



Submitter Names: L

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
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.
Lake Mahinapua Aquatic Club Inc (S332)	S332.002	Activities on the surface of water	ASW - R4	Oppose in part	<p>Lake Mahinapua Aquatic Club Inc. has been conducting sailing events on the surface of Lake Mahinapua since 1943.</p> <p>Temporary marker buoys are an essential part of yacht racing conducted by the Club.</p>	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.
Lake Mahinapua Aquatic Club Inc (S332)	S332.003	Sites and Areas of Significance to Māori	SASM -R5	Oppose in part	<p>The Lake Mahinapua Aquatic Club Inc has been conducting sailing activities on the surface of Lake Mahinapua since 1943, under a published Annual Programme of events. During the October to April season these events occur on a weekly basis.</p>	Include recognition of the Lake Mahinapua Aquatic Club Inc. Annual Programme as a single temporary event in terms of the approval required under this provision.

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					We submit that requiring weekly approval would be an unnecessary burden on both the club and the approving authority.	
Lanah Hake Tarango (S337)	S337.001	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	The entry to the Kahurangi National Park/Fenian Track has significant visual, ecological and geological values which mean it is inappropriate as Mineral Extraction Zone - refer submission for detail on values.	I oppose the identification of the entry to Kahurangi National Park/Fenian Track/Adams Flat (aka The Pyramid) as an expanded mineral extraction area. The decision sought is to protect it from further environmental destruction that is now, and increasingly visible, part of the aesthetic character of Karamea, entry to a National Park with notable trees and species and is 30 million old rock with yet to be assessed protected species, fossils, and caves.
Lanah Hake Tarango (S337)	S337.002	Planning Maps and Overlays	Natural Features and Landscapes	Amend	<p>This is a one of a kind majestic entry with two dramatic and ancient limestone pyramids along the beautiful Oparara River. This is part of the 'Karamea skyline' as it is visible from the entire Oparara Loop, the Last Resort (town) and the entirety of the Karamea Coastal area for locals and tourists.</p> <p>As part of the coastal environment and with rural lifestyle block homes nearby, it is of aesthetic value to our entire coastal community due to its visibility. Expanded mineral extraction would not only further decimate the visual majesty of the area, but the excessive earthworks would further act as a deterrent to access to the Kahurangi National park and Fenian Track and</p>	Include the entry to the Kahurangi National Park/Fenian Track referred to as "The Pyramid" within an outstanding natural landscape.

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					pollute the nearby forest and Oparara River.	
Lara Kelly (S421)	S421.001	Planning Maps and Overlays	General Industrial Zone	Amend	<p>There is significant need for additional commercial/industrial land in Hokitika as there is significant demand. There needs to be a better balance of commercial/industrial land to residential. Most of the land zoned industrial in TTPP around Hokitika is occupied by existing uses or is owned by the WDC as part of the airport. This has stymied growth in industrial activities in Hokitika.</p> <p>Kaniere is not a good fit for industrial land as it needs to be efficiently accessible and easily serviced. Ngāi Tahu land at Adair Road would be better suited to this. Effects on neighbours could be mitigated by vegetated buffers. Another area that should be considered is north of Hokitika between West Drive and along SH6 to One Mile Line Road.</p> <p>I support that the land along the west side of the SH6, from approximately 200m north of Richards Drive, north to the Hokitika Oxidation ponds is proposed to be Light Industrial</p>	Review industrial zoned at Hokitika to ensure there is sufficient to accommodate future growth and is appropriately located. In particular - review whether all the rezoned land at Kaniere is a good location for industrial uses both in terms of access and suitability and also reverse sensitivity. Consider alternative sites at Adair Road and north of Hokitika between West Drive and along SH6 to One Mile Line Road.
Lara Kelly (S421)	S421.002	Planning Maps and Overlays	Light Industrial Zone	Support	I support that the land along the west side of the SH6, from approximately 200m north of Richards Drive, north to the Hokitika Oxidation ponds is proposed to be Light Industrial	Retain light industrial zoning for land along the west side of the SH6, from approximately 200m north of Richards Drive, north to the Hokitika Oxidation ponds is proposed to be Light Industrial
Lara Kelly (S421)	S421.003	Planning Maps and Overlays	Rezoning Requests	Amend	I think that Commercial zoned land should be along the east side of the SH6 from Weld to Stafford Streets. This area should be commercial as most (if not all) of the current activities	Rezone the area along the east side of the SH6 from Weld to Stafford Streets as Commercial Zone

