi Tahu cultural purpose; or g. It is National Grid infrastructure that has a functional and operational need to locate in these areas; and h. All other effects on the coastal environment are managed in accordance with the effects management hierarchy
Birchfield Ross Mining Limited (S604)	S604.051	Coastal Environment	CE - P3	Amend	The New Zealand Coastal Policy Statement recognises that activities "have a functional need to locate and operate within the coastal environment"	Amend CE - P3 as follows: Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where: a. ... e. It is National Grid infrastructure an activity that has a functional

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						and operational need to locate in these areas.
Grey District Council (S608)	S608.649	Coastal Environment	CE - P3	Oppose in part	Objective NENV - O3 recognises the need for infrastructure to sometimes be located in significant areas, however this policy does not recognise this. New provision f is requested to be inserted to recognise the need for regionally significant infrastructure to sometimes be located within these locations	Reword CE - P3 to give effect to NENV - O3 and provide for the instances that regionally significant infrastructure needs to be located within these areas
Snodgrass Road submitters (S619)	S619.041	Coastal Environment	CE - P3	Support	Policy is consistent with the requirements of the New Zealand Coastal Policy Statement 2010.	Retain Policy CE-P3.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.203	Coastal Environment	CE - P3	Support	Poutini Ngāi Tahu Activities and consistent policy wording	Amend as follows: (d) It is for a Poutini Ngāi Tahu activity or Māori Purpose Activity cultural purpose ;
Craig Schwitzer (S96)	S96.016	Coastal Environment	CE - P4	Oppose	Future sea level rise and climate change need to be at the forefront of planning in the coastal environment. Industrial primary production needs to be restricted and redirected from the coastal environment.	Remove the policy so that there is no provision for industrial primary production or mineral extraction within the coastal environment. Only allow for small scale primary production or mineral extraction in the coastal environment that is sustainable and environmentally complementary to the specific area.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.474	Coastal Environment	CE - P4	Support	We support this policy.	Retain policy.
John Brazil (S360)	S360.030	Coastal Environment	CE - P4	Support in part	I believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.

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Horticulture New Zealand (S486)	S486.044	Coastal Environment	CE - P4	Support	HortNZ supports the provision for primary production activities in the Coastal Environment.	Retain CE-P4
Leonie Avery (S507)	S507.088	Coastal Environment	CE - P4	Support in part	We believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.
Jared Avery (S508)	S508.088	Coastal Environment	CE - P4	Support in part	We believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.
Kyle Avery (S509)	S509.088	Coastal Environment	CE - P4	Support in part	We believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.
Avery Bros (S510)	S510.088	Coastal Environment	CE - P4	Support in part	We believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.
Bradshaw Farms (S511)	S511.088	Coastal Environment	CE - P4	Support in part	We believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.
Paul Avery (S512)	S512.088	Coastal Environment	CE - P4	Support in part	We believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.
Brett Avery (S513)	S513.088	Coastal Environment	CE - P4	Support in part	We believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.
Steve Croasdale (S516)	S516.069	Coastal Environment	CE - P4	Amend	I believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment

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Federated Farmers of New Zealand (S524)	S524.088	Coastal Environment	CE - P4	Support	This policy recognises and provides for existing primary production activities. However, the term primary production is not defined in the Plan, although the National Planning Standards definition would apply.	Retain as notified and include the definition for primary production activities from the National Planning Standards.
Neil Mouat (S535)	S535.038	Coastal Environment	CE - P4	Support in part	We believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.
Westpower Limited (S547)	S547.417	Coastal Environment	CE - P4	Amend	Should extend to energy activities and infrastructure, including critical infrastructure.	Amend e. It is National Grid infrastructure or other energy activity, including energy aspects of infrastructure and critical infrastructure, that due to technical, locational, functional or operational constraints and requirements needs to be undertaken within or through these areas.
Chris & Jan Coll (S558)	S558.283	Coastal Environment	CE - P4	Amend	Believe this policy needs amending.	Include a point c. provides for activities that have a functional, technical, operational or locational need to locate in the coastal environment.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.284	Coastal Environment	CE - P4	Amend	In principle Forest & Bird accepts that the Plan should include provision for lawfully established primary production activities. However, there may need to be consideration for activities that are having cumulative effects on an outstanding or high value areas.	Amend: Provide for primary production activities within the outstanding and high natural character, outstanding natural landscapes, and outstanding natural features within the coastal environment where: These are existing lawfully established activities; or and The use does not degrade protects the elements, patterns or processes that contribute to the outstanding or high values.
Geoff Volckman (S563)	S563.061	Coastal Environment	CE - P4	Amend	Amend	Add c. Provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment
Catherine Smart-Simpson (S564)	S564.067	Coastal Environment	CE - P4	Amend	policy needs amending.	Add point c. that provides for activities which have a functional, technical,

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						operational or locational need to locate in the coastal environment.
Chris J Coll Surveying Limited (S566)	S566.283	Coastal Environment	CE - P4	Amend	Believe this policy needs amending.	Include a point c. provides for activities that have a functional, technical, operational or locational need to locate in the coastal environment.
William McLaughlin (S567)	S567.348	Coastal Environment	CE - P4	Amend	Believe this policy needs amending.	Include a point c. provides for activities that have a functional, technical, operational or locational need to locate in the coastal environment.
Laura Coll McLaughlin (S574)	S574.283	Coastal Environment	CE - P4	Amend	Believe this policy needs amending.	Include a point c. provides for activities that have a functional, technical, operational or locational need to locate in the coastal environment.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.077	Coastal Environment	CE - P4	Support	Provides for existing farming activities within areas of outstanding and high natural coastal character.	Retain as notified.
Department of Conservation (S602)	S602.146	Coastal Environment	CE - P4	Amend	Support Policy CE-P4 and amend it so that primary production buildings and structures do not degrade the elements, patterns or processes that contribute to the outstanding or high values, and to ensure adverse effects on outstanding values are avoided in accordance with Policies 13 and 15 of the NZCPS.	Amend: Provide for primary production activities within the outstanding and high natural character, outstanding natural landscapes and outstanding natural features within the coastal environment where: a. These are existing lawfully established activities; or b. The use and any associated buildings and structures does not degrade the elements, patterns or processes that contribute to the outstanding or high values; and c. adverse effects on outstanding natural character, outstanding natural landscapes and outstanding natural features are avoided.

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Avery Brothers (S609)	S609.080	Coastal Environment	CE - P4	Amend	We believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.
Karamea Lime Company (S614)	S614.089	Coastal Environment	CE - P4	Amend	Believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.
Peter Langford (S615)	S615.089	Coastal Environment	CE - P4	Amend	Believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.
Craig Schwitzer (S96)	S96.020	Coastal Environment	CE - P5	Support	Good idea	Retain this part of the plan
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.475	Coastal Environment	CE - P5	Support	We support this policy.	Retain policy.
Transpower New Zealand Limited (S299)	S299.066	Coastal Environment	CE - P5	Support	Transpower supports the reference to functional and operational need on the basis it gives effect to the NPSET.	Retain the policy.
John Brazil (S360)	S360.031	Coastal Environment	CE - P5	Support in part	I support this provision but believe this needs amending.	Amend point d. as follows: Have functional, technical, locational or operational need to locate within the coastal environment.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.023	Coastal Environment	CE - P5	Support	Silver Fern Farms supports this policy insofar as it relates to their activities.	Retain as notified.
KiwiRail Holdings Limited (S442)	S442.075	Coastal Environment	CE - P5	Support	KiwiRail supports policy which provides for buildings and structures within the coastal environment if there is a	Retain as proposed

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					functional or operational need to locate in the coastal environment.	
Waka Kotahi NZ Transport Agency (S450)	S450.134	Coastal Environment	CE - P5	Support	Waka Kotahi supports the policy is it provides for structures within the coastal environment that are either lawfully established structures or have a functional or operational need to locate within the coastal environment.	Retain as proposed.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.020	Coastal Environment	CE - P5	Support	The Ministry recognises a functional need for educational facilities to provide for communities in coastal environments.	Retain as proposed.
Russell and Joanne Smith (S477)	S477.011	Coastal Environment	CE - P5	Oppose	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment. In addition, the policy does not recognise that there are existing subdivisions within the coastal environment where only some lots have been developed and some remain to be developed.	Include as additional text: a. Are existing lawfully established structures or sites;
Tim Macfarlane (S482)	S482.011	Coastal Environment	CE - P5	Oppose	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment. In addition, the policy does not recognise that there are existing subdivisions within the coastal environment where only some lots have been developed and some remain to be developed.	Include as additional text: a. Are existing lawfully established structures or sites;

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TiGa Minerals and Metals Limited (S493)	S493.073	Coastal Environment	CE - P5	Support	The functional and operational need for buildings and structures.	Retain as notified.
Bert Hofmans (S504)	S504.010	Coastal Environment	CE - P5	Amend	The RMA is effects based not needs based and this is a subjective term, and difficult to administer consistently	Delete reference to "functional need"
Lindy Millar (S505)	S505.010	Coastal Environment	CE - P5	Amend	The RMA is effects based not needs based and this is a subjective term, and difficult to administer consistently	Delete reference to "functional need"
Claire & John West (S506)	S506.011	Coastal Environment	CE - P5	Oppose	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment. In addition, the policy does not recognise that there are existing subdivisions within the coastal environment where only some lots have been developed and some remain to be developed.	Include as additional text: a. Are existing lawfully established structures or sites;
Leonie Avery (S507)	S507.063	Coastal Environment	CE - P5	Support	We support this provision.	Retain as notified.
Leonie Avery (S507)	S507.089	Coastal Environment	CE - P5	Support in part	We support this provision but believe this needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Jared Avery (S508)	S508.063	Coastal Environment	CE - P5	Support	We support this provision.	Retain as notified.
Jared Avery (S508)	S508.089	Coastal Environment	CE - P5	Support in part	We support this provision but believe this needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Kyle Avery (S509)	S509.063	Coastal Environment	CE - P5	Support	We support this provision.	Retain as notified.
Kyle Avery (S509)	S509.089	Coastal Environment	CE - P5	Support in part	We support this provision but believe this needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to

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						locate within the coastal environment.
Avery Bros (S510)	S510.063	Coastal Environment	CE - P5	Support	We support this provision.	Retain as notified.
Avery Bros (S510)	S510.089	Coastal Environment	CE - P5	Support in part	We support this provision but believe this needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Bradshaw Farms (S511)	S511.063	Coastal Environment	CE - P5	Support	We support this provision.	Retain as notified.
Bradshaw Farms (S511)	S511.089	Coastal Environment	CE - P5	Support in part	We support this provision but believe this needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Paul Avery (S512)	S512.063	Coastal Environment	CE - P5	Support	We support this provision.	Retain as notified.
Paul Avery (S512)	S512.089	Coastal Environment	CE - P5	Support in part	We support this provision but believe this needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Brett Avery (S513)	S513.063	Coastal Environment	CE - P5	Support	We support this provision.	Retain as notified.
Brett Avery (S513)	S513.089	Coastal Environment	CE - P5	Support in part	We support this provision but believe this needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Steve Croasdale (S516)	S516.070	Coastal Environment	CE - P5	Amend	I support this provision but believe this needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Lauren Nyhan Anthony Phillips (S533)	S533.011	Coastal Environment	CE - P5	Oppose	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment. In addition, the policy does not recognise that there are existing subdivisions within the coastal environment where only some lots have	Include as additional text: a. Are existing lawfully established structures or sites;

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					been developed and some remain to be developed.	
Neil Mouat (S535)	S535.039	Coastal Environment	CE - P5	Support in part	We support this provision but believe this needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Westpower Limited (S547)	S547.418	Coastal Environment	CE - P5	Amend	Given the matters provided for in items "(a)-(d)" it would be appropriate to "allow" such activities.	Amend: Provide Allow buildings and structures ... features where these:...
Westpower Limited (S547)	S547.419	Coastal Environment	CE - P5	Amend	Minor amendment is required to item "a." to refer to buildings.	Amend item a. Any existing lawfully established buildings or structures; or ...
Westpower Limited (S547)	S547.420	Coastal Environment	CE - P5	Amend	To ensure this clearly includes energy activities and related infrastructure.	Amend item c. Are in parts of the coastal environment that have been historically modified by built development, energy activities and infrastructure (including critical infrastructure) , and primary production activities; or ...
Westpower Limited (S547)	S547.421	Coastal Environment	CE - P5	Amend	For consistent wording regarding these constraints for requirements for activities.	Amend d. Have a technical, locational, functional or operational constraint or requirements to be undertaken within or through to locate within the coastal environment.
Westland Farm Services (S550)	S550.005	Coastal Environment	CE - P5	Support	Considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment.	retain
Buller Conservation Group (S552)	S552.128	Coastal Environment	CE - P5	Amend	This aligns with NZCPS	(e) adverse effects on natural character, natural landscapes and natural features are avoided;
Frida Inta (S553)	S553.128	Coastal Environment	CE - P5	Amend	This aligns with NZCPS	(e) adverse effects on natural character, natural landscapes and natural features are avoided;

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Chris & Jan Coll (S558)	S558.284	Coastal Environment	CE - P5	Support	Policy needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Stewart & Catherine Nimmo (S559)	S559.011	Coastal Environment	CE - P5	Oppose	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment. In addition, the policy does not recognise that there are existing subdivisions within the coastal environment where only some lots have been developed and some remain to be developed.	Include as additional text: a. Are existing lawfully established structures or sites;
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.285	Coastal Environment	CE - P5	Amend	The direction to "provide" needs to be moderated to a consideration in these circumstances.	Amend: Consider P provideing for buildings and structures within the coastal environment outside of areas of outstanding coastal natural character, outstanding natural landscape, and outstanding natural features where these: Are existing lawfully established structures; or Are of a size, scale and nature that is appropriate to the area; or c. Are in the parts of the coastal environment that have been historically modified by built development and primary production activities; or d. Have a functional or operational need to locate within the coastal environment."
Geoff Volckman (S563)	S563.062	Coastal Environment	CE - P5	Amend	support this provision but believe this needs amending	Amend: d. Have a functional, technical, locational or operational need to locate within the coastal environment.
Catherine Smart-Simpson (S564)	S564.068	Coastal Environment	CE - P5	Amend	Believe this needs amending.	Amend point d.: Have a functional, technical, locational or operational need to locate within

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						the coastal environment.
Chris J Coll Surveying Limited (S566)	S566.284	Coastal Environment	CE - P5	Support	Policy needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
William McLaughlin (S567)	S567.349	Coastal Environment	CE - P5	Support	Policy needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Laura Coll McLaughlin (S574)	S574.284	Coastal Environment	CE - P5	Support	Policy needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Tim and Phaedra Robins (S579)	S579.018	Coastal Environment	CE - P5	Amend	The provisions which flow on from this policy do not reflect what is appropriate	Amend: a. Are existing lawfully established structures or sites ;
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.078	Coastal Environment	CE - P5	Support	Recognises the functional and operational need for buildings and structures within the coastal environment.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.057	Coastal Environment	CE - P5	Support	Recognises the functional and operational need for buildings and structures within the coastal environment.	Retain as notified.
Department of Conservation (S602)	S602.147	Coastal Environment	CE - P5	Amend	Support Policy CE-P5 and amend it so that the policy remains enabling, while making it explicit that there is still a need to ensure that adverse effects on the environment and on coastal values are appropriately managed.	Amend: Provide for buildings and structures within the coastal environment outside of areas of outstanding coastal natural character, outstanding natural landscape and outstanding natural features where these: a. Are existing lawfully established structures; or b. Are in the parts of the coastal environment that have been historically modified by built development and primary production activities; or

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						c. Have a functional or operational need to locate within the coastal environment., and d. adverse effects on amenity, natural character, historic and cultural values, and biodiversity are appropriately managed; and e. are of a size, scale and nature that is appropriate to the area; and f. is consistent with the NZCPS
Birchfield Ross Mining Limited (S604)	S604.052	Coastal Environment	CE - P5	Support	The functional and operational need for buildings and structures within the coastal environment.	Retain as notified.
Avery Brothers (S609)	S609.055	Coastal Environment	CE - P5	Support	We support this provision.	retain
Avery Brothers (S609)	S609.081	Coastal Environment	CE - P5	Amend	We support this provision but believe this needs amending	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Karamea Lime Company (S614)	S614.090	Coastal Environment	CE - P5	Amend	Support this provision but believe this needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Peter Langford (S615)	S615.090	Coastal Environment	CE - P5	Amend	Support this provision but believe this needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Snodgrass Road submitters (S619)	S619.042	Coastal Environment	CE - P5	Support	It is important that the provisions provide for use and development in these areas, which include Snodgrass Road.	Retain Policy CE-P5
Craig Schwitzer (S96)	S96.021	Coastal Environment	CE - P6	Support	Good idea	Retain this part of the plan
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.476	Coastal Environment	CE - P6	Support	We support this policy.	Retain policy.

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Transpower New Zealand Limited (S299)	S299.067	Coastal Environment	CE - P6	Support	Transpower supports the recognition of existing communities and infrastructure.	Retain the policy.
John Brazil (S360)	S360.032	Coastal Environment	CE - P6	Support	I support this provision	Retain as notified
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.040	Coastal Environment	CE - P6	Support in part	The Māori Trustee is generally comfortable with the policies in the 'Coastal Environment' chapter. However, the Māori Trustee reiterates her point made in paragraph 11 that cultural uses needs to be defined to preclude ambiguity within the Proposed Plan.	The Māori Trustee considers that 'cultural uses' should be defined in the definitions chapter of the Proposed Plan.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.024	Coastal Environment	CE - P6	Support	Silver Fern Farms supports this policy insofar as it relates to their activities.	Retain as notified.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.021	Coastal Environment	CE - P6	Support in part	The Ministry recognises the need for expansion of towns and settlements and considers that this should only occur where growth would be supported by the required infrastructure including educational facilities.	<p>Recognise that there are existing settlements and urban areas located within the coastal environment of the West Coast/Tai o Poutini including parts of Westport, Greymouth and Hokitika and enable new subdivision, buildings and structures within and expansion of towns and settlements where:</p> <p>These are located in areas already modified by built development or primary production activities, or Where located in unmodified areas, any adverse impact on natural character can be mitigated;There is sufficient infrastructure capacity to service growth, including educational facilities In areas of outstanding or high natural character: Provide for lawfully established land uses and activities to continue; Allow for other uses with a functional need to</p>

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						locate in the coastal environment Allow for Poutini Ngāi Tahu cultural uses; Avoid encroachment into unmodified areas of the coastal environment; and Ensure subdivision and development is of a scale and design where adverse effects on the elements, patterns and processes that contribute to natural character are minimised.
Russell and Joanne Smith (S477)	S477.012	Coastal Environment	CE - P6	Support	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment.	Retain as notified
Tim Macfarlane (S482)	S482.012	Coastal Environment	CE - P6	Support	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment.	Retain as notified
Claire & John West (S506)	S506.012	Coastal Environment	CE - P6	Support	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment.	Retain as notified
Leonie Avery (S507)	S507.064	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.
Leonie Avery (S507)	S507.090	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.

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Jared Avery (S508)	S508.064	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.
Jared Avery (S508)	S508.090	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.
Kyle Avery (S509)	S509.064	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.
Kyle Avery (S509)	S509.090	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.
Avery Bros (S510)	S510.064	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.
Avery Bros (S510)	S510.090	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.
Bradshaw Farms (S511)	S511.064	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.
Bradshaw Farms (S511)	S511.090	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.
Paul Avery (S512)	S512.064	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.
Paul Avery (S512)	S512.090	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.
Brett Avery (S513)	S513.064	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.
Brett Avery (S513)	S513.090	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.
Steve Croasdale (S516)	S516.071	Coastal Environment	CE - P6	Support		Retain
Lauren Nyhan Anthony Phillips (S533)	S533.012	Coastal Environment	CE - P6	Support	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment.	Retain as notified
Neil Mouat (S535)	S535.040	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.