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					fit into that definition. Also, in 2022 with all stakeholders having many, many years experience with the RMA, mitigation measures of vegetation, colour palette of buildings blending to the environment plus other mitigation measures could be encouraged and a way to make commercial land work in this area.	
Lara Kelly (S421)	S421.004	Subdivision	SUB - R6	Amend	I think that parts of this are excessive e.g. if only part of a parcel is located within overlays as specified in point 4, this should not automatically result in the entire parcel being considered inappropriate for subdivision (and it should not be non complying, I think discretionary is more appropriate). A subdivision site suitability report is an appropriate way to manage this issue.	Amend the rule so that if only part of a parcel is located within overlays this should not automatically result in the entire parcel being considered inappropriate for subdivision (and it should not be non complying, I think discretionary is more appropriate)
Lara Kelly (S421)	S421.005	Whole Plan	Whole plan	Amend	The format of the TTPP mapping programme is not practical. It needs to be easier for a landowner. I think a person should be able to click on their land parcel, and all associated layers with that land come up (on the left-hand side). Then from there, you should be able to click on each specific layer, and all the links to the wording part of the plan come up.	Amend the mapping programme to be easier to use and identify what provisions apply to an individual property.
Lara Kelly (S421)	S421.006	Subdivision	SUB - R7/ECO - R4	Amend	I think that the heading is unclear given that areas of Significant indigenous biodiversity have not been mapped (or if they have, where is this information?), and this could be very restrictive for some landowners. The rules need to be less restrictive and more enabling (and clearer).	Amend title to be clearer and make the rule clearer, less restrictive and more
Lara Kelly (S421)	S421.007	Subdivision	SUB - R9/ECO - R6	Amend	I think that the heading is unclear given that areas of Significant indigenous	Amend the heading and rule to be clearer, make the rule less restrictive and more

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					biodiversity have not been mapped (or if they have, where is this information?), and this could be very restrictive for some landowners. The rules need to be less restrictive and more enabling (and clearer).	enabling,
Lara Kelly (S421)	S421.008	Subdivision	SUB - R12	Support	8. SUB - R12, I think that the activity status (where there is non-compliance) should be Discretionary and not Non-complying.	Amend the rule so that the activity status where there is non compliance is Discretionary not Non-complying.
Lara Kelly (S421)	S421.009	Subdivision	SUB - R15/ECO - R8	Amend	Some parts of this rule seems very restrictive and I think that the activity status, where there is non-compliance, should be deleted as there should be no escalation to Non-Complying status.	Make rule less restrictive and not escape to Non-complying.
Lara Kelly (S421)	S421.010	Subdivision	SUB - R16	Amend	Some parts of this rule seems very restrictive and I think that the activity status, where there is non-compliance, should be deleted as there should be no escalation to Non-Complying status.	Amend to be less restrictive and have no escalation to non-complying.
Lara Kelly (S421)	S421.011	Subdivision	SUB - R18	Amend	SUB - R18, some parts of this rule seems very restrictive and I think that the activity status, where there is non-compliance, should be deleted as there should be no escalation to Non-Complying status.	Amend the rule to be less restrictive and no escalation to non-complying status.
Lara Kelly (S421)	S421.012	Subdivision	SUB - R24	Amend	This rule is too restrictive and should this be Discretionary, instead of non complying.	Amend the rule so is a Discretionary Activity.
Lara Kelly (S421)	S421.013	Subdivision	SUB - S1	Amend	Rural Lifestyle is too large and should be 5000m ² ,	Amend so that Rural Lifestyle subdivision controlled activity minimum lot size is 5000m ²
Lara Kelly (S421)	S421.014	Subdivision	SUB - S1	Amend	General Rural Zone is too large and should be 1ha (except 10ha in Highly Productive land precinct).	Amend so that the minimum lot size in the General Rural Zone is 1ha except 10h in the Highly Productive Land Precinct.