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Neil Mouat (S535)	S535.069	Coastal Environment	CE - P6	Support	We support this policy.	Retain as notified.
Westpower Limited (S547)	S547.422	Coastal Environment	CE - P6	Amend	For consistency of wording in terms of subdivision, use and development,	Amend the first paragraph: Recognise that there are existing settlements and urban areas ... Hokitika and enable new subdivision, use and development (including buildings and structures) within and expansion of towns and settlements where: ...
Westpower Limited (S547)	S547.423	Coastal Environment	CE - P6	Amend	It is also unclear how areas of outstanding landscape are provided for.	Amend c. In areas of outstanding natural landscape and/or in areas of outstanding or high natural character: ...
Westpower Limited (S547)	S547.424	Coastal Environment	CE - P6	Amend	To provide an allowance for "activities" that need specific sites or routes.	Amend c.ii. Allow for other uses with a activities which, due to technical, locational, functional or operational constraints or requirements need to be undertaken within or through the coastal environment.
Westpower Limited (S547)	S547.425	Coastal Environment	CE - P6	Amend	To clarify that any encroachment in to unmodified areas will be managed.	Amend item c.iv. Manage encroachment into unmodified areas of the coastal environment to enable appropriate subdivision, use or development to occur.
Westpower Limited (S547)	S547.426	Coastal Environment	CE - P6	Amend	To provide for the managed approach intended through policies and rules.	Amend c.v. Ensure that subdivision and development is of ... that contribute to natural character are avoided, remedied or mitigated.
Westland Farm Services (S550)	S550.006	Coastal Environment	CE - P6	Support	Allows for development in areas already modified and expansion of existing settlements,	retain
Buller Conservation Group (S552)	S552.129	Coastal Environment	CE - P6	Support	the built environment should not encroach into unmodified areas.	b. Where located in unmodified areas, any adverse impact on natural character can be mitigated;

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Frida Inta (S553)	S553.129	Coastal Environment	CE - P6	Support	The built environment should not encroach into unmodified areas.	b. Where located in unmodified areas, any adverse impact on natural character can be mitigated;
Chris & Jan Coll (S558)	S558.286	Coastal Environment	CE - P6	Support		Retain
Stewart & Catherine Nimmo (S559)	S559.012	Coastal Environment	CE - P6	Support	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment.	Retain as notified
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.286	Coastal Environment	CE - P6	Amend	While some development will be appropriate and may be preferable in these locations rather than creating sprawl, the current policy wording could be read to provide for activities in a way which is inconsistent with the NZCPS.	Amend: Recognise that there are existing settlements and urban areas located within the coastal environment of the West Coast/Te Tai o Poutini including parts of Westport, Greymouth and Hokitika and where it may be appropriate to: 1. enable new subdivision, buildings, and structures within and expansion of towns and settlements where when: These activities are located in areas already modified by built development; and or primary production activities, or the area is not subject to a natural hazard overlay Where located in unmodified areas, any adverse impact on natural character can be mitigated; and In areas of outstanding or high natural character: i. Avoid encroachment into unmodified areas of the coastal environment; and ii. Ensure subdivision and development is of a scale and design where adverse effects on the elements, patterns and processes that contribute to natural character are avoided, remedied, or mitigated consistent with CE-PX [new policy giving effect to

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						Policy 13 (a) and (b) of the NZCPS]; and d. significant natural areas are protected; 2. make Pprovisio nde for lawfully established land uses and activities that manage adverse effects in accordance with provisions of this Plan to continue; 3ii. Allow for-consider other uses with a functional need to locate in the coastal environment; 4iii. Allow for Poutini Ngāi Tahu cultural uses; and 5. where the area is subject to a natural hazard overlay the activity is consistent with achieving NH objectives. Avoid encroachment into unmodified areas of the coastal environment; and Ensure subdivision and development is of a scale and design where adverse effects on the elements, patterns
Geoff Volckman (S563)	S563.063	Coastal Environment	CE - P6	Support		Retain
Catherine Smart-Simpson (S564)	S564.069	Coastal Environment	CE - P6	Amend		Retain
Joel and Jennifer Watkins (S565)	S565.022	Coastal Environment	CE - P6	Support	The provision for buildings and structures of an appropriate scale.	Retain
Chris J Coll Surveying Limited (S566)	S566.286	Coastal Environment	CE - P6	Support		Retain
William McLaughlin (S567)	S567.350	Coastal Environment	CE - P6	Support		Retain
Laura Coll McLaughlin (S574)	S574.286	Coastal Environment	CE - P6	Support		Retain
Tim and Phaedra Robins (S579)	S579.019	Coastal Environment	CE - P6	Support	the provision for buildings and structures within the coastal environment	Retain
Department of Conservation (S602)	S602.148	Coastal Environment	CE - P6	Oppose	Oppose Policy CE-P6 and amend it so new activities within modified and unmodified coastal environments are still required to manage adverse effects where necessary, and to protect areas of	Amend: Recognise that there are existing settlements and urban areas located within the coastal environment of the West Coast/Te Tai o Poutini including parts of Westport, Greymouth and Hokitika and enable new

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					high natural character, and outstanding natural character in accordance with Policy 13 of the NZCPS.	<p>subdivision, buildings and structures within and expansion of towns and settlements where:</p> <p>These are located in areas already modified by built development or primary production activities and the adverse effects on amenity, natural character, historic and cultural values, and biodiversity are appropriately managed, or</p> <p>Where located in unmodified areas, any adverse impact on natural character are managed in accordance with the effects management hierarchy can be mitigated;</p> <p>In areas of outstanding or high natural character: Provide for lawfully established land uses and activities to continue;—Allow for other uses with a functional need to locate in the coastal environment where adverse effects are managed in accordance with the effects management hierarchy;</p> <p>Allow for Poutini Ngāi Tahu cultural uses;</p> <p>Avoid encroachment into unmodified areas of the coastal environment; and</p> <p>Ensure subdivision and development is of a scale and design where adverse effects on the elements, patterns and processes that contribute to natural character are minimised. Significant adverse effects on natural character are avoided;</p> <p>Adverse effects on natural character are avoided in areas of outstanding natural character.</p>
Grey District Council (S608)	S608.650	Coastal Environment	CE - P6	Support in part	Use of "minimise" rather than "mitigate" changes the focus and possibly the intent of the policy which could result in more stringent and not as practical (cost/safety/risk) requirements (i.e., more	Reword policy to provide clarity on the focus and intent of the provision.

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					difficult and costly for Council to provide emergency and core infrastructure services).	
Avery Brothers (S609)	S609.056	Coastal Environment	CE - P6	Support	We support this provision.	retain
Avery Brothers (S609)	S609.082	Coastal Environment	CE - P6	Support	We support this provision.	Retain
Karamea Lime Company (S614)	S614.091	Coastal Environment	CE - P6	Support		Retain
Peter Langford (S615)	S615.091	Coastal Environment	CE - P6	Support		Retain
Snodgrass Road submitters (S619)	S619.043	Coastal Environment	CE - P6	Support	It is important that the provisions provide for use and development in these areas, which include Snodgrass Road.	Retain Policy CE-P6
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.204	Coastal Environment	CE - P6	Amend	Poutini Ngāi Tahu Activities and consistent policy wording	Amend as follows: (C) (iii) Allow for Poutini Ngāi Tahu activity or Māori Purpose Activity cultural uses ;
Craig Schwitzer (S96)	S96.022	Coastal Environment	CE - P7	Support	Good idea	Retain this part of the plan
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.477	Coastal Environment	CE - P7	Support	We strongly support this policy which addresses reduction in public access where there is a significant natural hazard threat on the grounds of health and safety of people and communities.	Retain policy.
Russell and Joanne Smith (S477)	S477.013	Coastal Environment	CE - P7	Support	The submitter supports this provision, which allows for development in areas already modified and expansion of existing settlements, however is concerned that the provisions which flow on from this policy are inappropriate.	Retain as notified
Tim Macfarlane (S482)	S482.013	Coastal Environment	CE - P7	Support	The submitter supports this provision, which allows for development in areas already modified and expansion of existing settlements, however is concerned that the provisions which flow on from this policy are inappropriate.	Retain as notified

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Claire & John West (S506)	S506.013	Coastal Environment	CE - P7	Support	The submitter supports this provision, which allows for development in areas already modified and expansion of existing settlements, however is concerned that the provisions which flow on from this policy are inappropriate.	Retain as notified
Lauren Nyhan Anthony Phillips (S533)	S533.013	Coastal Environment	CE - P7	Support	The submitter supports this provision, which allows for development in areas already modified and expansion of existing settlements, however is concerned that the provisions which flow on from this policy are inappropriate.	Retain as notified
Westpower Limited (S547)	S547.427	Coastal Environment	CE - P7	Amend	a reduction in public access for health and safety reasons is also a consideration.	Amend: Reduction in public access to the coastal environment can be considered when ... significant natural hazard threat or for health and safety reasons . When assessing proposals natural hazard structures for a reduction in public access methods to minimise potential effects on public access should will be considered and ways to minimise them found , including: a ... b. Provision of public amenity or opportunity for environmental benefit along the , including along any natural hazard mitigation structure , provided that the physical integrity and function of the structure, and health and safety is maintained.
Stewart & Catherine Nimmo (S559)	S559.013	Coastal Environment	CE - P7	Support	The submitter supports this provision, which allows for development in areas already modified and expansion of existing settlements, however is concerned that the provisions which flow on from this policy are inappropriate.	Retain as notified
Joel and Jennifer Watkins (S565)	S565.023	Coastal Environment	CE - P7	Support	Allows for development in areas already modified and expansion of existing settlements.	Retain

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Tim and Phaedra Robins (S579)	S579.020	Coastal Environment	CE - P7	Support	allows for development in areas already modified and expansion of existing settlements	REtain
Grey District Council (S608)	S608.651	Coastal Environment	CE - P7	Support	Use of "minimise" rather than "mitigate" changes the focus and possibly the intent of the policy which could result in more stringent and not as practical (cost/safety/risk) requirements (i.e., more difficult and costly for Council to provide emergency and core infrastructure services).	Reword policy to provide clarity on the focus and intent of the provision.
Snodgrass Road submitters (S619)	S619.044	Coastal Environment	CE - P7	Support	It is important that the provisions acknowledge the practical requirements of flood protection works.	Retain Policy CE-P7
Craig Schwitzer (S96)	S96.023	Coastal Environment	CE - P8	Support	Good idea	Retain this part of the plan
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.478	Coastal Environment	CE - P8	Support	We support this policy.	Retain policy.
Transpower New Zealand Limited (S299)	S299.068	Coastal Environment	CE - P8	Support	Transpower supports the specific recognition of the National Grid in this policy, and that it provides consistency with the 'seek to avoid' provisions in the Energy Chapter. However, Transpower does query the relationship of the policy with the energy policy ENG-P8.	Retain the policy
KiwiRail Holdings Limited (S442)	S442.076	Coastal Environment	CE - P8	Amend	KiwiRail seeks amendment to this policy so that it not only applies to the national grid, but all critical infrastructure. The rail network extends within the coastal environment and KiwiRail seek to ensure that it can continue to operate safely and efficiently.	Amend as follows: Enable the maintenance, repair and operation of critical infrastructure and the National Grid. Where new development and upgrades of critical infrastructure and the National Grid are required, seek to avoid and otherwise remedy or mitigate adverse effects on Overlay Chapter areas.
Buller Conservation Group (S552)	S552.130	Coastal Environment	CE - P8	Amend	P8 repeating P3 The 2 need to be combined.	Where new development and upgrades of the National Grid are required in areas indicated in Overlay Chapter areas, seek to avoid and

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						or otherwise remedy or mitigate adverse effects
Frida Inta (S553)	S553.130	Coastal Environment	CE - P8	Amend	Isn't P8 repeating P3? The 2 need to be combined.	Where new development and upgrades of the National Grid are required in areas indicated in Overlay Chapter areas , seek to avoid and or otherwise remedy or mitigate adverse effects. on Overlay Chapter areas.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.288	Coastal Environment	CE - P8	Oppose	The policy duplicates policy already set out in the ENG chapter specific to the National Grid. The consideration of adverse effects does not clearly relate to effects on the coastal environment which may extend beyond overlay areas. The mapping of the coastal environment area is incomplete and inconsistent. Also, the reference to "Overlay Chapter areas" appears to extend the provision beyond the CE.	Delete
Department of Conservation (S602)	S602.149	Coastal Environment	CE - P8	Amend	Amend Policy CE - P8 to apply the effects management hierarchy to ensure that there is an appropriate cascade of effects management approaches, starting with avoidance, and ending with offsetting or compensation of residual adverse effects on coastal environmental overlay values.	Amend: Enable the maintenance, repair and operation of the National Grid. Where new development and upgrades of the National Grid are required, seek to avoid and otherwise remedy or mitigate apply the effects management hierarchy to manage adverse effects on Overlay Chapter areas.
Grey District Council (S608)	S608.652	Coastal Environment	CE - P8	Support in part	Request the addition of regionally significant infrastructure into this provision.	Reword this policy to provide for the maintenance repair and operation of regionally significant infrastructure that is existing.
Transpower New Zealand Limited (S299)	S299.069	Coastal Environment	Coastal Environment Rules	Oppose	Transpower notes that it is unclear which rules apply to Energy Activities, and which are excluded. Some of the rules specifically note that they do not apply to energy activities, but most rules are silent. The plan should clearly state that	Amend the rules section to state that none of the rules in this chapter apply to Energy Activities, and that only the Energy Chapter applies - this may require shifting or drafting of new rules in the Energy Chapter. Alternatively, it should be very clear which

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					none of the rules in this chapter apply to Energy Activities, and that only the Energy Chapter applies - this may require shifting or drafting of new rules in the Energy Chapter. Alternatively, it should be very clear which rules apply to the National Grid and whether these apply in addition to the Energy Chapter rules.	rules apply to the National Grid and whether the rules in this Chapter apply in addition to the Energy Chapter rules. Note that ENG-P8 takes precedence for the National Grid over any policies in this chapter.
Robert Burdekin (S378)	S378.001	Coastal Environment	Coastal Environment Rules	Neutral	I/we have concern that there is intent to implement restrictions on building, or land usage? If so what are they, and please provide full details of the proposed restrictions. The reason is that I/we want to understand the impact of this zoning on property covered by the TTPP.	Clarification of what the intent and anticipated outcome is for property identified as being in a "Coastal Environment" under the TTPP.
Inger Perkins (S462)	S462.021	Coastal Environment	Coastal Environment Rules	Amend	CE Rules that allow clearance of vegetation in the coastal environment need to be amended to prevent clearance of any vegetation that provides habitat for indigenous coastal species, as per CE-P1. This may be small or narrow areas of scrubby vegetation with some or even no indigenous vegetation.	Amend the Permitted Activity rules that allow clearance of vegetation in the coastal environment to prevent clearance of any vegetation that provides habitat for indigenous coastal species.
Inger Perkins (S462)	S462.022	Coastal Environment	Coastal Environment Rules	Amend	CE Rules that allow clearance of vegetation in the coastal environment need to be amended to prevent clearance of any vegetation that provides habitat for indigenous coastal species, as per CE-P1. This may be small or narrow areas of scrubby vegetation with some or even no indigenous vegetation.	Include additional Advice Note to the Permitted Activity Rules as follows: "Any clearance of vegetation that may provide habitat for indigenous coastal species is subject to the provisions of the Ecosystems and Indigenous Biodiversity Chapter." Or adapt Point 1: "Any indigenous vegetation clearance (or other vegetation clearance that may provide habitat for indigenous coastal species) associated with maintenance and repair is subject to the provisions in the Ecosystems and Indigenous Biodiversity Chapter."

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Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.007	Coastal Environment	Coastal Environment Rules	Amend	the Coastal Environment Overlay undermines proposed zonings because SETZs are usually applied to service towns, not natural or low-intensity rural areas.	Exclude Settlement Zone areas from Coastal Environment provisions.
Jane Whyte & Jeff Page (S467)	S467.037	Coastal Environment	Coastal Environment Rules	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.	Do not apply these rules to Punakaiki Village
Frank and Jo Dooley (S478)	S478.002	Coastal Environment	Coastal Environment Rules	Oppose	The rules are too restrictive	Revise the rules to make more enabling of development.
New Zealand Defence Force (S519)	S519.033	Coastal Environment	Coastal Environment Rules	Amend	NZDF requests that a new rule is included in the Coastal Environment Chapter of the Proposed Plan to provide for TMTA as a permitted activity, providing compliance with relevant permitted activity standards and buildings and structures associated with TMTA meet the permitted activity standards of CE-R4 to CE - R11 as relevant.	Include a new Rule CE - RX to state: Temporary Military Training Activity within the Coastal Environment Activity Status Permitted Advice Note: 1. Any indigenous vegetation clearance associated with a Temporary Military Training Activity is subject to the provisions in the Ecosystems and Indigenous Biodiversity Chapter. 2. Works shall not undermine or have an adverse effect on any hazard mitigation /protection measure that exists within the coastal environment. 3. All buildings and structures associated with TMTA shall meet the permitted activity standards of CE-R4 to CE - R11 as relevant. 4. Where activities occur within Scheduled areas included within other Overlay Chapter Areas, then the relevant Overlay Chapter Rules also apply. Activity

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						status where compliance not achieved: Restricted Discretionary
Buller District Council (S538)	S538.287	Coastal Environment	Coastal Environment Rules	Oppose in part	The headings for some of the rules are long and could be simplified for readability. The headings should also be consistent across the rule framework e.g. Rule 5 refers to 'Buildings and Structures' in High Coastal Natural Character Overlays, while the equivalent rule for the Outstanding Coastal Natural Character Overlay (Rule 10) refers to 'Erection of a Building or Structure...'	Review the Rule headings to ensure consistency across the rule framework and improve readability e.g. The headings for Rules 6 and 7 could be shortened to: Maintenance, Alteration, Repair and Reconstruction of Natural Hazard Mitigation Structures and associated earthworks in the Coastal Environment within identified in Schedule Seven. Earthworks within the Coastal Environment in the High Coastal Natural Character Overlay identified in Schedule Seven
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.038	Coastal Environment	Coastal Environment Rules	Amend	Plantation Forestry is not an appropriate activity within Significant Natural Areas, in High Natural Coastal Character or any Outstanding natural coastal areas and should not be anticipated to occur in these areas under the Plan. In other parts of the coastal environment a full consideration of effects is required, and such consideration must be subject to an assessment confirming the site does not include any biodiversity meeting the significance criteria in Appendix 1 of the WCRPS.	Add a new Rule discretionary rule for Afforestation with Plantation Forestry in the Coastal environment outside High Coastal Natural Character and Outstanding Coastal Environment Area overlays which is subject to the condition that the area for afforestation does not include any biodiversity meeting the significance criteria in Appendix 1 of the WCRPS.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.289	Coastal Environment	Coastal Environment Rules	Amend	Permitted activities do not include conditions to manage adverse effects of maintenance activities outside of Outstanding and High overlays.	Amend and restructure the CE rules so that: <ul style="list-style-type: none"> Conditions for earthworks are included within the same rule as the activities to which they, unless the EW rules can be relied upon in which case a condition or information note to that effect should be included.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<ul style="list-style-type: none"> There in one permitted activity rule for maintenance and repair of lawfully established activities which includes the more restrictive requirement within overlays
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.312	Coastal Environment	Coastal Environment Rules	Not Stated	The scope of activities and area of application of the proposed rules within the CE does not appear to capture all activities consistently or apply to the whole of the CE. Amendments are required to give effect to the NZCPS	Add a discretionary rule for activities in the Coastal Environment that are not specifically provided for under the other CE rules.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.533	Coastal Environment	Coastal Environment Rules	Amend	The approach to buildings and structures and to maintenance, repair, upgrades, minor upgrades, reconstruction, and establishment of new buildings is complex, and often has inadequate conditions to manage adverse effects at the permitted activity level.	Amend: Additions and alterations are addressed across the coastal environment within the same rule as for new buildings and structures
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.534	Coastal Environment	Coastal Environment Rules	Amend	It is unclear whether maintenance of some infrastructure, for tracks and fences is provided for at the permitted level	Amend: That provision for minor upgrades on the National Grid may be appropriate at the permitted level given the distinction from other upgrades under the NPS for ET, but that other upgrades for infrastructure more restricted requirements as for new activities should apply.
Joel and Jennifer Watkins (S565)	S565.021	Coastal Environment	Coastal Environment Rules	Amend	The provisions which flow on from Policy 5 do not reflect what is appropriate.	Amend to provide for buildings and structures within the coastal environment of an appropriate scale.
Cape Foulwind Staple 2 Ltd (S568)	S568.013	Coastal Environment	Coastal Environment Rules	Amend	Cape Foulwind Staple 2 Ltd consider it is appropriate to have a maximum building coverage within the Coastal Environment	Consider whether there needs to be a specific maximum building coverage within the Coastal Environment depending on Zone.

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Greg Maitland (S571)	S571.012	Coastal Environment	Coastal Environment Rules	Amend	The West Coast stretches over 500 kilometres and is, apart from the three major towns, extremely sparsely populated. Many of the proposed rulings in the plan contradict the terms of the document in regards to Economic, Social and Cultural wellbeing and are without supporting evidence to warrant such constrictive land use on private property. Rules such as Limiting vegetation clearance to 500 sqm Building footprint 100 sqm Are just two examples of the penance	Make rules more enabling of development
Department of Conservation (S602)	S602.165	Coastal Environment	Coastal Environment Rules	Amend	An additional rule is required to capture any other unanticipated activities and structures.	Add an additional Rule: XXX Activities, structures, buildings and earthworks not provided for in another RuleActivity status: Non-complying
Avery Brothers (S609)	S609.085	Coastal Environment	Coastal Environment Rules	Amend	CE - R5-R12 We believe this is too restrictive.	Amend rules to be more enabling of development.
Avery Brothers (S609)	S609.086	Coastal Environment	Coastal Environment Rules	Amend	CE - R14- R19 We believe this is too restrictive.	Amend rules to be more enabling of development.
Snodgrass Road submitters (S619)	S619.045	Coastal Environment	Coastal Environment Rules	Amend	The rules for the Coastal Environment are supported subject to the amendments specified for Rule CE-R4 and CE-R12 specified below.	Retain Rules CE-R1 - CE-R22 subject to the specific amendments to Rule CE-R4 and CE-R12 set out in the submission below.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.479	Coastal Environment	CE - R1	Support		
John Brazil (S360)	S360.033	Coastal Environment	CE - R1	Support	I support this provision	Retain as notified
KiwiRail Holdings Limited (S442)	S442.077	Coastal Environment	CE - R1	Amend	KiwiRail seeks amendment to this rule to ensure it applies to critical infrastructure and the rail network.	Amend as follows: Maintenance and repair of lawfully established structures, network utilities, critical infrastructure, railway,

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						renewable electricity generation, fence lines and tracks within the Coastal Environment.
Waka Kotahi NZ Transport Agency (S450)	S450.135	Coastal Environment	CE - R1	Support	The rule is supported by Waka Kotahi as it provides for a permitted pathway to allow for maintenance and repair of lawfully established structures within the High Coastal Natural Character or Outstanding Coastal Environment.	Retain as proposed.
Leonie Avery (S507)	S507.065	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.
Leonie Avery (S507)	S507.091	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.
Jared Avery (S508)	S508.065	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.
Jared Avery (S508)	S508.091	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.
Kyle Avery (S509)	S509.065	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.
Kyle Avery (S509)	S509.091	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.
Avery Bros (S510)	S510.065	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.
Avery Bros (S510)	S510.091	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.
Bradshaw Farms (S511)	S511.065	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.
Bradshaw Farms (S511)	S511.091	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.
Paul Avery (S512)	S512.065	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.
Paul Avery (S512)	S512.091	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.
Brett Avery (S513)	S513.065	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.

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Brett Avery (S513)	S513.091	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.
Steve Croasdale (S516)	S516.072	Coastal Environment	CE - R1	Support		Retain
Federated Farmers of New Zealand (S524)	S524.089	Coastal Environment	CE - R1	Support	This recognises lawfully established structures within the Coastal Environment and when they require maintenance/repair.	Retain as notified.
Neil Mouat (S535)	S535.041	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.
Buller District Council (S538)	S538.288	Coastal Environment	CE - R1	Support	Rules 1 to 3 are supported	Retain as notified.
Westpower Limited (S547)	S547.428	Coastal Environment	CE - R1	Oppose	Appears to conflict with other rules in the plan.	Avoid conflict between this rule and rules in the areas of High Coastal Natural Character and Outstanding Coast Environment by deleting item "1." In its entirety.
Westpower Limited (S547)	S547.429	Coastal Environment	CE - R1	Amend	Should provide for operation, minor upgrade and upgrade and energy activities and critical infrastructure.	Amend heading to read: Operation , maintenance, repair, minor upgrade and upgrade of lawfully established structures, network utilities, renewable energy generation, energy activities and critical infrastructure , fence lines and tracks within the Coastal Environment.
Chris & Jan Coll (S558)	S558.287	Coastal Environment	CE - R1	Support		Retain
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.290	Coastal Environment	CE - R1	Amend	The rule fails to include conditions or standards for maintenance and repair activities to ensure effects on indigenous biodiversity are appropriately avoided, remedied, or mitigated.	Delete "lawfully established" from the rule heading
Geoff Volckman (S563)	S563.064	Coastal Environment	CE - R1	Support		Retain
Catherine Smart-Simpson (S564)	S564.070	Coastal Environment	CE - R1	Support		Retain

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Chris J Coll Surveying Limited (S566)	S566.287	Coastal Environment	CE - R1	Support		Retain
William McLaughlin (S567)	S567.351	Coastal Environment	CE - R1	Support		Retain
Laura Coll McLaughlin (S574)	S574.287	Coastal Environment	CE - R1	Support		Retain
Grey District Council (S608)	S608.654	Coastal Environment	CE - R1	Support in part	Clarity is requested for the listed activities of this provision that are not within an area of High Coastal Natural Character or the Outstanding Coastal Environment. Provision is only provided for where the maintenance or repair are within those overlays, and it is not clear as to what the activity status is for those listed activities outside of these areas. Insert activity status i.e. Restricted Discretionary where these specific provisions are not achieved.	Reword this provision or add additional provisions to CE - R1 to clarify the activity status outside of the two areas referred to. Insert activity status where compliance not achieved.
Avery Brothers (S609)	S609.057	Coastal Environment	CE - R1	Support	We support this provision.	retain
Avery Brothers (S609)	S609.083	Coastal Environment	CE - R1	Support	We support this provision.	Retain
Karamea Lime Company (S614)	S614.092	Coastal Environment	CE - R1	Support		Retain
Peter Langford (S615)	S615.092	Coastal Environment	CE - R1	Support		Retain
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0536	Coastal Environment	CE - R1	Amend		Add and amend the following conditions to CE-R1: Where: 1. The building, structure, infrastructure, fence, accessway, cycle/walking or farm track is lawfully established; and2. Any indigenous vegetation clearance complies with ECO-R1; and3. Earthworks and land disturbance does not exceed 50m3 or extend beyond 10 meters of a building or structure and 2 meters of an accessway or track.4. There is

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						<p>no alteration or addition to the structures height and area footprint is not increased; and5. The width or length of any access or track is not increased; and6. Works are not undertaken within 10m of any hazard mitigation/protection measure that exists within the coastal environment; and47.</p> <p>When the maintenance and repair is within an area of High Coastal Natural Character or the Outstanding Coastal Environment Area: The activity is limited to what is necessary to maintain the existing structure, within the footprint or modified ground compromised by the existing structure; andThe activity does not involve the installation of any new structures."</p>
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0537	Coastal Environment	CE - R1	Amend		Set the activity status where compliance is not achieved is Restricted discretionary or discretionary and refer to specific rules where possible
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.480	Coastal Environment	CE - R2	Support		
Steve Croasdale (S516)	S516.073	Coastal Environment	CE - R2	Support		Retain
Buller District Council (S538)	S538.289	Coastal Environment	CE - R2	Support	Rules 1 to 3 are supported	Retain as notified.
Chris & Jan Coll (S558)	S558.288	Coastal Environment	CE - R2	Support		Retain
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.291	Coastal Environment	CE - R2	Oppose	It is not appropriate to permit activities for enhancement as an alternative to protection without appropriate conditions.	Delete

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Chris J Coll Surveying Limited (S566)	S566.288	Coastal Environment	CE - R2	Support		Retain
William McLaughlin (S567)	S567.352	Coastal Environment	CE - R2	Support		Retain
Laura Coll McLaughlin (S574)	S574.288	Coastal Environment	CE - R2	Support		Retain
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0575	Coastal Environment	CE - R2	Amend		Adding the following condition: 2. The Council must be notified in writing 10 days ahead of any works to be undertaken within 10m of any hazard mitigation/protection measure that exists within the coastal environment. Retain the advice note that indigenous vegetation clearance is subject to the ECO chapter.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.481	Coastal Environment	CE - R3	Support	We strongly support this rule which provides for Poutini Ngāi Tahu and Māori purpose activities, as this will nourish physical, cultural and emotional wellbeing.	Retain rule.
Buller District Council (S538)	S538.290	Coastal Environment	CE - R3	Support	Rules 1 to 3 are supported	Retain as notified.
Chris & Jan Coll (S558)	S558.289	Coastal Environment	CE - R3	Support		Retain
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.292	Coastal Environment	CE - R3	Amend	It is unclear why "buildings" are included within the rule heading when buildings are provided for within the definition for "Māori Purpose Activities".	Amend the heading: and buildings
Chris J Coll Surveying Limited (S566)	S566.289	Coastal Environment	CE - R3	Support		Retain
William McLaughlin (S567)	S567.353	Coastal Environment	CE - R3	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.289	Coastal Environment	CE - R3	Support		Retain
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.205	Coastal Environment	CE - R3	Support	The descriptor only refers to Māori Purpose Activities, definition of Māori Purpose activities includes buildings.	Amend rule as follows : CE- R3 Poutini Ngāi Tahu Activities, Māori Purpose activities and associated buildings within the Maori Purpose Zone. These are:Poutini Ngāi Tahu activities, including cultural harvest of vegetation, mahinga kai, Pounamu, Aotea stone or rock; or Māori Purpose Activities undertaken in accordance with an Iwi/Papatipu Runanga...
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0576	Coastal Environment	CE - R3	Amend		Include a condition that the activities do not occur within Outstanding coastal areas or include conditions to ensure Policies 13 and 15 of the NZCPS are achieved.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0577	Coastal Environment	CE - R3	Support		Retain the advice note that indigenous vegetation clearance is subject to the ECO chapter and add an advice note that earthworks are subject to provisions of the EW chapter.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.482	Coastal Environment	CE - R4	Support	We support this rule.	Retain rule.
Transpower New Zealand Limited (S299)	S299.070	Coastal Environment	CE - R4	Support	Transpower supports this rule on the basis that it clearly excludes Energy Activities and refers those to the Energy Chapter rules.	Retain the rule
John Brazil (S360)	S360.038	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. i. Delete point 2. A. iii.

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Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.025	Coastal Environment	CE - R4	Support	Silver Fern Farms supports this policy insofar as it relates to their activities.	Retain as notified.
Waka Kotahi NZ Transport Agency (S450)	S450.136	Coastal Environment	CE - R4	Support in part	Waka Kotahi generally supports the rule. However, clarity is sought on the definition of a 'statutory agency' under R.4.2.c. Waka Kotahi could be considered as a statutory agency and this rule would be beneficial for the protection state highway network to ensure natural hazard mitigation structures can be installed where appropriate. The rule would not apply if the state highway were identified within any area identified in the schedules in R4.1.a.-d., so it is sought that the state highway be excluded from these areas.	Amend the rule to provide a definition for statutory agency and ensure that the state highway network is excluded from the schedules in R4.1.a.-d.
Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464)	S464.047	Coastal Environment	CE - R4	Oppose in part	Applying the very restrictive gross floor area limit undermines the Settlement Zone policy thrust, particularly in settlements identified for future growth and commercial activity such as supermarkets.	<p>i. Activity Status Permitted Where: These are not located within: An Outstanding Natural Landscape identified in Schedule Five; An Outstanding Natural Feature identified in Schedule Six; An area of High Coastal Natural Character identified in Schedule Seven and subject to Rule CE - R5; An area of Outstanding Coastal Natural Character identified in Schedule Eight; and These: Comply with the rules for buildings and structures within the relevant zone, except that within the GRUZ - General Rural Zone, RLZ - Rural Lifestyle and SETZ - Settlement Zone: Maximum height is 7m for new buildings; No height limits apply where this is</p>

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						<p>replacement of a lawfully established building with another building of the same height, in the same location; and</p> <p>. The gross ground floor area is:</p> <p>I. A maximum of 200m² per building for new buildings;</p> <p>II. No maximum area where this is the replacement of a lawfully established building with another building of the same ground floor area, in the same location; or</p> <p>...</p> <p>This rule does not apply to existing supermarkets within a centre.</p>
Russell and Joanne Smith (S477)	S477.014	Coastal Environment	CE - R4	Oppose	<p>The coastal environment covers vast areas of the West Coast Region. The proposed restrictions on building in the Coastal Environment are unduly restrictive and do not provide for residential or rural activities which are anticipated by the zones. Many established buildings are already 200m² and the rule would trigger a resource consent for almost every dwelling, The floor heights and floor area are unduly restrictive.</p>	<p>Remove gross ground floor area size limit for buildings in the RLZ zone by deleting CE - R4.2.iii.i. Alternatively replace with a more appropriate ground floor area limit which provides for reasonably sized residential dwellings within the coastal environment in line with the operative District Plans.,</p>
Tim Macfarlane (S482)	S482.014	Coastal Environment	CE - R4	Oppose	<p>The coastal environment covers vast areas of the West Coast Region. The proposed restrictions on building in the Coastal Environment are unduly restrictive and do not provide for residential or rural activities which are anticipated by the zones. Many established buildings are already 200m² and the rule would trigger a resource consent for almost every dwelling, The</p>	<p>Remove gross ground floor area size limit for buildings in the RLZ zone by deleting CE - R4.2.iii.i. Alternatively replace with a more appropriate ground floor area limit which provides for reasonably sized residential dwellings within the coastal environment in line with the operative District Plans.,</p>

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					floor heights and floor area are unduly restrictive.	
Horticulture New Zealand (S486)	S486.045	Coastal Environment	CE - R4	Support	HortNZ supports provisions for buildings and structures in the Coastal Environment.	Retain CE-R4
Bathurst Resources Limited and BT Mining Limited (S491)	S491.030	Coastal Environment	CE - R4	Amend	There is some inconsistency with this rule and BCZ- R3.	Amend: Where 1. ... 2. These: a. Comply with the rules for buildings and structures within the relevant zone, except that within the GRUZ - General Rural Zone, RLZ - Rural Lifestyle and SETZ - Settlement Zone, MINZ Minerals Extraction Zone and BCZ - Buller Coalfields Zone:
TiGa Minerals and Metals Limited (S493)	S493.074	Coastal Environment	CE - R4	Oppose	District Plans allowed for moderately sized agricultural buildings.	Delete Section 2 of CE-R4 entirely, or alternatively allow an increased gross floor area and height limit which is inline with what is permitted in the current District Plans.
Claire & John West (S506)	S506.014	Coastal Environment	CE - R4	Oppose	The coastal environment covers vast areas of the West Coast Region. The proposed restrictions on building in the Coastal Environment are unduly restrictive and do not provide for residential or rural activities which are anticipated by the zones. Many established buildings are already 200m2 and the rule would trigger a resource consent for almost every dwelling, The floor heights and floor area are unduly restrictive.	Remove gross ground floor area size limit for buildings in the RLZ zone by deleting CE - R4.2.iii.l. Alternatively replace with a more appropriate ground floor area limit which provides for reasonably sized residential dwellings within the coastal environment in line with the operative District Plans.,
Leonie Avery (S507)	S507.066	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. i. Delete point 2. a. iii.
Leonie Avery (S507)	S507.092	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground	Delete point 2. A. i. Delete point 2. A. iii.

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					floor area is too restrictive and should revert to zone rules.	
Jared Avery (S508)	S508.066	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. i. Delete point 2. a. iii.
Jared Avery (S508)	S508.092	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. i. Delete point 2. A. iii.
Kyle Avery (S509)	S509.066	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. i. Delete point 2. a. iii.
Kyle Avery (S509)	S509.092	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. i. Delete point 2. A. iii.
Avery Bros (S510)	S510.066	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. i. Delete point 2. a. iii.
Avery Bros (S510)	S510.092	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. i. Delete point 2. A. iii.
Bradshaw Farms (S511)	S511.066	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. i. Delete point 2. a. iii.
Bradshaw Farms (S511)	S511.092	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified	Delete point 2. A. i. Delete point 2. A. iii.

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					for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	
Paul Avery (S512)	S512.066	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. i. Delete point 2. a. iii.
Paul Avery (S512)	S512.092	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. i. Delete point 2. A. iii.
Brett Avery (S513)	S513.066	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. i. Delete point 2. a. iii.
Brett Avery (S513)	S513.092	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. i. Delete point 2. A. iii.
Hapuka Landing Limited (S514)	S514.002	Coastal Environment	CE - R4	Amend	Restrictions on ground floor area and/or building footprints are activity-based rather than effects-based as increased ground floor area/building footprint does not automatically correlate to increased effects on coastal character (or increased risk of natural hazards for that matter). In any case, the ground floor area limitations provided (200m ² in Coastal Environment, and 100m ² (or 50m ² increase) in the High Coastal Natural Character Area) are overly restrictive and do not appropriately provide for rural and residential use.	Amending CE-R4 to ensure that standards are appropriate for residential use, including by increasing the permitted gross ground floor area of new buildings.