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Lara Kelly (S421)	S421.015	Subdivision	SUB - R27/ECO - R9	Amend	Seems too restrictive, either delete or change to discretionary.	Either delete the rule or change to discretionary activity.
Lara Kelly (S421)	S421.016	Subdivision	SUB - R24	Amend	if only part of a parcel is located within the specified hazard overlay this should not automatically result in the entire parcel being considered inappropriate for subdivision. A subdivision site suitability report is the appropriate way to manage this issue. Amend to discretionary (instead of Non-complying)	Amend to discretionary (instead of Non-complying)
Lara Kelly (S421)	S421.017	Subdivision	SUB - R26	Support	If only part of a parcel is located within the specified hazard overlay this should not automatically result in the entire parcel being considered inappropriate for subdivision. A subdivision site suitability report is the appropriate way to manage this issue.	Amend to discretionary (instead of Non-complying).
Lara Kelly (S421)	S421.018	Subdivision	SUB - R28	Support	If only part of a parcel is located within the specified hazard overlay this should not automatically result in the entire parcel being considered inappropriate for subdivision. A subdivision site suitability report is the appropriate way to manage this issue.	Amend to discretionary (instead of Prohibited).
Laura Coll McLaughlin (S574)	S574.001	Whole Plan	Whole plan	Amend	pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards (e.g. permitted activity standards or performance standards) to accommodate pre-existing non-compliance that is not being exacerbated by the proposed activity.
Laura Coll McLaughlin (S574)	S574.002	Whole Plan	Whole plan	Amend	other related provisions in the plan touched on in our submission and/or concerning our submission or relevant.	Consequential amendment to any other related provisions in the plan touched on in our submission and/or concerning our submission or relevant.

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Laura Coll McLaughlin (S574)	S574.003	Commercial Zone	COMZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.004	Commercial Zone	COMZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.005	Commercial Zone	COMZ - R8	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Laura Coll McLaughlin (S574)	S574.006	Mixed Use Zone	MUZ - R8	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.007	Neighbourhood Centre Zone	NCZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.008	Neighbourhood Centre Zone	NCZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.009	Neighbourhood Centre Zone	NCZ - R12	Oppose	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Laura Coll McLaughlin (S574)	S574.010	Town Centre Zone	TCZ - R13	Oppose	These are unnecessary and too restrictive.	Delete.
Laura Coll McLaughlin (S574)	S574.021	General Rural Zone	GRUZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.032	General Rural Zone	GRUZ - R17	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.043	General Rural Zone	GRUZ - R28	Oppose	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Laura Coll McLaughlin (S574)	S574.054	Large Lot Residential Zone	LLRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.064	Historic Heritage	Historic Heritage Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.065	Large Lot Residential Zone	LLRZ - R11	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.066	Notable Trees	Notable Tree Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.067	Notable Trees	Notable Tree Policies	Support		Retain

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Laura Coll McLaughlin (S574)	S574.068	Notable Trees	Notable Tree Rules	Support		Retain
Laura Coll McLaughlin (S574)	S574.069	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.070	Sites and Areas of Significance to Māori	SASM - P1	Support		Retain
Laura Coll McLaughlin (S574)	S574.071	Sites and Areas of Significance to Māori	SASM - P2	Support		Retain
Laura Coll McLaughlin (S574)	S574.072	Sites and Areas of Significance to Māori	SASM - P3	Support		Retain
Laura Coll McLaughlin (S574)	S574.073	Sites and Areas of Significance to Māori	SASM - P4	Support		REtain
Laura Coll McLaughlin (S574)	S574.074	Sites and Areas of Significance to Māori	SASM - P5	Support		Retain
Laura Coll McLaughlin (S574)	S574.075	Sites and Areas of Significance to Māori	SASM - P6	Support		Retain
Laura Coll McLaughlin (S574)	S574.076	Medium Density Residential Zone	MRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.077	Sites and Areas of Significance to Māori	SASM - P14	Support		Retain
Laura Coll McLaughlin (S574)	S574.078	Sites and Areas of Significance to Māori	SASM - P15	Support		REtain
Laura Coll McLaughlin (S574)	S574.079	Sites and Areas of Significance to Māori	SASM -R1	Support		Retain

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Laura Coll McLaughlin (S574)	S574.080	Sites and Areas of Significance to Māori	SASM - R12	Amend	rule incorrectly references SASM - R14 when it should be SASM - R15.	Amend 2. This is not Mineral Extraction subject to Rule SASM - R14 R15 ; and
Laura Coll McLaughlin (S574)	S574.085	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.086	Ecosystems and Indigenous Biodiversity	ECO - P1	Amend	June 2027 deadline is too ambitious	Amend 2. iii ... and completed by June 2027.
Laura Coll McLaughlin (S574)	S574.087	Medium Density Residential Zone	MRZ - R10	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.088	Ecosystems and Indigenous Biodiversity	ECO - P2	Amend	The term "functional need" does not go far enough	Amend point d. as follows: The activity has a functional, technical, operational or locational need to be located in the area;
Laura Coll McLaughlin (S574)	S574.089	Ecosystems and Indigenous Biodiversity	ECO - P3	Support		Retain
Laura Coll McLaughlin (S574)	S574.090	Ecosystems and Indigenous Biodiversity	ECO - P4	Support		Retain
Laura Coll McLaughlin (S574)	S574.091	Ecosystems and Indigenous Biodiversity	ECO - P5	Support		Retain
Laura Coll McLaughlin (S574)	S574.092	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	some of the terms used in this policy need defining.	Define the technical ecological terms used in this policy.
Laura Coll McLaughlin (S574)	S574.093	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	Biodiversity offsetting or compensation should be provided for.	Provide for biodiversity offsetting or compensation.
Laura Coll McLaughlin (S574)	S574.094	Ecosystems and Indigenous Biodiversity	ECO - P7	Support	The appropriateness of any biodiversity offsetting or compensation.	Retain point h.