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Steve Croasdale (S516)	S516.074	Coastal Environment	CE - R4	Amend	The maximum height limit of buildings and structures should be that specified for the particular zone.	Delete point 2. a. i.
Steve Croasdale (S516)	S516.075	Coastal Environment	CE - R4	Amend	The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. iii.
Federated Farmers of New Zealand (S524)	S524.090	Coastal Environment	CE - R4	Not Stated	Building height needs to allow for hay sheds and farm structures that are tall to allow for farm equipment and storage.	Increase the building height to 10m, and 500m2
Denis and Wendy Cadigan (S532)	S532.004	Coastal Environment	CE - R4	Oppose	The restrictions on building are unduly restrictive and do not provide for residential or rural activities which are both anticipated by the underlying zones which make up the Coastal Environment. In particular, many lifestyle block dwellings (and urban dwellings) exceed 200m2 in area. The rule as worded would trigger a resource consent requirement for almost every dwelling in the Coastal Environment, and will not provide for rural buildings which may be required to support rural activities in the Coastal Environment. The rule does not give effect to higher order objectives, including AG-O2.	Remove gross ground floor area size limit for buildings in the GRUZ, RLZ and SETZ zones by deleting CE-R4.2.iii.l
Lauren Nyhan Anthony Phillips (S533)	S533.014	Coastal Environment	CE - R4	Oppose	The coastal environment covers vast areas of the West Coast Region. The proposed restrictions on building in the Coastal Environment are unduly restrictive and do not provide for residential or rural activities which are anticipated by the zones. Many established buildings are already 200m2 and the rule would trigger a resource consent for almost every dwelling, The floor heights and floor area are unduly restrictive.	Remove gross ground floor area size limit for buildings in the RLZ zone by deleting CE - R4.2.iii.l. Alternatively replace with a more appropriate ground floor area limit which provides for reasonably sized residential dwellings within the coastal environment in line with the operative District Plans.,
Neil Mouat (S535)	S535.042	Coastal Environment	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified	Delete point 2. A. i. Delete point 2. A. iii.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	
Buller District Council (S538)	S538.291	Coastal Environment	CE - R4	Oppose in part	Council supports the need for a ground floor area standard but considers the maximum of 200m ² for new buildings specified in Clause 2(iii) is too restrictive given the extent of the Coastal Environment overlay which takes in large areas of the working rural environment. Council considers that the significant natural character values of coastal areas are protected through High and Outstanding Coastal Natural Character overlays, where land use is subject to stricter controls and outside these areas more generous floor area standards are considered appropriate and will support existing land uses. For much of the coastal environment where it is also rural, the Rural Zone provisions will be sufficient to protect the coastal environment through density of building standards.	Amend Rule 4 as follows: (2) These: (a) Comply with the rules for buildings and structures within the relevant zone, except that within the GRUZ - General Rural Zone, RLZ - Rural Lifestyle and SETZ - Settlement Zone:.... (iii) The gross ground floor area is: (1) A maximum of 200 300m² per building for new buildings
Westpower Limited (S547)	S547.430	Coastal Environment	CE - R4	Support	Appropriately provides for activities undertaken by Westpower.	Retain
Westland Farm Services (S550)	S550.007	Coastal Environment	CE - R4	Oppose	proposed restrictions on building in the Coastal Environment unduly restrictive do not provide for residential or rural activities	Remove gross ground floor area size limit for buildings in the GRUZ, RLZ and SETZ zones by deleting CE-R4.2.iii.I Alternatively, replace with a more appropriate ground floor area limit which appropriately provides for rural activities within the coastal environment, in line with the operative District Plans in the region.
Buller Conservation Group (S552)	S552.131	Coastal Environment	CE - R4	Amend	NZCPS requires coastal biodiversity to be protected as does RMA s6(a).	1.e. unmodified coastal area or area of high natural biodiversity

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Frida Inta (S553)	S553.131	Coastal Environment	CE - R4	Amend	NZCPS requires coastal biodiversity to be protected as does RMA s6(a).	1.e. unmodified coastal area or area of high natural biodiversity
Chris & Jan Coll (S558)	S558.290	Coastal Environment	CE - R4	Amend	The maximum height limit of buildings and structures should be that specified for the particular zone.	Delete point 2. a. i.
Chris & Jan Coll (S558)	S558.291	Coastal Environment	CE - R4	Amend	The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. iii.
Stewart & Catherine Nimmo (S559)	S559.014	Coastal Environment	CE - R4	Oppose	The coastal environment covers vast areas of the West Coast Region. The proposed restrictions on building in the Coastal Environment are unduly restrictive and do not provide for residential or rural activities which are anticipated by the zones. Many established buildings are already 200m2 and the rule would trigger a resource consent for almost every dwelling, The floor heights and floor area are unduly restrictive.	Remove gross ground floor area size limit for buildings in the RLZ zone by deleting CE - R4.2.iii.l. Alternatively replace with a more appropriate ground floor area limit which provides for reasonably sized residential dwellings within the coastal environment in line with the operative District Plans.,
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.293	Coastal Environment	CE - R4	Oppose in part	The types of activities captured within these rules also varies and is confusing as to why some are permitted in one overlay and not specified as permitted in the other.	Consider amending CE - R4 to capture new structures and buildings including for High and Outstanding areas from R5 and R10
Geoff Volckman (S563)	S563.065	Coastal Environment	CE - R4	Oppose in part	Maximum height limit of buildings and structures should be that for the particular zone.	Delete point 2. A. i.
Geoff Volckman (S563)	S563.066	Coastal Environment	CE - R4	Oppose in part	The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. iii.
Catherine Smart-Simpson (S564)	S564.071	Coastal Environment	CE - R4	Amend	The maximum height limit of buildings and structures should be that specified for the particular zone.	Delete point 2. A. i.
Catherine Smart-Simpson (S564)	S564.072	Coastal Environment	CE - R4	Amend	The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. iii.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Joel and Jennifer Watkins (S565)	S565.024	Coastal Environment	CE - R4	Amend	Proposed restrictions on building in the Coastal Environment are unduly restrictive.	Remove grossground floor area size limit for buildings in the RLZ zone by deletingCE-R4.2.iii.l
Joel and Jennifer Watkins (S565)	S565.025	Coastal Environment	CE - R4	Support	Proposed restrictions on building in the Coastal Environment are unduly restrictive.	Alternative relief: replace with a more appropriate ground floor area limit which appropriately provides for reasonably sized residential dwellings in within the coastal environment, in line with the operative District Plans in the region.
Chris J Coll Surveying Limited (S566)	S566.290	Coastal Environment	CE - R4	Amend	The maximum height limit of buildings and structures should be that specified for the particular zone.	Delete point 2. a. i.
Chris J Coll Surveying Limited (S566)	S566.291	Coastal Environment	CE - R4	Amend	The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. iii.
William McLaughlin (S567)	S567.354	Coastal Environment	CE - R4	Amend	The maximum height limit of buildings and structures should be that specified for the particular zone.	Delete point 2. a. i.
William McLaughlin (S567)	S567.355	Coastal Environment	CE - R4	Amend	The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. iii.
Cape Foulwind Staple 2 Ltd (S568)	S568.012	Coastal Environment	CE - R4	Amend	Within the General Rural, Rural Lifestyle Settlement Zones, under Rule CE - R4, the permitted building height is 7m and the gross ground floor area is 200m2 for new buildings. This rule could inevitably enable at least a 400m2 gross floor area building which may be even larger depending on the whether the structure is cantilevered. The visual impact of a single storey structure spread out on ground level, compared to a two storey structure will have a lessor visual impact within the coastal environment. It is more appropriate to require resource consent for a second storey than it is to enable a gross ground floor area over 200m2.	Amend the rule (reduce the height limit) so that as a permitted activity, this rule enable a single storey dwelling of up to 400m2 within the Coastal Environment. Amend Rule CE - R4 as follows: (2)(a)(i) i Maximum height is 5.5m for new buildings (2)(a)(iii)(i) iii The gross ground floor area is: i. A maximum of 400m2 per building for new buildings

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Laura Coll McLaughlin (S574)	S574.290	Coastal Environment	CE - R4	Amend	The maximum height limit of buildings and structures should be that specified for the particular zone.	Delete point 2. a. i.
Laura Coll McLaughlin (S574)	S574.291	Coastal Environment	CE - R4	Amend	The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. iii.
Tim and Phaedra Robins (S579)	S579.021	Coastal Environment	CE - R4	Oppose	Unduly restrictive and do not provide for residential or rural activities	Delete CE-R4.2.iii.I
Tim and Phaedra Robins (S579)	S579.022	Coastal Environment	CE - R4	Amend	Unduly restrictive and do not provide for residential or rural activities	Alternative relief, replace with a more appropriate ground floor area limit which appropriately provides for reasonably sized residential dwellings
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.079	Coastal Environment	CE - R4	Oppose	The proposed floor area and height limits are considered unduly restrictive	Delete Section 2 of CE-R4 entirely, or alternatively allow an increased gross floor area and height limit which is in line with what is permitted in the current District Plans.
Birchfield Coal Mines Ltd (S601)	S601.058	Coastal Environment	CE - R4	Oppose	The proposed floor area and height limits are considered unduly restrictive.	Delete Section 2 of CE-R4 entirely, or alternatively allow an increased gross floor area and height limit which is in line with what is permitted in the current District Plans.
Department of Conservation (S602)	S602.150	Coastal Environment	CE - R4	Oppose	Amend Rule CE-R4 to introduce an additional setback rule so that all buildings and structures are appropriately set back from the CMA, and to require resource consent where they are not, so the adverse effects can be assessed. Amend the rule to refer to 'overlay areas' rather than a detailed list as this simplifies the rule and ensures that no overlay areas are inadvertently excluded. Remove energy, natural hazard mitigation and network utilities from the permitted activity list, as all activities, regardless of their type, should comply with the rule.	Amend: Activity Status Permitted Where: 1. These are not located within: an Overlay Area; and An Outstanding Natural Landscape identified in Schedule Five; An Outstanding Natural Feature identified in Schedule Six; An area of High Coastal Natural Character identified in Schedule Seven and subject to Rule CE - R5; An area of Outstanding Coastal Natural Character identified in Schedule Eight; and 1. These:

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>a. Are set back more than 25m from the Coastal Marine Area; and b. Comply with the rules for buildings and structures within the relevant zone, except that within the GRUZ - General Rural Zone, RLZ - Rural Lifestyle and SETZ - Settlement Zone:</p> <ul style="list-style-type: none"> i. Maximum height is 7m for new buildings; ii. No height limits apply where this is replacement of a lawfully established building with another building of the same height, in the same location; and iii. The gross ground floor area is: <ul style="list-style-type: none"> I. A maximum of 200m² per building for new buildings; II. No maximum area where this is the replacement of a lawfully established building with another building of the same ground floor area, in the same location; <p>or Are Energy Activities or Network Utilities, including ancillary earthworks, subject to provisions in the Energy, Infrastructure and Transport Chapters of the Plan; or Are natural hazard mitigation structures constructed by a Statutory Agency or their authorised contractor. Advice Note: Refer to the Natural Hazards, Sites and Areas of Significance to Māori, Historic Heritage, Natural Character and Margins of Waterbodies Overlay Chapters and Zone Chapters for additional rules in relation to buildings and structures in these areas. Activity status where compliance not achieved: Outside of the scheduled overlay chapter areas and the Rural Zones, the relevant zone rules apply. In the case of Energy Activities and Network Utilities the relevant Energy, Infrastructure or Transport Rules apply. Otherwise Restricted Discretionary</p>

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Birchfield Ross Mining Limited (S604)	S604.053	Coastal Environment	CE - R4	Oppose	Do not provide for residential or rural activities which are both anticipated by the underlying zones which make up the Coastal Environment	Remove gross ground floor area size limit for buildings in the GRUZ, RLZ and SETZ zones by deleting CE-R4.2.iii.l
Grey District Council (S608)	S608.655	Coastal Environment	CE - R4	Support in part	Clarity is requested on the definition of a Statutory Agency referred to by this provision. GDC request to be considered as a statutory agency as the provision to construct natural hazard mitigation structures would support the maintenance of the roading network.	Reword this provision to clarify the definition of statutory agency, and ensure that the roading network is provided to be protected.
Avery Brothers (S609)	S609.058	Coastal Environment	CE - R4	Amend	The maximum height limit of buildings and structures and gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. i. & a. iii.
Avery Brothers (S609)	S609.084	Coastal Environment	CE - R4	Amend	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. i. Delete point 2. A. iii.
Karamea Lime Company (S614)	S614.093	Coastal Environment	CE - R4	Oppose	The maximum height limit of buildings and structures should be that specified for the particular zone.	Delete point 2. A. i.
Karamea Lime Company (S614)	S614.094	Coastal Environment	CE - R4	Oppose	The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. iii.
Peter Langford (S615)	S615.093	Coastal Environment	CE - R4	Oppose	The maximum height limit of buildings and structures should be that specified for the particular zone.	Delete point 2. A. i.
Peter Langford (S615)	S615.094	Coastal Environment	CE - R4	Oppose	The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. iii.
Snodgrass Road submitters (S619)	S619.046	Coastal Environment	CE - R4	Oppose	There is no reason to restrict the ground floor area and height of new and replacement buildings	Remove restriction on ground floor area and height of new and replacement buildings in Rule CE-R4(2)(i) and (ii) insofar as they apply

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						to the Snodgrass Road submitters properties
Snodgrass Road submitters (S619)	S619.057	Coastal Environment	CE - R4	Amend	There is also no rationale provided as to why natural hazard mitigation structures constructed by a third party cannot permitted	Remove the requirement in Rule CE R4(2 (c) for natural hazard mitigation structures to be constructed by a statutory agency or authorized contractor.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0578	Coastal Environment	CE - R4	Amend	The statement in the rule CE - R4 condition 2. b. that these activities are subject to provisions in those other chapters also fails to recognise that the activities are (or should be) subject to provisions in the CE chapter.	<p>Add the following conditions to CE - R4:</p> <p>2. new buildings and structures within the NOSZ - Natural Open Space Zone, OSZ - Open Space Zone and SARZ - Sport and Active Recreation Zones, this is limited to parks facilities or parks furniture undertaken by a network utility provider; or in the Māori Purpose Zone is provided for under CE - R3; or in all other zones: Any new building is no more than 100m ground floor area; The maximum height above ground level is for any building or structure is 7m; Earthworks are for the establishment of a building platform and access to a building site in an approved subdivision or where there is no existing residential building on the site; and any earthworks are limited to the matters in 2. a, c and d. and to fill, excavation or removal of material being no more than 250m² and 250m³."</p> <p>Amend the following condition in CE - R4: b. Are Energy Activities or Network Utilities, including ancillary earthworks, subject to provisions which are permitted activities under Rules in the Energy, Infrastructure and Transport Chapters of the Plan; or. Are natural hazard mitigation structures constructed by a Statutory Agency or their authorised</p>

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						contractor."
Teresa Wyndham-Smith (S312)	S312.011	Coastal Environment	Permitted Activities within the High Coastal Natural Character Overlay	Amend	Widening or further sealing of the road would increase vehicle speed. endangering pedestrians, cyclists and other vehicles entering and exiting home driveways and using the road as well as weka and low flying kereru with which we comfortably co-exist.	I would advocate for a rule to restrict development of tourist infrastructure within the Hartmount Place/Te Miko/Ross subdivision area, such as widening the road or sealing the surface to accommodate tourist traffic.
John Brazil (S360)	S360.039	Coastal Environment	Permitted Activities within the High Coastal Natural Character Overlay	Oppose in part	I believe this is too restrictive.	Amend to be more enabling of development.
Steve Croasdale (S516)	S516.076	Coastal Environment	Permitted Activities within the High Coastal Natural Character Overlay	Amend	I believe this is too restrictive.	Amend to be more enabling of development.
Buller District Council (S538)	S538.310	Coastal Environment	Permitted Activities within the High Coastal Natural Character Overlay	Oppose in part	<p>Council supports in principle the identification of the Coastal Environment as this provides certainty for plan users on locations that will be subject to additional controls to protect the natural character of the coastal environment. However, Council is concerned at the inland extent of the coastal environment and the consequences for land use and development constraints.</p> <p>The Coastal Environment takes in urban areas of Westport, including parts of Coates, Forbes, Shelswell, Derby and Salisbury Streets to the north and parts of Orowaiti Road, Brougham Street, Eastons Road and Kawatiri Place to the east. These are highly modified areas which do not have a direct connection with the coastline. Council considers</p>	<p>Council seeks that the urban area of Westport is excluded from the Coastal Environment overlay and Elley Drive, all of Carters Beach and Beach Road (Charleston) are included.</p> <p>Council seeks that the Coastal Environment boundary in the Little Wanganui and Karamea areas is reviewed and retracted.</p> <p>Council requests that careful consideration is given to any individual submissions regarding the accuracy of the Coastal Environment boundary.</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>these areas should be excluded from the Coastal Environment overlay.</p> <p>The overlay also takes in large areas of rural land, particularly in Karamea and Little Wanganui where the boundary extends approximately 2km inland around Little Wanganui and 5km inland around the Karamea area. This is not considered appropriate given these areas are highly modified and the rule framework will unduly constrain rural activities. Council considers the overlay should be retracted to a boundary more directly proximate to the coastline.</p> <p>Council is also concerned at the reasons for including some coastal areas and not others e.g. Elley Drive and parts of Carters Beach and Beach Road at Charleston fall outside of the Coastal Environment, when these areas are clearly subject to coastal influences. Council considers Elley Drive, Carters Beach and Beach Road (Charleston) should be included in the overlay.</p>	
Chris & Jan Coll (S558)	S558.292	Coastal Environment	Permitted Activities within the High Coastal Natural Character Overlay	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.292	Coastal Environment	Permitted Activities within the High Coastal Natural Character Overlay	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.356	Coastal Environment	Permitted Activities within the High Coastal	Amend	We believe these are too restrictive.	Amend to be more enabling of development.

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			Natural Character Overlay			
Laura Coll McLaughlin (S574)	S574.292	Coastal Environment	Permitted Activities within the High Coastal Natural Character Overlay	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Department of Conservation (S602)	S602.139	Coastal Environment	Permitted Activities within the High Coastal Natural Character Overlay	Oppose	There are a number of areas where the zone and overlay areas extend into the CMA, even though the Plan rules do not apply to these areas as they are regulated by the Regional Coastal Plan. This can be confusing to plan users who may think that these areas are regulated by the Plan.	Amend all zoning and overlay maps so they do not extend over the CMA.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.483	Coastal Environment	CE - R5	Support	We support this rule.	Retain rule.
Lynne Lever & Greg Tinney (S320)	S320.005	Coastal Environment	CE - R5	Amend	CE Rule 5 needs amending. restricting permitted new building size to a maximum or 100m2 footprint is not realistic.	Increase the permitted new building footprint size to a realistic size
Waka Kotahi NZ Transport Agency (S450)	S450.137	Coastal Environment	CE - R5	Support	Waka Kotahi supports the rule as it provides for the maintenance, operation and minor upgrade and repair of network utilities in the Coastal Environment within the High Coastal Natural Character Overlay.	Retain as proposed.
Leonie Avery (S507)	S507.093	Coastal Environment	CE - R5	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Jared Avery (S508)	S508.093	Coastal Environment	CE - R5	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Kyle Avery (S509)	S509.093	Coastal Environment	CE - R5	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.093	Coastal Environment	CE - R5	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.

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Bradshaw Farms (S511)	S511.093	Coastal Environment	CE - R5	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Paul Avery (S512)	S512.093	Coastal Environment	CE - R5	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.093	Coastal Environment	CE - R5	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Hapuka Landing Limited (S514)	S514.003	Coastal Environment	CE - R5	Amend	HPL seek all amendments to the TTPP provisions necessary in order to ensure that consented and anticipated activities are enabled across Hapuka Landing.	Amending CE-R5 to increase the permitted ground floor area and building footprint limits to allow for appropriate residential use.
Neil Mouat (S535)	S535.043	Coastal Environment	CE - R5	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Buller District Council (S538)	S538.292	Coastal Environment	CE - R5	Oppose in part	Council supports the need for a ground floor area standard but considers the maximum of 100m ² within the High Coastal Natural Character overlay is too restrictive and more generous standards would be appropriate. The current BDP allows 7m high and 150m ² buildings within the Paparoa Character Area and Council considers this has achieved appropriate outcomes in this sensitive environment and suggests the same ground floor standard be applied for new buildings within the High Coastal Natural Character overlay. A minor error is also noted in clause 4(c).	a. Amend Rule 5 as follows: (4) In all other zones: Any new building is no more than 400 150 m ² ground floor area; Any addition increases the total building footprint by no more than 50m ² ; The maximum height above ground level is for any building or structure is 7m.
Westpower Limited (S547)	S547.431	Coastal Environment	CE - R5	Amend	Consistency of wording regarding energy activities and related infrastructure.	Minor upgrading definition to be inserted as per submission above.
Westpower Limited (S547)	S547.432	Coastal Environment	CE - R5	Amend	Consistency of wording regarding energy activities and related infrastructure.	Amend 1. These buildings and ... And repair of network utilities, including energy activities and critical infrastructure , or renewable electricity generation activities; or
Buller Conservation Group (S552)	S552.132	Coastal Environment	CE - R5	Amend	7 metres is quite high in a highly natural environment	Lower height restriction in Coastal Environment

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Frida Inta (S553)	S553.132	Coastal Environment	CE - R5	Amend	Height restriction needs to be applied; other zones should have a lower maximum height.	Lower height restriction in Coastal Environment
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.294	Coastal Environment	CE - R5	Oppose in part	As set out with respect to the CE rules generally the rules should be restructured and simplified. It would be clearer to include all permitted activities for new buildings and structures within one rule for the CE with conditions relating to Overlays as appropriate.	Consider deleting Rule CE - R5 and combining into other rules as appropriate to separate maintenance and repair from other activities.
Geoff Volckman (S563)	S563.067	Coastal Environment	CE - R5	Oppose	We believe this rule is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.073	Coastal Environment	CE - R5	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Department of Conservation (S602)	S602.151	Coastal Environment	CE - R5	Amend	Amend Rule CE-R5 to introduce an additional setback rule so that all buildings and structures are appropriately set back from the CMA, and to require resource consent where they are not, so the adverse effects can be assessed. Amend the rule to refer to 'overlay areas' so the rule is consistent with CE-R4.	Amend: Activity Status Permitted Where: <ul style="list-style-type: none"> 1. These buildings and structures are required for the maintenance, operation, minor upgrade and repair of network utilities or renewable electricity generation activities; or 2. Within the Open Space and Recreation Zones, this is parks facilities or parks furniture; or 3. Within the Māori Purpose Zone, these are Māori Purpose Activities; or 4. In all other zones: <ul style="list-style-type: none"> 1. Any new building is no more than 100m² ground floor area; 2. Any addition increases the total building footprint by no more than 50m²; 3. The maximum height above ground level is for any building or structure is 7m; and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>4. Buildings and structures are set back more than 30m from the Coastal Marine Area; and</p> <p>5. They are not located within any other Overlay Area.</p> <p>5. Advice Note:</p> <p>6. Refer to the Natural Hazards, Sites and Areas of Significance to Māori, Historic Heritage, Natural Character and Margins of Waterbodies Overlay Chapters and Zone Chapters for additional rules in relation to buildings and structures in these areas.</p> <p>Activity status where compliance not achieved: Restricted Discretionary</p>
Karamea Lime Company (S614)	S614.095	Coastal Environment	CE - R5	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Peter Langford (S615)	S615.095	Coastal Environment	CE - R5	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0579	Coastal Environment	CE - R5	Amend	Condition 1 matters for maintenance and repair are already provided for within R1.	Delete "operation" from condition 1.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0580	Coastal Environment	CE - R5	Support	The provision for minor upgrade with respect to the National Grid is consistent with the NPS- ET however extending this to other network utilities and renewable electricity generation creates uncertainty.	Limit minor upgrades to the National Grid and retain with maintenance and repair activities.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0581	Coastal Environment	CE - R5	Amend	The provision for minor upgrade with respect to the National Grid is consistent with the NPS- ET however extending this to other network utilities and renewable electricity generation creates uncertainty.	Include upgrades for network utilities or renewable electricity generation activities within rules for new structures (e.g., CE - R8) to ensure that condition for the scale and effects are appropriate or as consented