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Laura Coll McLaughlin (S574)	S574.095	Ecosystems and Indigenous Biodiversity	ECO - P7	Amend	the fixed location or temporary nature of mineral deposits is not provided for.	Amend to recognise that, in some instances, vegetation clearance is unavoidable (e.g. in the case of accessing mineral resource) but that these effects can be temporary due so subsequent restoration processes.
Laura Coll McLaughlin (S574)	S574.096	Ecosystems and Indigenous Biodiversity	ECO - P8	Support		Retain
Laura Coll McLaughlin (S574)	S574.097	Ecosystems and Indigenous Biodiversity	ECO - P9	Support		REtain
Laura Coll McLaughlin (S574)	S574.098	Medium Density Residential Zone	MRZ - R15	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Laura Coll McLaughlin (S574)	S574.099	Ecosystems and Indigenous Biodiversity	ECO - P10	Support		REtain
Laura Coll McLaughlin (S574)	S574.101	Ecosystems and Indigenous Biodiversity	ECO - R3	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Laura Coll McLaughlin (S574)	S574.103	Ecosystems and Indigenous Biodiversity	ECO - R3	Amend	that provision is made for low-level clearance for building sites.	Amend wording to provide for building sites.
Laura Coll McLaughlin (S574)	S574.104	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Laura Coll McLaughlin (S574)	S574.105	Ecosystems and Indigenous Biodiversity	ECO - R7	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Laura Coll McLaughlin (S574)	S574.106	Ecosystems and Indigenous Biodiversity	ECO - R10	Support		Retain
Laura Coll McLaughlin (S574)	S574.107	Ecosystems and Indigenous Biodiversity	ECO - R11	Support		Retain
Laura Coll McLaughlin (S574)	S574.108	Natural Features and Landscapes	NFL - P1	Amend	Residential activities must be provided for.	Amend to include residential activities.

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Laura Coll McLaughlin (S574)	S574.109	General Residential Zone	GRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.110	Natural Features and Landscapes	NFL - P2	Support		Retain
Laura Coll McLaughlin (S574)	S574.111	Natural Features and Landscapes	NFL - P3	Support		Retain
Laura Coll McLaughlin (S574)	S574.112	Natural Features and Landscapes	NFL - P4	Support		Retain
Laura Coll McLaughlin (S574)	S574.113	Natural Features and Landscapes	NFL - P5	Support		Retain
Laura Coll McLaughlin (S574)	S574.114	Natural Features and Landscapes	NFL - P6	Support		Retain
Laura Coll McLaughlin (S574)	S574.115	Natural Features and Landscapes	NFL - P7	Support		Retain
Laura Coll McLaughlin (S574)	S574.116	Natural Features and Landscapes	NFL - R1	Amend	We support these rules in principle, but they are very restrictive.	Amend to be more enabling.
Laura Coll McLaughlin (S574)	S574.117	Natural Features and Landscapes	NFL - R2	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Laura Coll McLaughlin (S574)	S574.118	Natural Features and Landscapes	NFL - R3	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Laura Coll McLaughlin (S574)	S574.119	Natural Features and Landscapes	NFL - R4	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Laura Coll McLaughlin (S574)	S574.120	General Residential Zone	GRZ - R12	Amend	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.121	Natural Features and Landscapes	NFL - R5	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Laura Coll McLaughlin (S574)	S574.122	Natural Features and Landscapes	NFL - R6	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Laura Coll McLaughlin (S574)	S574.123	Natural Features and Landscapes	NFL - R7	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Laura Coll McLaughlin (S574)	S574.124	Natural Features and Landscapes	NFL - R8	Amend	Dwellings and ancillary buildings should be provided for in this rule.	Amend rule to include residential dwellings and ancillary buildings at appropriate scale.
Laura Coll McLaughlin (S574)	S574.129	Public Access	PA - O1	Support		Retain