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						activities.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0582	Coastal Environment	CE - R5	Amend	Condition 4 is not appropriate to apply in the Natural Open Space zone.	Include clause c. of condition 4 in to CE -R8 as it relates to additions to buildings. Clarify the rule so it is clear that Condition 4 does not apply in the NOSZ which is limited to the matters in Condition 2.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0583	Coastal Environment	CE - R5	Amend	Condition 3 already appears to be provided for within CE- R3 however as discussed at that rule it is not clear whether activities will protect in accordance with Policies 13 and 15 of the NZCPS.	Make amendments to provide for the matters in Condition 3 also outside of High and Outstanding areas. Include amendments so that these matters are limited to provision from network utility providers and council.
Westland District Council (S181)	S181.026	Coastal Environment	CE - R6	Amend	Council considers that requirement under CE - R6 3. should be, that the activity is permitted if public access is provided for. At present even in a reconstruction situation the rule only requires that public access is no worse than status quo. It is considered that at the time of an upgrade if public access is limited or nil that this should be a consideration of the upgrade and should not be considered permitted if public access is not provided for	Replace CE - R6 3. 'There is no reduction in public access' with, 'Practical publicaccess is provided for'
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.484	Coastal Environment	CE - R6	Support	We strongly support this rule which allows maintenance, alteration, repair and reconstruction of hazard mitigation structures on the grounds of health and safety of people and communities.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.138	Coastal Environment	CE - R6	Support in part	The rule is generally supported as it provides a permitted pathway for the maintenance, alteration, repair and reconstruction of natural hazard mitigation structures and associated earthworks in the Coastal Environment within the High Coastal Natural Character Overlay. However, the following concerns	Amend the rule to replace the term 'minimum' with a set figure; Clarify the intent of R6.4; and Define 'statutory agency'.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<ul style="list-style-type: none"> have been identified: • R6.2 - Refers to the 'minimum' amount of earthworks and land disturbance requires to undertake an activity. This could lead to different interpretation of the rule, which does not provide certainty as to whether an activity will be permitted. It is recommended that clarity is provided to ensure certainty over the rule. • R6.4 - There is confusion over the intent of this rule and how it is to be implemented based on the structure of this rule. It is recommended that this be reworded for clarity purposes. • Provide a definition on 'statutory agency', as per submission point in CE-R4. 	
Leonie Avery (S507)	S507.094	Coastal Environment	CE - R6	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Jared Avery (S508)	S508.094	Coastal Environment	CE - R6	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Kyle Avery (S509)	S509.094	Coastal Environment	CE - R6	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.094	Coastal Environment	CE - R6	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.094	Coastal Environment	CE - R6	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Paul Avery (S512)	S512.094	Coastal Environment	CE - R6	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.094	Coastal Environment	CE - R6	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Neil Mouat (S535)	S535.044	Coastal Environment	CE - R6	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Buller District Council (S538)	S538.293	Coastal Environment	CE - R6	Oppose in part	Council is concerned that the limitation imposed by Clause 6 for activities to be undertaken by a Statutory Agency or their designated contractor is too restrictive,	Amend Rule 6 as follows: 6. The activity is undertaken by a Statutory

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					particularly given the rule applies to maintenance and repair of existing structures. The other performance standards require the structure to utilise the same materials as for the original and restrict the scale to essentially the same footprint thereby ensuring the effects on coastal natural character remain unchanged. Council therefore seeks that Clause 6 is removed.	Agency or their designated contractor.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.295	Coastal Environment	CE - R6	Amend	As discussed above Forest & Bird submit that the CE rules be restructured to remove inconsistencies and simplify the approach between maintenance and new activities.	Consider combining CE - R9 into R6 and as a consequence delete CE - R9. Amend CE - R6 as follows: Amend the heading of CE - R6: <ul style="list-style-type: none"> Delete "Reconstruction" from the title of the rule and ensure that activity is captured under other rules as for new activities. Amend condition 2. To include limits as follows: "Earthworks and land disturbance is the minimum required to undertake the activity and are within 2m of the structure and involves no more than 100m3 of material excavated, deposited or remove; Retain other aspects of the rule.
Geoff Volckman (S563)	S563.068	Coastal Environment	CE - R6	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.074	Coastal Environment	CE - R6	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Department of Conservation (S602)	S602.152	Coastal Environment	CE - R6	Oppose	Amend Rule CE-R6 to remove reconstruction from the permitted activity rule as reconstruction can have adverse natural character effects that should be assessed through a resource consent	Amend: CE-R7 Maintenance, Alteration, and Repair and Reconstruction of Natural Hazard Mitigation Structures and associated earthworks in the Coastal Environment within the High Coastal Natural Character Overlay identified in

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>application. Additionally, amend the activity status where compliance is not achieved, from controlled to restricted discretionary, so any application under that rule has the ability to be declined where adverse effects are significant.</p>	<p>Schedule Seven Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The structure has been lawfully established; 2. Earthworks and land disturbance is the minimum required to undertake the activity contained wholly within the footprint of the mitigation structure; 3. There is no reduction in public access; 4. The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure; 5. There is no change to more than 10% to the overall dimensions, orientation or outline of structure from the consented structure, and an assessment is provided by a suitably qualified professional confirming the adverse effects are no greater than the consented structure; and 6. The activity is undertaken by a Statutory Agency or their designated contractor. <p>Advice Note:</p> <ol style="list-style-type: none"> 1. The rules in the Earthworks Chapter do not apply to Permitted Activities under Rule CE - R6. 2. Earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees,

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						and Natural Character and Margins of Waterbodies Chapters. 3. Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter. Activity status where compliance not achieved: Controlled Restricted Discretionary
Grey District Council (S608)	S608.656	Coastal Environment	CE - R6	Support in part	Clarity is requested on the definition of a Statutory Agency referred to by this provision. GDC request to be considered as a statutory agency as the provision to repair existing natural hazard mitigation structures would support the maintenance of the roading network.	Reword this provision to clarify the definition of statutory agency, and ensure that the roading network is provided to be protected.
Karamea Lime Company (S614)	S614.096	Coastal Environment	CE - R6	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Peter Langford (S615)	S615.096	Coastal Environment	CE - R6	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.485	Coastal Environment	CE - R7	Support	We strongly support this rule which allows for earthworks and vegetation clearance in the High Coastal Natural Character Overlay for walking and cycling tracks as these tracks will support the physical health, mental health, and wellbeing of residents as well as visitors to Te Tai o Poutini.	Retain rule.
Lynne Lever & Greg Tinney (S320)	S320.006	Coastal Environment	CE - R7	Amend	CE Rule 7 also requires amending in terms of the permitted earthwork activities list and area in order to provide for basic west coast landowner needs.	Increased the list of permitted earthwork activities list in order to provide for basic west coast landowner needs.
KiwiRail Holdings Limited (S442)	S442.079	Coastal Environment	CE - R7	Support	KiwiRail supports the permitted activity status of earthworks within the coastal environment for the operation, maintenance, repair, upgrade or installation of new network utility infrastructure.	Retain as proposed

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Waka Kotahi NZ Transport Agency (S450)	S450.139	Coastal Environment	CE - R7	Support	Waka Kotahi supports the rule as it quantifies are permitted volume of earthworks when it is associated with walking/cycling tracks, roads and is for the operation, maintenance, repair, upgrade, or installation of new network utility infrastructure.	Retain as proposed.
Leonie Avery (S507)	S507.095	Coastal Environment	CE - R7	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Jared Avery (S508)	S508.095	Coastal Environment	CE - R7	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Kyle Avery (S509)	S509.095	Coastal Environment	CE - R7	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.095	Coastal Environment	CE - R7	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.095	Coastal Environment	CE - R7	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Paul Avery (S512)	S512.095	Coastal Environment	CE - R7	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.095	Coastal Environment	CE - R7	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Federated Farmers of New Zealand (S524)	S524.091	Coastal Environment	CE - R7	Support	Support the provision for farm tracks and fences within High Coastal Natural Character Overlay	Retain as notified.
Neil Mouat (S535)	S535.045	Coastal Environment	CE - R7	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Buller District Council (S538)	S538.294	Coastal Environment	CE - R7	Support	Council supports Rule 7.	Retain as notified.
Westpower Limited (S547)	S547.433	Coastal Environment	CE - R7	Amend	For consistency of wording and interpretation throughout the plan.	Amend b. Operation, maintenance, repair, upgrade of existing and/or installation of new network utility infrastructure, including energy activities and critical infrastructure , or renewable electricity generation; or
Royal Forest and Bird Protection Society of New	S560.296	Coastal Environment	CE - R7	Amend	Maintenance and repair is already provided for as a permitted activity in CE	Consider combining provisions for maintenance (including operation), repair and minor upgrades of National Grid to CE - R1.

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Zealand Inc. (Forest & Bird) (S560)					- R1, including in the High Coastal Natural Character overlay	Delete condition 1. a. "a. Walking/cycling tracks, roads, farm tracks or fences; or" Amend condition 1. b. "b. Operation, maintenance, repair, upgrade to lawfully established or installation of new network utility infrastructure or renewable electricity generation; or" Amend condition 1. c. "c. Establishment of a building platform and access to a building site in an approved subdivision or where there is no existing at the date this Plan becomes operative residential building on the site;" Retain condition 2.
Catherine Smart-Simpson (S564)	S564.075	Coastal Environment	CE - R7	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Greg Maitland (S571)	S571.009	Coastal Environment	CE - R7	Amend	to honour the element of cultural and self-determination aspects of the policy.	Amend Condition 2. based on a percentage of area of the total land
Department of Conservation (S602)	S602.153	Coastal Environment	CE - R7	Amend	Support Rule CE-R7 subject to amendments to ensure that the rules apply to existing access and structures, align the rule with similar submission points DOC has made in the Natural Features and Landscapes Chapter, and introduce additional limits for earthworks within 30m of the CMA as the potential adverse effects of earthworks on high natural character is greater the closer earthworks are to the CMA.	Amend: Activity Status Permitted Where: These are for: <ol style="list-style-type: none"> 1. Operation, maintenance, repair, or upgrade of existing Walking/cycling tracks, roads, or farm tracks; 2. or fences; 3. Operation, maintenance, repair, or upgrade of existing or installation of new network utility infrastructure or renewable electricity generation; or 4. Establishment of a building platform and access to a building site in an approved subdivision or where there

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>is no existing residential building on the site; and</p> <ol style="list-style-type: none"> 5. The cut height or fill depth does not exceed one metre vertically; 6. Any fill, excavation or removal is not more than 2500m²/ha and 2500m³/ha where earthworks are set back more than 30m from the Coastal Marine Area; 7. Any fill, excavation or removal is not more than 100m²/ha and 100m³/ha where earthworks are within 30m from the Coastal Marine Area. <p>Advice Note:</p> <ol style="list-style-type: none"> 1. Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter. 2. Any earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and Margins of Waterbodies Chapters. 3. This rule also applies to plantation forestry activities, where this provision is more stringent than the NES - PF. <p>Activity status where compliance not achieved: Restricted Discretionary</p>
Karamea Lime Company (S614)	S614.097	Coastal Environment	CE - R7	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Peter Langford (S615)	S615.097	Coastal Environment	CE - R7	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Geoff Volckman (S563)	S563.0173	Coastal Environment	CE - R7	Oppose in part	We believe this is too restrictive	Amend to be more enabling of development

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
John Brazil (S360)	S360.040	Coastal Environment	Permitted Activities within the Outstanding Coastal Environment Area	Oppose in part	I believe this is too restrictive	Amend to be more enabling of development.
Steve Croasdale (S516)	S516.077	Coastal Environment	Permitted Activities within the Outstanding Coastal Environment Area	Amend	I believe this is too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.293	Coastal Environment	Permitted Activities within the Outstanding Coastal Environment Area	Support	We believe these are too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.293	Coastal Environment	Permitted Activities within the Outstanding Coastal Environment Area	Support	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.357	Coastal Environment	Permitted Activities within the Outstanding Coastal Environment Area	Support	We believe these are too restrictive.	Amend to be more enabling of development.
Laura Coll McLaughlin (S574)	S574.293	Coastal Environment	Permitted Activities within the Outstanding Coastal Environment Area	Support	We believe these are too restrictive.	Amend to be more enabling of development.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.486	Coastal Environment	CE - R8	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.140	Coastal Environment	CE - R8	Support in part	Waka Kotahi supports the rule as it allows for additions and alternations to structures in the Outstanding Coastal Environment Area by no more than	Amend the rule to provide consideration on the ability for additions or alterations to occur at multiple stages without triggering the rule.

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					50m2. However, there is no specified time limits on the addition or alterations, so could it be possible to stage in 50m2 increments to an existing structure to increase the size without triggering the rule. It is recommended that consideration be given to the intended outcomes of this rule.	
Russell and Joanne Smith (S477)	S477.015	Coastal Environment	CE - R8	Oppose	The maximum height limit above 5m for buildings and structures does not reflect the topography of the land or for sites which are already identified as a rural residential subdivision. The limit is unduly prohibitive.	Remove height limit or alternatively set more appropriate height limit where subdivision is in place.
Tim Macfarlane (S482)	S482.015	Coastal Environment	CE - R8	Oppose	The maximum height limit above 5m for buildings and structures does not reflect the topography of the land or for sites which are already identified as a rural residential subdivision. The limit is unduly prohibitive.	Remove height limit or alternatively set more appropriate height limit where subdivision is in place.
Claire & John West (S506)	S506.015	Coastal Environment	CE - R8	Oppose	The maximum height limit above 5m for buildings and structures does not reflect the topography of the land or for sites which are already identified as a rural residential subdivision. The limit is unduly prohibitive.	Remove height limit or alternatively set more appropriate height limit where subdivision is in place.
Leonie Avery (S507)	S507.096	Coastal Environment	CE - R8	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Jared Avery (S508)	S508.096	Coastal Environment	CE - R8	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Kyle Avery (S509)	S509.096	Coastal Environment	CE - R8	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.096	Coastal Environment	CE - R8	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.096	Coastal Environment	CE - R8	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Paul Avery (S512)	S512.096	Coastal Environment	CE - R8	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Brett Avery (S513)	S513.096	Coastal Environment	CE - R8	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Lauren Nyhan Anthony Phillips (S533)	S533.015	Coastal Environment	CE - R8	Oppose	The maximum height limit above 5m for buildings and structures does not reflect the topography of the land or for sites which are already identified as a rural residential subdivision. The limit is unduly prohibitive.	Remove height limit or alternatively set more appropriate height limit where subdivision is in place.
Neil Mouat (S535)	S535.046	Coastal Environment	CE - R8	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Buller District Council (S538)	S538.295	Coastal Environment	CE - R8	Support	Council supports Rule 8	Retain as notified.
Westpower Limited (S547)	S547.434	Coastal Environment	CE - R8	Amend	a minor amendment is required to refer standard 2. to the rule.	Amend 2. The maximum height of any addition or alteration to a building or structure is 5m above ground level.
Stewart & Catherine Nimmo (S559)	S559.015	Coastal Environment	CE - R8	Oppose	The maximum height limit above 5m for buildings and structures does not reflect the topography of the land or for sites which are already identified as a rural residential subdivision. The limit is unduly prohibitive.	Remove height limit or alternatively set more appropriate height limit where subdivision is in place.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.297	Coastal Environment	CE - R8	Amend	Rules R8 is the only permitted rule specifically for additions and alterations to buildings and structures. The different between upgrades and alteration or additions is not clear.	Amend CE- R8 so that it applies to the CE generally as well as for Outstanding overlays.
Catherine Smart-Simpson (S564)	S564.076	Coastal Environment	CE - R8	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Joel and Jennifer Watkins (S565)	S565.026	Coastal Environment	CE - R8	Amend	The maximum height limit above 5m for buildings and structures does not reflect the topography of the land	Amend to remove height limit
Joel and Jennifer Watkins (S565)	S565.027	Coastal Environment	CE - R8	Amend		Alternative relief: set more appropriate heightlimit where subdivision is in place.
Dean Van Mierlo (S570)	S570.007	Coastal Environment	CE - R8	Support	Provides for limited additions or alterations to buildings and structures.	Amend permitted activity standard 2. The maximum height of building and structures above ground is 5m or the height of the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						existing building (whichever is the greater).
Dean Van Mierlo (S570)	S570.008	Coastal Environment	CE - R8	Amend	Provides for limited additions or alterations to buildings and structures.	Alternative relief: The maximum height of building and structures above ground is 5m 7m .
Tim and Phaedra Robins (S579)	S579.023	Coastal Environment	CE - R8	Oppose	maximum height limit does not reflect the topography of the land	Remove height limit
Tim and Phaedra Robins (S579)	S579.024	Coastal Environment	CE - R8	Amend	maximum height limit does not reflect the topography of the land	alternative relief: amend to set more appropriate height limit where subdivision is in place.
Birchfield Coal Mines Ltd (S601)	S601.059	Coastal Environment	CE - R8	Amend	Changes to buildings being limited to 50m2 is considered to be unduly restrictive.	Amend CE - R8 as follows: Additions and Alterations to Buildings and Structures in the Outstanding Coastal Environment Area Activity Status Permitted Where: 1. The addition or alteration increases the building footprint or footprint of the structure by no more than 50 100 m2;
Birchfield Coal Mines Ltd (S601)	S601.127	Coastal Environment	CE - R8	Amend	Does not accurately identify areas of outstanding character.	Amend to remove the Outstanding Coastal Natural Character Overlay from the Birchfield Coal Mines site and Kiwirail designated land at Rapahoe.
Department of Conservation (S602)	S602.154	Coastal Environment	CE - R8	Amend	Support Rule CE-R8 and amend it to be explicit that the permitted rule applies to lawfully established buildings and structures only.	Amend: Additions and Alterations to Lawfully Established Buildings and Structures in the Outstanding Coastal Environment Area...
Karamea Lime Company (S614)	S614.098	Coastal Environment	CE - R8	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Peter Langford (S615)	S615.098	Coastal Environment	CE - R8	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0565	Coastal Environment	CE - R8	Amend	Provision to additions and alteration as a permitted activity should only be for lawfully established buildings and structures.	Include a condition that the building or structure is lawfully established.
Royal Forest and Bird Protection	S560.0566	Coastal Environment	CE - R8	Amend	Upgrades are generally addressed separately to maintenance and include	Add a condition including upgrades of lawfully established network utility infrastructure and

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Society of New Zealand Inc. (Forest & Bird) (S560)					limits add provision for upgrades of lawfully established network utility infrastructure and electricity generation activities in R8.	for electricity generation activities where the limits in Conditions 1 and 2 are met.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0567	Coastal Environment	CE - R8	Amend	The permitted rules for additions and alteration are not clearly set out, being included with other maintenance activity in R5 and only specified under R8 for Outstanding areas and not set out for the CE generally.	Set the activity status where compliance is not achieved is Discretionary where conditions specific to Outstanding Coastal Environment Areas is not met and otherwise RD.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0568	Coastal Environment	CE - R8	Support	Permitted rules should also be crafted to ensure that adverse effects on the environment as a result of a permitted activity would be no more than minor.	Add: 4. Any fill, excavation or removal is not more than 100m2 and 100m3.
Geoff Volckman (S563)	S563.0174	Coastal Environment	CE - R8	Oppose in part	We believe this is too restrictive	Amend to be more enabling of development
Westland District Council (S181)	S181.027	Coastal Environment	CE - R9	Amend	As per CE- R6 3. Above, Council considers that requirement under CE - R9 3. should be, that the activity is permitted if public access is provided for. At present even in a reconstruction situation the rule only requires that public access is no worse than status quo. It is considered that at the time of an upgrade if public access is limited or nil that this should be a consideration of the upgrade and should not be considered permitted if public access is not provided for.	Replace CE - R9 3. 'There is no reduction in public access' with, 'Practical publicaccess is provided for'
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.487	Coastal Environment	CE - R9	Support	We strongly support this rule which allows maintenance, alteration, repair and reconstruction of hazard mitigation structures on the grounds of the health and safety of people and communities.	Retain rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.141	Coastal Environment	CE - R9	Support in part	The rule is generally supported as it provides a permitted pathway for the maintenance, alteration, repair and reconstruction of natural hazard mitigation structures and associated earthworks in the Coastal Environment within the High Coastal Natural Character Overlay. However, the following concerns have been identified: R9.2 - Refers to the 'minimum' amount of earthworks and land disturbance requires to undertake an activity. This could lead to different interpretation of the rule, which does not provide certainty as to whether an activity will be permitted. It is recommended that clarity is provided to ensure certainty over the rule. R9.4 - There is confusion over the intent of this rule and how it is to be implemented based on the structure of this rule. It is recommended that this be reworded for clarity purposes. Provide a definition on 'statutory agency', as per submission point in CE-R4.	Amend the rule to replace the term 'minimum' with a set figure; Clarify the intent of R9.4; and Define 'statutory agency'.
Leonie Avery (S507)	S507.097	Coastal Environment	CE - R9	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Jared Avery (S508)	S508.097	Coastal Environment	CE - R9	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Kyle Avery (S509)	S509.097	Coastal Environment	CE - R9	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.097	Coastal Environment	CE - R9	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.097	Coastal Environment	CE - R9	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Paul Avery (S512)	S512.097	Coastal Environment	CE - R9	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.097	Coastal Environment	CE - R9	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.

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Neil Mouat (S535)	S535.047	Coastal Environment	CE - R9	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Buller District Council (S538)	S538.296	Coastal Environment	CE - R9	Oppose in part	Council is concerned that the limitation imposed by Clause 6 for activities to be undertaken by a Statutory Agency or their designated contractor is too restrictive, particularly given the rule applies to maintenance and repair of existing structures. The other performance standards require the structure to utilise the same materials as for the original and restrict the scale to essentially the same footprint thereby ensuring the effects on coastal natural character remain unchanged. Council therefore seeks that Clause 6 is removed.	Amend Rule 9 as follows: 6. The activity is undertaken by a Statutory Agency or their designated contractor.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.298	Coastal Environment	CE - R9	Oppose	Forest & Bird seeks to combine this rule with R6. Both rules are almost identical and combining them reduces duplication. Forest & Bird also considers the provisions in this rule should extend beyond High and Outstanding the full coastal environment for consistency and certainty for effects management of these activities.	Combine with R6 and as a result Delete R9 Extend the combined rule to the full coastal environment.
Catherine Smart-Simpson (S564)	S564.077	Coastal Environment	CE - R9	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Department of Conservation (S602)	S602.155	Coastal Environment	CE - R9	Oppose	Amend Rule CE-R9 to remove reconstruction from the permitted activity rule as reconstruction can have adverse natural character effects that should be assessed through a resource consent application. Additionally, amend the activity status where compliance is not achieved, from controlled to restricted discretionary, so any application under that rule has the ability to be declined where adverse effects are significant.	Amend: CE-R9 Maintenance, Alteration, and Repair and Reconstruction of Natural Hazard Mitigation Structures within the Outstanding Coastal Environment Area Activity Status Permitted Where: 1. The structure has been lawfully established;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>2. Earthworks and land disturbance is the minimum required to undertake the activity contained wholly within the footprint of the mitigation structure;</p> <p>3. There is no reduction in public access;</p> <p>4. The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure;</p> <p>5. There is no change to more than 10% to the overall dimensions, orientation or outline of structure from the consented structure, and an assessment is provided by a suitably qualified professional confirming the effects are no greater than the consented structure; and</p> <p>6. The activity is undertaken by a Statutory Agency or their designated contractor.</p> <p>Advice Note:</p> <p>1. The rules in the Earthworks Chapter do not apply to Permitted Activities under Rule CE - R9.</p> <p>2. Earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and Margins of Waterbodies Chapters.</p> <p>3. Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter.</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Activity status where compliance not achieved: Controlled Discretionary
Grey District Council (S608)	S608.657	Coastal Environment	CE - R9	Support in part	Clarity is requested on the definition of a Statutory Agency referred to by this provision. GDC request to be considered as a statutory agency as the provision to repair existing natural hazard mitigation structures would support the maintenance of the roading network.	Reword this provision to clarify the definition of statutory agency, and ensure that the roading network is provided to be protected.
Karamea Lime Company (S614)	S614.099	Coastal Environment	CE - R9	Amend	We believe this is too restrictive.	We believe this is too restrictive. Amend to be more enabling of development
Peter Langford (S615)	S615.099	Coastal Environment	CE - R9	Amend	We believe this is too restrictive.	We believe this is too restrictive. Amend to be more enabling of development
Geoff Volckman (S563)	S563.0175	Coastal Environment	CE - R9	Oppose in part	We believe this is too restrictive	Amend to be more enabling of development
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.488	Coastal Environment	CE - R10	Support	We support this rule.	Retain rule.
KiwiRail Holdings Limited (S442)	S442.080	Coastal Environment	CE - R10	Support	KiwiRail supports the permitted activity status of new buildings or structures within the coastal environment for the operation, maintenance, repair, or minor upgrade of network utility infrastructure.	Retain as proposed
Waka Kotahi NZ Transport Agency (S450)	S450.142	Coastal Environment	CE - R10	Support	Waka Kotahi supports the rule as it provides for structures in the Outstanding Coastal Environment Area when it is required for the maintenance, operation, minor upgrade, and repair of network utilities, which includes the state highway network.	Retain as proposed.
Leonie Avery (S507)	S507.098	Coastal Environment	CE - R10	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Jared Avery (S508)	S508.098	Coastal Environment	CE - R10	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Kyle Avery (S509)	S509.098	Coastal Environment	CE - R10	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.098	Coastal Environment	CE - R10	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.098	Coastal Environment	CE - R10	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Paul Avery (S512)	S512.098	Coastal Environment	CE - R10	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.098	Coastal Environment	CE - R10	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Neil Mouat (S535)	S535.048	Coastal Environment	CE - R10	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Buller District Council (S538)	S538.297	Coastal Environment	CE - R10	Oppose in part	While Clause 5 makes provision for small buildings associated with agricultural/horticultural activities within Outstanding Coastal Environment Areas, there is no provision for small scale residential buildings to allow for 'bush living' options. Council considers that small residential buildings can be provided for while still achieving protection of outstanding natural character values. The current BDP allows 7m high and 150m ² residential buildings within the Paparoa Character Area and Council considers this has achieved appropriate outcomes in this sensitive environment and suggest the same ground floor standard as for the BDP is adopted. However, the height standard of 5m is considered appropriate to ensure buildings have a lower profile and do not detract from outstanding natural character values	Amend Rule 10 as follows: (5) For residential , agricultural, pastoral and horticultural activities or an accessory building; and (i) The height of any building or structure does not exceed 5m above ground level; and (ii) The gross floor area of any building does not exceed 100 150m ² ground floor area.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.435	Coastal Environment	CE - R10	Amend	Consistency of wording of the rule headings throughout the plan.	Minor upgrading definition to be inserted as per submission above.
Westpower Limited (S547)	S547.436	Coastal Environment	CE - R10	Amend	Consistent wording throughout the plan for energy activities and associated infrastructure	Amend the heading of Rule: Buildings and/or Structures in the Outstanding Coastal Area
Westpower Limited (S547)	S547.437	Coastal Environment	CE - R10	Amend	Consistent wording throughout the plan for energy activities and associated infrastructure	Amend 3. Required for the maintenance ... repair of network utilities, including energy activities and critical infrastructure , or renewable electricity generation activities; or
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.299	Coastal Environment	CE - R10	Amend	It is not clear how these activities could be carried out without provision for earthworks.	Amend Rule CE - R10 to be a restricted discretionary Activity
Catherine Smart-Simpson (S564)	S564.078	Coastal Environment	CE - R10	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Dean Van Mierlo (S570)	S570.009	Coastal Environment	CE - R10	Amend	Should provide for limited structures accessory to permitted residential uses.	Amend permitted activity standard 5 as follows; 5. For agricultural pastoral and horticultural activities, or residential activities , or an accessory building ...
Department of Conservation (S602)	S602.156	Coastal Environment	CE - R10	Amend	Support Rule CE-R10 and amend it so the rule enables smaller permitted agricultural structures to be established to preserve and protect outstanding natural character and landscape values in accordance with Policies 13 and 15 of the NZCPS.	Amend: Activity Status Permitted Where the structure is: <ul style="list-style-type: none"> 1. A fence; or 2. Associated with stock water reticulation including tanks, pipes and water troughs; or 3. Required for the maintenance, operation, minor upgrade and repair of network utilities or renewable electricity generation activities; or 4. For a network utility customer connections, or environmental monitoring and extreme weather event monitoring; or

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>5. For agricultural pastoral and horticultural activities or an accessory building; and</p> <p>i. The height of any building or structure does not exceed 53m above ground level; and</p> <p>ii. The gross floor area of any building does not exceed 50400m²</p> <p>Advice Note:</p> <ol style="list-style-type: none"> 1. Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter. 2. Any earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and Margins of Waterbodies Chapters. <p>Activity status where compliance not achieved: Restricted Discretionary</p>
Grey District Council (S608)	S608.658	Coastal Environment	CE - R10	Support	The definition of maintenance in the provision only appears to refer to historic heritage and infrastructure not the maintenance of walking/cycling tracks etc that the provision is providing for.	Amend the definition of maintenance in the title to refer to the activity being provided for.
Karamea Lime Company (S614)	S614.100	Coastal Environment	CE - R10	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Peter Langford (S615)	S615.100	Coastal Environment	CE - R10	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0584	Coastal Environment	CE - R10	Amend	Alternative relief	Amend R10 or combine the activities listed into other CE rules that already provide for these activities and for earthworks, within limits that protected the Outstanding Coastal Area. The expectation is that these limits will be more stringent than those set out for other

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						areas of the coastal environment sought in this submission.
Geoff Volckman (S563)	S563.0176	Coastal Environment	CE - R10	Oppose in part	We believe this is too restrictive	Amend to be more enabling of development
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.489	Coastal Environment	CE - R11	Support	We strongly support this rule which allows for earthworks and vegetation clearance in the Outstanding Coastal Environment Area for walking and cycling tracks to be repaired and maintained.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.143	Coastal Environment	CE - R11	Support	Waka Kotahi supports the rule as it provides for earthworks in the Outstanding Coastal Environment when it is for the maintenance, repair or upgrade of walking/cycling tracks and roads. It also provides for a permitted pathway for earthworks for the operation, maintenance, repair, and upgrade of network utility infrastructure, which includes the state highway network.	Retain as proposed.
Leonie Avery (S507)	S507.099	Coastal Environment	CE - R11	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Jared Avery (S508)	S508.099	Coastal Environment	CE - R11	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Kyle Avery (S509)	S509.099	Coastal Environment	CE - R11	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.099	Coastal Environment	CE - R11	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.099	Coastal Environment	CE - R11	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Paul Avery (S512)	S512.099	Coastal Environment	CE - R11	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.099	Coastal Environment	CE - R11	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Neil Mouat (S535)	S535.049	Coastal Environment	CE - R11	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Buller District Council (S538)	S538.298	Coastal Environment	CE - R11	Support	Council supports Rules 11 to 22	Retain as notified.
Westpower Limited (S547)	S547.438	Coastal Environment	CE - R11	Amend	Minor amendment for consistent wording throughout the plan.	Amend b. Operation ... of network utility infrastructure, including energy activities and critical infrastructure , or renewable electricity generation activities .
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.300	Coastal Environment	CE - R11	Oppose	Forest & Bird considers that the earthworks provided for in R11 should align with activities that can appropriately be permitted activities in the Outstanding Coastal Environment.	Delete
Catherine Smart-Simpson (S564)	S564.079	Coastal Environment	CE - R11	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Joel and Jennifer Watkins (S565)	S565.028	Coastal Environment	CE - R11	Amend	Earthworks are not enabled in an area that has been approved for subdivision.	Include access and building platforms as a permitted activity.
Tim and Phaedra Robins (S579)	S579.025	Coastal Environment	CE - R11	Amend	Earthworks are not enabled in an area that has been approved for subdivision	Amend to Include access and building platforms as a permitted activity.
Birchfield Coal Mines Ltd (S601)	S601.060	Coastal Environment	CE - R11	Amend	Other provisions already adequately provide for these activities to be appropriately assessed without adding another rule.	Amend CE - R11 as follows: CE - R11 Earthworks, excluding minerals extraction, exploration and prospecting , in the Outstanding Coastal Environment
Department of Conservation (S602)	S602.157	Coastal Environment	CE - R11	Amend	Support Rule CE-R11 subject to amendments to ensure that the rules applies to existing access areas and structures, and that earthwork are contained to the existing footprints of the access areas and structures.	Amend: Where these are for: a. Maintenance repair or upgrade of existing walking/cycling tracks, roads, farm tracks or fences; b. Operation, maintenance, repair and upgrade of existing network utility infrastructure or renewable electricity generation; andc. The earthworks are wholly contained within the footprint of the walking/cycling track, road, farm track, fence, network utility infrastructure, or renewable electricity generation infrastructure; ...

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Karamea Lime Company (S614)	S614.101	Coastal Environment	CE - R11	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Peter Langford (S615)	S615.101	Coastal Environment	CE - R11	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0564	Coastal Environment	CE - R11	Amend	Alternative relief	Amend R11 to include appropriate limits and to refer to the CE permitted activities it relates to. Ensure that limits for earthworks are not more than required to meet the limits to the scale of permitted activities sought in Forest & Birds submissions.
Geoff Volckman (S563)	S563.0177	Coastal Environment	CE - R11	Oppose in part	We believe this is too restrictive	Amend to be more enabling of development
John Brazil (S360)	S360.041	Coastal Environment	Controlled Activities	Oppose in part	I believe this is too restrictive	Amend to be more enabling of development.
William McLaughlin (S567)	S567.358	Coastal Environment	Controlled Activities	Support	We believe these are too restrictive.	Amend to be more enabling of development.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.490	Coastal Environment	CE - R12	Support	We strongly support this rule which provides for natural hazard mitigation structures and earthworks on the grounds of health and safety of people and communities.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.144	Coastal Environment	CE - R12	Support	The rule is supported by Waka Kotahi as a controlled activity to provide for natural hazard mitigation structures and earthworks in the Coastal Environment in High Coastal Natural Character Overlay Area and Outstanding Coastal Environment not provided for as a permitted activity. The rule allows for the protection of coastal state highway, special purpose roads or other critical infrastructure. Note: potential error as it states that the Earthworks chapter does not apply to controlled activities under CE-R11, but it should refer to CE-R12.	Amend rule reference in the advice note if required.

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Leonie Avery (S507)	S507.067	Coastal Environment	CE - R12	Support	We support this rule.	Retain as notified.
Leonie Avery (S507)	S507.100	Coastal Environment	CE - R12	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Jared Avery (S508)	S508.067	Coastal Environment	CE - R12	Support	We support this rule.	Retain as notified.
Jared Avery (S508)	S508.100	Coastal Environment	CE - R12	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Kyle Avery (S509)	S509.067	Coastal Environment	CE - R12	Support	We support this rule.	Retain as notified.
Kyle Avery (S509)	S509.100	Coastal Environment	CE - R12	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.067	Coastal Environment	CE - R12	Support	We support this rule.	Retain as notified.
Avery Bros (S510)	S510.100	Coastal Environment	CE - R12	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.067	Coastal Environment	CE - R12	Support	We support this rule.	Retain as notified.
Bradshaw Farms (S511)	S511.100	Coastal Environment	CE - R12	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Paul Avery (S512)	S512.067	Coastal Environment	CE - R12	Support	We support this rule.	Retain as notified.
Paul Avery (S512)	S512.100	Coastal Environment	CE - R12	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.067	Coastal Environment	CE - R12	Support	We support this rule.	Retain as notified.
Brett Avery (S513)	S513.100	Coastal Environment	CE - R12	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Steve Croasdale (S516)	S516.078	Coastal Environment	CE - R12	Amend	I believe this is too restrictive.	Amend to be more enabling of development.
Neil Mouat (S535)	S535.050	Coastal Environment	CE - R12	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Buller District Council (S538)	S538.299	Coastal Environment	CE - R12	Support	Council supports Rules 11 to 22	Retain as notified.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.439	Coastal Environment	CE - R12	Support	The rule appropriately provides for the matters.	Retain
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.301	Coastal Environment	CE - R12	Amend	The rule needs to apply to all of the coastal environment to ensure that consent is required for activities in the Coastal Environment.	Amend the rule heading to apply to the Coastal Environment
Geoff Volckman (S563)	S563.069	Coastal Environment	CE - R12	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.080	Coastal Environment	CE - R12	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Department of Conservation (S602)	S602.158	Coastal Environment	CE - R12	Oppose	Amend Rule CE-R12 as a consequential amendment to DOCs submission of the permitted activity rules and to enable applications for Natural Hazard Mitigation Structures to be appropriate assessed and declined where adverse effects are significant, and/or the application is inconsistent with the objectives and policies of the Plan and/or NZCPS.	Amend : Activity Status Controlled Restricted Discretionary Where: These are to protect the coastal State Highway, Special Purpose Roads or other Critical Infrastructure; These are Westport flood and coastal protection works constructed by a statutory agency or its authorised contractor. Matters of control are: Discretion is restricted to: Effects on habitats of any threatened or protected flora or fauna species; indigenous vegetation and habitats of indigenous fauna; Effects on the threat status of land environments in category one or two of the Threatened Environments Classification; Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems; Effects on the intrinsic values of ecosystems; Effects on recreational values of public land; Effects on Poutini Ngāi Tahu values and any Sites and Areas of Significance to Māori identified in Schedule Three; Landscape and visual effects; Effects on natural character and natural features; Location, dimensions and appearance of the structure; Effects on public access to the coast.; Adverse

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>effects on amenity, natural character, and historic heritage; and Consideration of the extent to which hard protection structures are avoided.</p> <p>Advice Note: The rules in the Earthworks Chapter do not apply to Controlled Activities under Rule CE - R11. This rule also applies to plantation forestry activities where this provision is more stringent than the NES - PF.</p> <p>Activity status where compliance not achieved: NA Restricted Discretionary except Discretionary where these are within the Outstanding Coastal Environment Area</p>
Grey District Council (S608)	S608.659	Coastal Environment	CE - R12	Support in part	<p>The title of this provision implies that this rule is for natural hazard mitigation and earthworks that are not provided for as a permitted activity, however these activities in this overlay are provided for as a permitted activity with the activity status of non-compliance being restricted discretionary.</p> <p>Advice Note 1 states that the rules in the Earthworks chapter do not apply to Controlled Activities under Rule CE - R11. This should be changed to Rule CE - R12 as R11 is a permitted activity provision.</p>	<p>Reword the title to the following: "Natural Hazard Mitigation Structures and Earthworks in the Coastal Environment in High Coastal Natural Character Overlay Area identified in Schedule Seven and the Outstanding Coastal Environment not meeting permitted activity standards provided for as a Permitted Activity"</p> <p>Amend Advice Note 1 to refer to correct rule.</p>
Avery Brothers (S609)	S609.059	Coastal Environment	CE - R12	Support	We support this rule.	retain
Karamea Lime Company (S614)	S614.102	Coastal Environment	CE - R12	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Peter Langford (S615)	S615.102	Coastal Environment	CE - R12	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Snodgrass Road submitters (S619)	S619.047	Coastal Environment	CE - R12	Amend	There is no consideration in Rule CE-R12 of potential effects the works could have in terms of exacerbating the flooding	Include an additional matter of control on Rule CE-R12: h. Effects on the flood hazard at

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					experienced in other areas not protected by the works	properties not protected by the works.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.206	Coastal Environment	CE - R12	Amend	The use of an accidental discovery protocol would be appropriate to include as a condition of consent if the NZAA site is indicated to be in the area.	Include Archaeological sites as a matter of control.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0585	Coastal Environment	CE - R12	Amend	As currently drafted it is not clear that this rule would provide activities in R6 and R9 where permitted standards of those rules are not met.	Amend CE - R12 to ensure it provides for noncompliance with R6 and R9 as set out in those rules. For example, by including the following condition: "Where:A. the maintenance, alteration, repair, or reconstruction is for natural hazard mitigation structure that has been lawfully established; and Amend the conditions as follows: X. provided that only clean fill is used where fill materials are part of the structure;" These are to protect the existing coastal State Highway, Special Purpose Roads or other lawfully established Critical Infrastructure; These are Westport flood and coastal protection works constructed by a statutory agency or its authorized contractor. Add the following matters of control: "k. effects on public access; and l. materials used; andm. the extent and quantity of earthworks to be undertaken is association with the natural hazards structure works.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0586	Coastal Environment	CE - R12	Amend	It is not clear how this rule is relevant to Plantation forestry activities and whether the note in this regard is helpful.	Amend the Advice Notes: 1. The rules in the Earthworks Chapter do not apply to Controlled Activities under Rule CE - R142.2. This rule also applies to Plantation forestry activities where this provision is more

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						stringent than the NES - PF."
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0587	Coastal Environment	CE - R12	Support		Amend the Activity status where compliance not achieved as follows: for maintenance, alteration, repair, or reconstruction with standard 2: Restricted Discretionary. except In all other cases: Discretionary where these are within the Outstanding Coastal Environment Area
John Brazil (S360)	S360.042	Coastal Environment	Restricted Discretionary Activities	Oppose in part	I believe CE 14-CE-19 are too restrictive	Amend to be more enabling of development.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.207	Coastal Environment	Restricted Discretionary Activities	Amend	The use of an accidental discovery protocol would be appropriate to include as a condition of consent if the NZAA site is indicated to be in the area.	Include Archaeological sites as a matter for discretion for all restricted discretionary activities within this chapter.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.491	Coastal Environment	CE - R13	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.300	Coastal Environment	CE - R13	Support	Council supports Rules 11 to 22	Retain as notified.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.302	Coastal Environment	CE - R13	Oppose	Forest & Bird considers that where these activities are outside the Māori Purpose Zone (as provided for at CE - R3) the activity should be discretionary or non-complying under CE - R21 on the same basis as where CE - R16 is not met as sought below.	Make amendments to CE - R13 so in the Outstanding Coastal Environment a Discretionary activity status applies.
Grey District Council (S608)	S608.660	Coastal Environment	CE - R13	Support in part	Insert activity status i.e. Discretionary where these specific provisions are not achieved.	Insert activity status where compliance not achieved.
Te Mana Ora (Community and	S190.492	Coastal Environment	CE - R14	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Leonie Avery (S507)	S507.101	Coastal Environment	CE - R14	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Jared Avery (S508)	S508.101	Coastal Environment	CE - R14	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Kyle Avery (S509)	S509.101	Coastal Environment	CE - R14	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.101	Coastal Environment	CE - R14	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.101	Coastal Environment	CE - R14	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Paul Avery (S512)	S512.101	Coastal Environment	CE - R14	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.101	Coastal Environment	CE - R14	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Steve Croasdale (S516)	S516.079	Coastal Environment	CE - R14	Amend	I believe this is too restrictive.	Amend to be more enabling of development.
Neil Mouat (S535)	S535.051	Coastal Environment	CE - R14	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Buller District Council (S538)	S538.301	Coastal Environment	CE - R14	Support	Council supports Rules 11 to 22	Retain as notified.
Westpower Limited (S547)	S547.440	Coastal Environment	CE - R14	Amend	Consideration of the benefits of such activities.	Add k. The benefits arising from the proposed activity.
Westpower Limited (S547)	S547.441	Coastal Environment	CE - R14	Amend	Consideration of constraints and/or requirements of such activities.	Add l. The technical, locational, functional or operational constraints and/or requirements of the activity.
Chris & Jan Coll (S558)	S558.295	Coastal Environment	CE - R14	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Royal Forest and Bird Protection Society of New	S560.303	Coastal Environment	CE - R14	Amend	The rule fails to include discretion necessary to give effect to Policies 13 and 15 of the NZCPS which provide	Consider combining CE - R14 and CE - R15

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Zealand Inc. (Forest & Bird) (S560)					direction beyond High and Outstanding values.	
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.531	Coastal Environment	CE - R14	Amend		Add matters of discretion for " effects on natural character, including High natural character, natural landscapes and features of the coastal environment. "
Geoff Volckman (S563)	S563.070	Coastal Environment	CE - R14	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.081	Coastal Environment	CE - R14	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.295	Coastal Environment	CE - R14	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.359	Coastal Environment	CE - R14	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Department of Conservation (S602)	S602.159	Coastal Environment	CE - R14	Amend	Strengthen Rule CE-R14 to ensure all relevant adverse effects are considered when assessing applications for buildings and structures in the coastal environment.	Amend: Activity Status Restricted Discretionary Discretion is restricted to: Any requirements for landscape evaluation; The extent to which the site is visible from a road or public place; The effects on the natural character of the coast; The effects on Poutini Ngāi Tahu values or any Site and Areas of Significance to Māori identified in Schedule Three; The effects on potential or current public access to the coast; Design and location of any buildings, structures or earthworks; Volume and area of earthworks; Area and location of any vegetation clearance; Adverse effects on amenity; Adverse effects on historic heritage; Adverse effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems; impacts

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Adverse effects on biodiversity and conservation values; and Landscape measures. Activity status where compliance not achieved: N/A
Grey District Council (S608)	S608.661	Coastal Environment	CE - R14	Support in part	Insert activity status i.e. Discretionary where these specific provisions are not achieved.	Insert activity status where compliance not achieved.
Karamea Lime Company (S614)	S614.103	Coastal Environment	CE - R14	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Peter Langford (S615)	S615.103	Coastal Environment	CE - R14	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0560	Coastal Environment	CE - R14	Amend		Add matters of discretion for " effects on natural character, natural landscapes and features of the coastal environment. "
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.493	Coastal Environment	CE - R15	Support	We support this rule.	Retain rule.
Leonie Avery (S507)	S507.102	Coastal Environment	CE - R15	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Jared Avery (S508)	S508.102	Coastal Environment	CE - R15	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Kyle Avery (S509)	S509.102	Coastal Environment	CE - R15	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.102	Coastal Environment	CE - R15	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.102	Coastal Environment	CE - R15	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Paul Avery (S512)	S512.102	Coastal Environment	CE - R15	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.102	Coastal Environment	CE - R15	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Steve Croasdale (S516)	S516.080	Coastal Environment	CE - R15	Amend	I believe this is too restrictive.	Amend to be more enabling of development.
Neil Mouat (S535)	S535.052	Coastal Environment	CE - R15	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Buller District Council (S538)	S538.302	Coastal Environment	CE - R15	Support	Council supports Rules 11 to 22	Retain as notified.
Westpower Limited (S547)	S547.442	Coastal Environment	CE - R15	Amend	Consideration of the benefits of such activities.	Add n. The benefits arising from the proposed activity.
Westpower Limited (S547)	S547.443	Coastal Environment	CE - R15	Amend	Consideration of constraints and/or requirements of such activities.	Add o. The technical, locational, functional or operational constraints and/or requirements of the activity.
Chris & Jan Coll (S558)	S558.297	Coastal Environment	CE - R15	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.298	Coastal Environment	CE - R15	Support	We believe these are too restrictive.	Amend to be more enabling of development.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.304	Coastal Environment	CE - R15	Amend	The rule fails to include discretion necessary to give effect to Policies 13 and 15 of the NZCPS which provide direction beyond Outstanding values.	Consider combining CE - R14 and CE - R15
Geoff Volckman (S563)	S563.071	Coastal Environment	CE - R15	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.082	Coastal Environment	CE - R15	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.297	Coastal Environment	CE - R15	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.298	Coastal Environment	CE - R15	Support	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.360	Coastal Environment	CE - R15	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.361	Coastal Environment	CE - R15	Support	We believe these are too restrictive.	Amend to be more enabling of development.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Department of Conservation (S602)	S602.160	Coastal Environment	CE - R15	Amend	Strengthen Rule CE-R15 to ensure all relevant adverse effects are considered when assessing applications for buildings, structures and earthworks in the High Coastal Natural Character Overlay.	Amend: Activity Status Restricted Discretionary Discretion is restricted to: Any requirements for landscape evaluation; The extent to which the site is visible from a road or public place; The effects on the natural character of the coast; The effects on landscape and natural features of the coast; The effects on potential or existing public access to the coast; Design and location of any buildings, structure or earthworks; Volume and area of earthworks; Effects on habitats of any threatened or protected flora or fauna species; indigenous vegetation and habitats of indigenous fauna; Adverse effects on biodiversity and conservation values; Effects on the threat status of land environments in category one or two of the Threatened Environments Classification; Effects on recreational values of public land; Effects on Poutini Ngāi Tahu values and any Sites and Areas of Significance to Māori identified in Schedule Three; Adverse effects on amenity; Adverse effects on historic heritage; Adverse effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems; Landscape and visual effects; and Location, dimensions and appearance of any structure Advice Note: This rule also applies to plantation forestry activities where this provision is more stringent than the NES - PF.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Activity status where compliance not achieved: N/A
Grey District Council (S608)	S608.662	Coastal Environment	CE - R15	Support in part	Insert activity status i.e. Discretionary where these specific provisions are not achieved.	Insert activity status where compliance not achieved.
Karamea Lime Company (S614)	S614.104	Coastal Environment	CE - R15	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Peter Langford (S615)	S615.104	Coastal Environment	CE - R15	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.494	Coastal Environment	CE - R16	Support	We support this rule.	Retain rule.
Russell and Joanne Smith (S477)	S477.017	Coastal Environment	CE - R16	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision. The matters of discretion (other than those which relate to landscape and amenity value) do not relate to ONL status.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values
Russell and Joanne Smith (S477)	S477.018	Coastal Environment	CE - R16	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision. The matters of discretion (other than those which relate to landscape and amenity value) do not relate to ONL status.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values
Tim Macfarlane (S482)	S482.017	Coastal Environment	CE - R16	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision. The matters of discretion (other than those which relate to landscape and amenity value) do not relate to ONL status.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values
Tim Macfarlane (S482)	S482.018	Coastal Environment	CE - R16	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision. The matters of	Remove all matters of discretion where existing subdivisions are in place except those

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					discretion (other than those which relate to landscape and amenity value) do not relate to ONL status.	which relate to landscape and amenity values
Claire & John West (S506)	S506.017	Coastal Environment	CE - R16	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision. The matters of discretion (other than those which relate to landscape and amenity value) do not relate to ONL status.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values
Claire & John West (S506)	S506.018	Coastal Environment	CE - R16	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision. The matters of discretion (other than those which relate to landscape and amenity value) do not relate to ONL status.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values
Leonie Avery (S507)	S507.103	Coastal Environment	CE - R16	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Jared Avery (S508)	S508.103	Coastal Environment	CE - R16	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Kyle Avery (S509)	S509.103	Coastal Environment	CE - R16	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.103	Coastal Environment	CE - R16	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.103	Coastal Environment	CE - R16	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Paul Avery (S512)	S512.103	Coastal Environment	CE - R16	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.103	Coastal Environment	CE - R16	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Steve Croasdale (S516)	S516.081	Coastal Environment	CE - R16	Amend	I believe this is too restrictive.	Amend to be more enabling of development.
Lauren Nyhan Anthony Phillips (S533)	S533.017	Coastal Environment	CE - R16	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision. The matters of discretion (other than those which relate to landscape and amenity value) do not relate to ONL status.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Lauren Nyhan Anthony Phillips (S533)	S533.018	Coastal Environment	CE - R16	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision. The matters of discretion (other than those which relate to landscape and amenity value) do not relate to ONL status.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values
Neil Mouat (S535)	S535.053	Coastal Environment	CE - R16	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Buller District Council (S538)	S538.303	Coastal Environment	CE - R16	Support	Council supports Rules 11 to 22	Retain as notified.
Westpower Limited (S547)	S547.444	Coastal Environment	CE - R16	Amend	The intent of the rule is supported with amendments for, (1) consistency of wording throughout the plan for energy activities and related infrastructure. (2) consideration of the benefits of such activities. (3) consideration of constraints and/or requirements of such activities.	(1) Amend item 3.i., "i. A network utility, energy activity, critical infrastructure , or electricity generation activity." (2) Add a new item m., "m. The benefits arising from the proposed activity ." (3) Add a new n., "n. The technical, locational, functional or operational constraints and/or requirements of the activity ."
Buller Conservation Group (S552)	S552.133	Coastal Environment	CE - R16	Amend	R16 Should be discretionary, not restricted discretionary.	change R16 to Discretionary
Frida Inta (S553)	S553.133	Coastal Environment	CE - R16	Amend	R16 Should be discretionary, not restricted discretionary.	change R16 to Discretionary
Chris & Jan Coll (S558)	S558.299	Coastal Environment	CE - R16	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Stewart & Catherine Nimmo (S559)	S559.017	Coastal Environment	CE - R16	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision. The matters of discretion (other than those which relate to landscape and amenity value) do not relate to ONL status.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values
Stewart & Catherine Nimmo (S559)	S559.018	Coastal Environment	CE - R16	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision. The matters of discretion (other than those which relate	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					to landscape and amenity value) do not relate to ONL status.	
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.305	Coastal Environment	CE - R16	Amend	There seems to be some overlap between R16 and R18 for earthworks associated with new network utilities and renewable.	Combine CE - R16 with CE - 21 so that the activity is Discretionary on the same condition for natural features.
Geoff Volckman (S563)	S563.072	Coastal Environment	CE - R16	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.083	Coastal Environment	CE - R16	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Joel and Jennifer Watkins (S565)	S565.029	Coastal Environment	CE - R16	Amend	Matters of discretion are unduly restrictive for an identified and established subdivision.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values.
Chris J Coll Surveying Limited (S566)	S566.299	Coastal Environment	CE - R16	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.362	Coastal Environment	CE - R16	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Tim and Phaedra Robins (S579)	S579.026	Coastal Environment	CE - R16	Amend	Unduly restrictive for an identified and established subdivision.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values
Department of Conservation (S602)	S602.161	Coastal Environment	CE - R16	Oppose	Delete Rule CE-R16 as a consequential amendment to DOCs submission on Rule CE-R10.	Delete Rule CE-R16 in its entirety.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.495	Coastal Environment	CE - R17	Support	We support this rule.	Retain rule.
Leonie Avery (S507)	S507.104	Coastal Environment	CE - R17	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Jared Avery (S508)	S508.104	Coastal Environment	CE - R17	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Kyle Avery (S509)	S509.104	Coastal Environment	CE - R17	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.104	Coastal Environment	CE - R17	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.104	Coastal Environment	CE - R17	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Paul Avery (S512)	S512.104	Coastal Environment	CE - R17	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.104	Coastal Environment	CE - R17	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Steve Croasdale (S516)	S516.082	Coastal Environment	CE - R17	Amend	I believe this is too restrictive.	Amend to be more enabling of development.
Neil Mouat (S535)	S535.054	Coastal Environment	CE - R17	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Buller District Council (S538)	S538.304	Coastal Environment	CE - R17	Support	Council supports Rules 11 to 22	Retain as notified.
Westpower Limited (S547)	S547.447	Coastal Environment	CE - R17	Amend	The intent of the rule is supported with amendments for, (1) consideration of the benefits of such activities. (2) consideration of constraints and/or requirements of such activities.	(1) Add a new item l., " l. The benefits arising from the proposed activity. ". (2) Add a new m., "m. The technical, locational, functional or operational constraints and/or requirements of the activity. ".
Westpower Limited (S547)	S547.448	Coastal Environment	CE - R17	Amend		Add m. The technical, locational, functional or operational constraints and/or requirements of the activity.
Buller Conservation Group (S552)	S552.134	Coastal Environment	CE - R17	Amend	R17. 1. L There is a functional need to be located in that area	1.L. There is a functional need to be located in that area
Buller Conservation Group (S552)	S552.135	Coastal Environment	CE - R17	Oppose	There should be no plantation forestry within the outstanding coastal environment	delete
Frida Inta (S553)	S553.134	Coastal Environment	CE - R17	Amend	R17. 1. L There is a functional need to be located in that area	1.L. There is a functional need to be located in that area

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Frida Inta (S553)	S553.135	Coastal Environment	CE - R17	Oppose	There should be no plantation forestry within the outstanding coastal environment.	Delete
Chris & Jan Coll (S558)	S558.300	Coastal Environment	CE - R17	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.306	Coastal Environment	CE - R17	Amend	Consistent with amendments sought for R12 and Rule R19 amend rule R17 to provide for Maintenance, repair, alteration, and reconstruction of natural hazard mitigation structures that do not comply with R12. Amendments are sought to R19 to apply to new natural hazard mitigation structures in all parts of the Coastal environment other than Outstanding areas.	<p>Amend: Maintenance, repair, alteration and reconstruction of Natural Hazard Mitigation Structures and Activities in the High Coastal Natural Character Overlay not meeting Controlled Activity Standards of CE - R12 Activity Status Restricted Discretionary Where: 1. These are not within the Outstanding Coastal Environment Area.</p> <p>Discretion is restricted to: a. whether the natural hazard mitigation structure is lawfully established; ab. Any requirements for landscape evaluation; bc. Effects on habitats of any threatened or protected flora or fauna species; ed. Effects on the threat status of land environments in category one or two of the Threatened Environments Classification; e. Effects on ecological functioning and the life supporting capacity of air, water, soil, and ecosystems; f. Effects on the intrinsic values of ecosystems; Effects on public access; g. Effects on Poutini Ngāi Tahu values and any Sites and Areas of Significance to Māori identified in Schedule Three; h. Landscape and visual effects; ei. The extent to which the site is visible from a road or public place; ej. Any effects on the natural character of the coast; k. Location, dimensions, and appearance of the structure.</p> <p>Activity status where compliance not achieved: Discretionary Non-complying</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Geoff Volckman (S563)	S563.073	Coastal Environment	CE - R17	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.084	Coastal Environment	CE - R17	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.300	Coastal Environment	CE - R17	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.363	Coastal Environment	CE - R17	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Department of Conservation (S602)	S602.162	Coastal Environment	CE - R17	Oppose	Delete Rule CE-R17 as a consequential amendment to DOCs submission on Rule CE-R12.	Delete Rule CE-R17 in its entirety.
Karamea Lime Company (S614)	S614.105	Coastal Environment	CE - R17	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Peter Langford (S615)	S615.105	Coastal Environment	CE - R17	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.496	Coastal Environment	CE - R18	Support	We support this rule.	Retain rule.
Leonie Avery (S507)	S507.105	Coastal Environment	CE - R18	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Jared Avery (S508)	S508.105	Coastal Environment	CE - R18	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Kyle Avery (S509)	S509.105	Coastal Environment	CE - R18	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.105	Coastal Environment	CE - R18	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.105	Coastal Environment	CE - R18	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Paul Avery (S512)	S512.105	Coastal Environment	CE - R18	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.105	Coastal Environment	CE - R18	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Steve Croasdale (S516)	S516.083	Coastal Environment	CE - R18	Amend	I believe this is too restrictive.	Amend to be more enabling of development.
Neil Mouat (S535)	S535.055	Coastal Environment	CE - R18	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Buller District Council (S538)	S538.305	Coastal Environment	CE - R18	Support	Council supports Rules 11 to 22	Retain as notified.
Westpower Limited (S547)	S547.449	Coastal Environment	CE - R18	Amend	Consistency of wording throughout the plan for energy activities and infrastructure.	Amend 1.iii. Installation of network utility infrastructure, energy activity infrastructure , critical infrastructure , or renewable electricity generation activities.
Westpower Limited (S547)	S547.450	Coastal Environment	CE - R18	Amend	Consideration of the benefits of such activities.	Add l. The benefits arising from the proposed activity.
Westpower Limited (S547)	S547.451	Coastal Environment	CE - R18	Amend	Consideration of constraints and/or requirements of such activities.	Add m. The technical, locational, functional or operational constraints and/or requirements of the activity.
Chris & Jan Coll (S558)	S558.301	Coastal Environment	CE - R18	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.307	Coastal Environment	CE - R18	Not Stated	As discussed with respect to R11 above it is not helpful to provide for earthworks separately to the activities/purposed for which they relate. Forest & Bird considers that the earthworks provided should align with activities that can appropriately be considered in the Outstanding Coastal Environment.	Amend: Activities and Earthworks within the Outstanding Coastal Environment Area not provided for as a Permitted Activity
Geoff Volckman (S563)	S563.074	Coastal Environment	CE - R18	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.085	Coastal Environment	CE - R18	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Joel and Jennifer Watkins (S565)	S565.030	Coastal Environment	CE - R18	Amend	Matters of discretion are unduly restrictive for an identified and established subdivision.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.301	Coastal Environment	CE - R18	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.364	Coastal Environment	CE - R18	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Tim and Phaedra Robins (S579)	S579.027	Coastal Environment	CE - R18	Support	Unduly restrictive for an identified and established subdivision.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values
Department of Conservation (S602)	S602.163	Coastal Environment	CE - R18	Amend	Strengthen Rule CE-R18 to ensure all relevant adverse effects are considered when assessing applications for earthworks within the Outstanding Coastal Environment Area, remove ambiguity from the rule, and achieve greater alignment with policies 13 and 15 of the NZCPS.	Amend: Activity Status Restricted Discretionary Where: These are for: Walking/cycling tracks; Roads, farm tracks or fences; Installation of network utility infrastructure or renewable electricity generation activities; or For establishment of a building platform and access to a building site in an approved subdivision or where there is no existing residential building on the site; and Earthworks are the minimum required to undertake the activity. Discretion is restricted to: The extent to which the earthworks preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use, and development; The extent to which the earthworks protect natural features and natural landscapes from inappropriate subdivision, use, and development; Any requirements for landscape evaluation; The extent to which earthworks are the minimum required to undertake the activity; The extent to which the site is visible from a road or public place; Any effects on the values that make the site Outstanding; Effects on habitats of any threatened or protected species; indigenous vegetation and habitats of indigenous fauna; Effects on

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						<p>the threat status of land environments in category one or two of the Threatened Environments Classification;</p> <p>The effects on Poutini Ngāi Tahu values and any Sites and Areas of Significance to Māori identified in Schedule Three;</p> <p>Design and location of any earthworks;</p> <p>Volume and area of earthworks;</p> <p>Area and location of vegetation clearance;</p> <p>Adverse effects on amenity, natural character, and historic heritage;Landscape measures to reduce the visual effects on the values of the Outstanding Natural Landscape or Feature; and</p> <p>Where relevant, matters included within Policy NFL - P6.</p> <p>Advice Note:</p> <p>This rule also applies to plantation forestry activities where this provision is more stringent than the NES - PF.</p> <p>Activity status where compliance not achieved: Discretionary</p>
Grey District Council (S608)	S608.663	Coastal Environment	CE - R18	Support in part	The title of this provision implies that this rule is for earthworks that are not provided for as a permitted activity, however earthworks in this overlay are provided for as a permitted activity with the activity status of non-compliance being restricted discretionary.	Reword the title to the following: "Earthworks within the Outstanding Coastal Environment Area not meeting permitted activity standards provided for as a Permitted Activity "
Karamea Lime Company (S614)	S614.106	Coastal Environment	CE - R18	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Peter Langford (S615)	S615.106	Coastal Environment	CE - R18	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Royal Forest and Bird Protection Society of New	S560.0569	Coastal Environment	CE - R18	Amend	While these activities are set out in Condition 1 is makes the scope of the rule in the heading somewhat unclear.	Retain the scope of activities under this rule as set out in Condition 1.

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Zealand Inc. (Forest & Bird) (S560)						
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0570	Coastal Environment	CE - R18	Amend		Clarify that "existing" is existing at the time the Plan becomes operative.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0571	Coastal Environment	CE - R18	Amend	Condition 2 does not add any certainty to the rule.	Delete Condition 2 or set a measurable limit
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0572	Coastal Environment	CE - R18	Amend	Matter of discretion "i. area and location of vegetation clearance" this implies that earthworks could include vegetation clearance. It is not clear whether or not such vegetation clearance includes "indigenous vegetation clearance". In our view it should not as indigenous vegetation clearance should be subject to ECO provisions as explained in the Overview of the CE chapter.	Add matters of discretion: The location of the activity on the site; and Whether the site includes significant natural area on applying the WCRPS Appendix 1 criteria and effects on the values in that area(s).
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.309	Coastal Environment	Discretionary Activities	Oppose	New Plantation forestry is not appropriate in Outstanding Coastal Environment areas or Significant Natural Areas.	Add a new Discretionary rule for Plantation forestry as follows: CE - R20A Afforestation with Plantation Forestry in the Coastal environment outside High Coastal Natural Character and Outstanding Coastal Environment Area overlays Activity Status Discretionary Where: the area of afforestation does not include any biodiversity meeting the significance criteria in Appendix 1 of the WCRPS. Advice Note: 1. When assessing resource consents under this rule, assessment against the relevant Coastal Environment, Ecosystems and Indigenous Biodiversity, Natural Features and Landscapes policies will be required. 2. This rule also applies to Plantation forestry activities where this

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						provision is more stringent than the NES - PF. Activity status where compliance not achieved: NC
William McLaughlin (S567)	S567.365	Coastal Environment	Discretionary Activities	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Department of Conservation (S602)	S602.164	Coastal Environment	Discretionary Activities	Amend	Insert new discretionary activity rule as a consequential amendment to the submission to rule CE-R10 Erection of a Building or Structure in the Outstanding Coastal Environment Area	Insert new Rule: CE-RXX Buildings and Structures within the High Coastal Natural Character Overlay or Outstanding Coastal Environment Overlay not meeting Restricted Discretionary Activity Standards Activity Status Discretionary Where: These will not destroy any Outstanding Natural Feature identified in Schedule Six or the values which make it Outstanding. Advice Note: When assessing resource consents under this rule, assessment against the relevant Coastal Environment, Ecosystems and Indigenous Biodiversity, Natural Features and Landscapes policies will be required. This rule also applies to plantation forestry activities where this provision is more stringent than the NES - PF. Activity status where compliance not achieved: Non-complying
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.497	Coastal Environment	CE - R19	Support	We strongly support this rule which provides for natural hazard mitigation structures and earthworks on the grounds of health and safety of people and communities.	Retain rule.
Leonie Avery (S507)	S507.068	Coastal Environment	CE - R19	Support	We support this rule.	Retain as notified.
Leonie Avery (S507)	S507.106	Coastal Environment	CE - R19	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.

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Jared Avery (S508)	S508.068	Coastal Environment	CE - R19	Support	We support this rule.	Retain as notified.
Jared Avery (S508)	S508.106	Coastal Environment	CE - R19	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Kyle Avery (S509)	S509.068	Coastal Environment	CE - R19	Support	We support this rule.	Retain as notified.
Kyle Avery (S509)	S509.106	Coastal Environment	CE - R19	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.068	Coastal Environment	CE - R19	Support	We support this rule.	Retain as notified.
Avery Bros (S510)	S510.106	Coastal Environment	CE - R19	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.068	Coastal Environment	CE - R19	Support	We support this rule.	Retain as notified.
Bradshaw Farms (S511)	S511.106	Coastal Environment	CE - R19	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Paul Avery (S512)	S512.068	Coastal Environment	CE - R19	Support	We support this rule.	Retain as notified.
Paul Avery (S512)	S512.106	Coastal Environment	CE - R19	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.068	Coastal Environment	CE - R19	Support	We support this rule.	Retain as notified.
Brett Avery (S513)	S513.106	Coastal Environment	CE - R19	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Steve Croasdale (S516)	S516.084	Coastal Environment	CE - R19	Amend	I believe this is too restrictive.	Amend to be more enabling of development.
Neil Mouat (S535)	S535.056	Coastal Environment	CE - R19	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Buller District Council (S538)	S538.306	Coastal Environment	CE - R19	Support	Council supports Rules 11 to 22	Retain as notified.
Westpower Limited (S547)	S547.452	Coastal Environment	CE - R19	Amend	Minor amendment to be consistent with RPS provisions.	1. These will not destroy ... or the values which together make it Outstanding; except ...
Royal Forest and Bird Protection	S560.308	Coastal Environment	CE - R19	Amend	As per amendments sought to R12 and R17, amendments are sought to R19 to	Amend CE - R19 as follows: "Where CE - R17 is not complied with or for

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Society of New Zealand Inc. (Forest & Bird) (S560)					provide a Discretionary status to new natural hazard mitigation structures that do not comply with R12 beyond as well as within Outstanding areas.	New Natural Hazard Mitigation Structures and Natural Hazard Mitigation Activities in the Outstanding Coastal Environment not meeting Rule CE-R14 Activity Status Discretionary Where: These will not adversely affect destroy any Outstanding Natural Feature identified in Schedule Six or the values which make it Outstanding; except Where a written report of a suitably qualified natural hazards professional identifies that the Outstanding Natural Feature is a severe risk to people or property. Activity status where compliance not achieved: Non-complying prohibited
Geoff Volckman (S563)	S563.075	Coastal Environment	CE - R19	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.086	Coastal Environment	CE - R19	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Grey District Council (S608)	S608.081	Coastal Environment	CE - R19	Amend	Consistency with general process outlined in the RMA	Change " Limited-Notified " to " will require the written approval of the Geosciences Society of New Zealand " Rule to read: "Applications to destroy any Outstanding Natural Feature or the Values which make it Outstanding will require the written approval of the Geosciences Society of New Zealand. "
Grey District Council (S608)	S608.664	Coastal Environment	CE - R19	Oppose in part	The title of this provision refers to Rule CE - R11, however rule CE - R11 refers to earthworks and non-compliance with rule CE - R11 is stated as being a Restricted Discretionary activity.	Reword the title to refer to the correct provision and not CE - R11.
Avery Brothers (S609)	S609.060	Coastal Environment	CE - R19	Support	We support this rule.	retain

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Karamea Lime Company (S614)	S614.107	Coastal Environment	CE - R19	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Peter Langford (S615)	S615.107	Coastal Environment	CE - R19	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0561	Coastal Environment	CE - R19	Amend		Make similar amendments as sought for CE - R12 above to capture all activities where compliance is not achieved with preceding rules.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.498	Coastal Environment	CE - R20	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.307	Coastal Environment	CE - R20	Support	Council supports Rules 11 to 22	Retain as notified.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.037	Coastal Environment	CE - R20	Amend	The Plan approach to the National Environmental Standards for Plantation Forestry (NES PF) is uncertain with respect to the protection of Significant Natural Areas. This means that the Plan needs to ensure that vegetation clearance is also managed where afforestation is planned. Where an assessment determines that the significance criteria in Appendix 1 of the WCRPS is met, Plantation Forestry would not be an appropriate activity.	Amend Rule CE-R20 to include areas of High natural coastal character and the rule activity status to non-complying.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0574	Coastal Environment	CE - R20	Amend		Amend: Afforestation with Plantation Forestry in the Outstanding Coastal Environment Area, High Coastal Natural Character overlay , or any Significant Natural Area identified in Schedule Four in the Coastal Environment, not meeting CE - R20A Activity Status Non-Complying Discretionary Where: 1. These will not destroy any Outstanding Natural Feature identified in Schedule Six or the values which make it

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						<p>Outstanding. Advice Note: When assessing resource consents under this rule, assessment against the relevant Coastal Environment, Ecosystems and Indigenous Biodiversity, Natural Features and Landscapes policies will be required. This rule also applies to Plantation forestry activities where this provision is more stringent than the NES - PF. Activity status where compliance not achieved:N/ANon-complying</p>
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.499	Coastal Environment	CE - R21	Support	We support this rule.	Retain rule.
John Brazil (S360)	S360.043	Coastal Environment	CE - R21	Oppose in part	I believe this is too restrictive	Amend to be more enabling of development.
Leonie Avery (S507)	S507.107	Coastal Environment	CE - R21	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Jared Avery (S508)	S508.107	Coastal Environment	CE - R21	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Kyle Avery (S509)	S509.107	Coastal Environment	CE - R21	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.107	Coastal Environment	CE - R21	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.107	Coastal Environment	CE - R21	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Paul Avery (S512)	S512.107	Coastal Environment	CE - R21	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.107	Coastal Environment	CE - R21	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Steve Croasdale (S516)	S516.085	Coastal Environment	CE - R21	Amend	I believe this is too restrictive.	Amend to be more enabling of development.
Neil Mouat (S535)	S535.057	Coastal Environment	CE - R21	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.

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Buller District Council (S538)	S538.308	Coastal Environment	CE - R21	Support	Council supports Rules 11 to 22	Retain as notified.
Westpower Limited (S547)	S547.453	Coastal Environment	CE - R21	Amend	Minor amendment to be consistent with RPS provisions.	Amend 1. These will not destroy ... or the values which together make it Outstanding.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.310	Coastal Environment	CE - R21	Amend	Activities beyond those considered in the RD rules should not be anticipated in High and Outstanding overlays. A non-complying activity status better reflects this and implements the directive policy.	Amend to a non-complying rule
Geoff Volckman (S563)	S563.076	Coastal Environment	CE - R21	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.087	Coastal Environment	CE - R21	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Avery Brothers (S609)	S609.087	Coastal Environment	CE - R21	Amend	We believe this is too restrictive	Amend to be more enabling of development
Karamea Lime Company (S614)	S614.108	Coastal Environment	CE - R21	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Peter Langford (S615)	S615.108	Coastal Environment	CE - R21	Amend	We believe this is too restrictive.	Amend to be more enabling of development
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.500	Coastal Environment	CE - R22	Support	We support this rule.	Retain rule.
Transpower New Zealand Limited (S299)	S299.071	Coastal Environment	CE - R22	Amend	Given the non-complying activity status, Transpower has concerns with the lack of clarity with the term 'destroy' and how the rule would be applied. The rule provides no direction or standards relating to the scale, nature or degree of the 'destruction'. Given the strong policy directive and potential application of the rule, Transpower recommends the rule be amended to provide certainty as to its application.	Amend Rule CE-R22 to clarify/amend the term 'destroy' and the application of the rule.

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Buller District Council (S538)	S538.309	Coastal Environment	CE - R22	Support	Council supports Rules 11 to 22	Retain as notified.
Westpower Limited (S547)	S547.454	Coastal Environment	CE - R22	Amend	Minor amendment to be consistent with RPS provisions.	Amend heading: Activities in the Coastal Environment that would ... or the values which together make it Outstanding
Buller Conservation Group (S552)	S552.136	Coastal Environment	CE - R22	Oppose	Destroying such features will destroy important values.	delete
Frida Inta (S553)	S553.136	Coastal Environment	CE - R22	Oppose	Needs to be prohibited Destroying such features will destroy important values.	Delete
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.311	Coastal Environment	CE - R22	Oppose	The rule is contrary to the NZCPS	Amend CE- E22: "Activities in the Coastal Environment that would destroy any Outstanding Natural Feature identified in Schedule Six or the values which make it Outstanding or activities not meeting CE - R19 in the Outstanding Coastal Environment Area" Amend to a prohibited activity status.
Grey District Council (S608)	S608.082	Coastal Environment	CE - R22	Amend	Consistency with general process outlined in the RMA	Change " Limited-Notified " to " will require the written approval of the Geosciences Society of New Zealand " Rule to read: "Applications to destroy any Outstanding Natural Feature or the Values which make it Outstanding will require the written approval of the Geosciences Society of New Zealand. "
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.0573	Coastal Environment	CE - R22	Amend	Subsequent amendment	Amend CE - R22 to Prohibited activity status and to capture non-compliance with CE - R19
Chris & Jan Coll (S558)	S558.294	Coastal Environment	Controlled Activities	Support	We believe these are too restrictive.	Amend to be more enabling of development.

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Chris J Coll Surveying Limited (S566)	S566.294	Coastal Environment	Controlled Activities	Support	We believe these are too restrictive.	Amend to be more enabling of development.
Laura Coll McLaughlin (S574)	S574.294	Coastal Environment	Controlled Activities	Support	We believe these are too restrictive.	Amend to be more enabling of development.
Transpower New Zealand Limited (S299)	S299.060	Coastal Environment	Coastal Environment	Support in part	As currently drafted, the CE chapter would apply to the National Grid (noting the Grid is specifically referenced in CE-P3 and CE-P8). Transpower seeks clarification as to the relationship to the Energy Chapter, particularly in light of the sought National Grid specific policies within the ENG chapter which adopts a "seek to avoid" approach for the National Grid. It is noted the overview to the Energy Chapter provides "The Energy Chapter contains the objectives, policies, rules for managing energy activities - the Infrastructure Chapter rules and the Area Specific Provisions (Zone chapters) do not apply to energy activities, however the Overlay chapters and other District Wide rules also apply where relevant." While rule CE- of the Coastal Environment chapter stipulates "in the case of Energy Activities and Network Utilities the relevant Energy, Infrastructure or Transport Rules apply," it is not clear whether the policies of the Coastal Environment chapter apply to Energy activities. To clarify the relationship, Transpower seeks either: specific wording that the Coastal Environment Chapter does not apply to Energy activities, or a specific note to the recommended National Grid policy ENG-P8 that other policies in the plan do not apply; or Should the above not be accepted, Transpower supports specific	Clarify the relationship between activities within the Energy Chapter and those within the Coastal Environment Chapter

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					policy recognition within the CE chapter subject to amendments as provided below. The discretionary status within Rule NC-R3 is supported (on the basis this is the rule that would apply to any new National Grid assets).	
Leonie Avery (S507)	S507.062	Coastal Environment	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.
Jared Avery (S508)	S508.062	Coastal Environment	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.
Avery Bros (S510)	S510.062	Coastal Environment	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.
Avery Bros (S510)	S510.083	Coastal Environment	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.
Bradshaw Farms (S511)	S511.062	Coastal Environment	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.
Bradshaw Farms (S511)	S511.083	Coastal Environment	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.
Paul Avery (S512)	S512.062	Coastal Environment	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.
Paul Avery (S512)	S512.083	Coastal Environment	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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Brett Avery (S513)	S513.062	Coastal Environment	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.
Brett Avery (S513)	S513.083	Coastal Environment	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.
Neil Mouat (S535)	S535.033	Coastal Environment	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.
Department of Conservation (S602)	S602.140	Coastal Environment	Coastal Environment	Oppose	Offshore islands are not zoned and those areas of the islands that are landward of MHWS must be zoned.	Zone offshore islands and map these within the coastal environment.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.455	Activities on the surface of water	Overview	Support	Te Mana Ora supports the protection of the ecological, recreational, natural character amenity and cultural values of West Coast rivers, streams, lakes and lagoons, as being part of a flourishing natural environment nourishes physical and emotional wellbeing.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.467	Coastal Environment	Overview	Support	Te Mana Ora supports the protection of the ecological, recreational, natural character, amenity and cultural values of the West Coast coastal environment, as being part of a flourishing natural environment nourishes physical and emotional wellbeing.	
Frida Inta (S553)	S553.126	Coastal Environment	Overview	Oppose	'Coastal Environment' should be in the Natural Environment Values chapter.	put 'Coastal Environment' should be in the Natural Environment Values chapter
Chris & Jan Coll (S558)	S558.302	Coastal Environment	Discretionary Activities	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.302	Coastal Environment	Discretionary Activities	Amend	We believe these are too restrictive.	Amend to be more enabling of development.