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Laura Coll McLaughlin (S574)	S574.130	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.131	General Residential Zone	GRZ - R19	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Laura Coll McLaughlin (S574)	S574.132	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Policies	Support		Retain
Laura Coll McLaughlin (S574)	S574.133	Natural Character and Margins of Waterbodies	NC - R1	Amend	Unnecessarily restrictive to restrict the rule for natural hazard mitigation structures.	Delete point 1. j. and 5.
Laura Coll McLaughlin (S574)	S574.134	Natural Character and Margins of Waterbodies	NC - R1	Amend	Natural hazard mitigation structures unnecessarily restrictive	Amend status when compliance is not achieved for natural hazard mitigation structures to controlled.
Laura Coll McLaughlin (S574)	S574.135	Natural Character and Margins of Waterbodies	NC - R1	Amend	Too restrictive	Amend status when compliance is not achieved for remaining activities to Restricted Discretionary which requires a new rule.
Laura Coll McLaughlin (S574)	S574.136	Natural Character and Margins of Waterbodies	NC - R2	Amend	unnecessarily restrictive for natural hazard mitigation structures.	Delete point 1. e.
Laura Coll McLaughlin (S574)	S574.137	Natural Character and Margins of Waterbodies	NC - R2	Amend	unnecessarily restrictive for natural hazard mitigation structures.	If this is not accepted, amend status when compliance is not achieved for natural hazard mitigation structures to controlled.
Laura Coll McLaughlin (S574)	S574.138	Natural Character and Margins of Waterbodies	NC - R3	Amend	This rule replicates NC - R2.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.139	Natural Character and Margins of Waterbodies	NC - R2	Amend	the activity status when compliance is not achieved is too restrictive.	Alternative relief, amend status when compliance is not achieved to controlled.

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Laura Coll McLaughlin (S574)	S574.140	Natural Character and Margins of Waterbodies	NC - R3	Amend	R3 #2	Retain as notified with numbering error corrected.
Laura Coll McLaughlin (S574)	S574.141	Natural Character and Margins of Waterbodies	NC - R4	Support		Retain
Laura Coll McLaughlin (S574)	S574.142	Rural Lifestyle Zone	RLZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.143	Natural Character and Margins of Waterbodies	NC - R5	Support	do not support this activity being a Discretionary Activity.	Amend activity status to permitted, or Controlled Activity.
Laura Coll McLaughlin (S574)	S574.144	Interpretation	Definitions	Amend	Development requires a definition for financial contribution chapter.	Add definition for Development
Laura Coll McLaughlin (S574)	S574.145	Financial Contributions	FC - O1	Amend	The objective is too absolute and has a duplication error.	Amend as follows: Through the use of Financial Contributions the West Coast/Te Tai o Poutini's infrastructure is able to meet the demands generated by subdivision, land use and development so that it does not adversely affect adverse effects on natural and physical resources, or compromise the quality of service provided to existing users, is remedied or mitigated through the use of financial contributions.
Laura Coll McLaughlin (S574)	S574.146	Financial Contributions	FC - O2	Support		Retain
Laura Coll McLaughlin (S574)	S574.147	Financial Contributions	FC - P1	Amend		Amend as follows: To require financial contributions as a condition of subdivision, ... as a result of the subdivision, land use or development.
Laura Coll McLaughlin (S574)	S574.148	Financial Contributions	FC - P2	Support		Retain
Laura Coll McLaughlin (S574)	S574.149	Financial Contributions	FC - P3	Amend	May be the most appropriate place to specify how these disputes can be resolved.	Financial contributions may be taken in the form of cash, land, works or a combination of these in discussion with the applicant but at the final discretion of the Council.

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Laura Coll McLaughlin (S574)	S574.150	Financial Contributions	FC - P4	Support		Retain
Laura Coll McLaughlin (S574)	S574.151	Financial Contributions	FC - P5	Amend		To use This shall can include roading, streetscape improvements, shared pathways, vehicle parking, EV charging spaces, service lanes, water supply, wastewater, stormwater, parks, reserves, recreation facilities and/ or community facilities.
Laura Coll McLaughlin (S574)	S574.152	Financial Contributions	FC - P6	Support		To provide ... such as but not limited to mineral extraction, renewable electricity generation activities and critical infrastructure.
Laura Coll McLaughlin (S574)	S574.153	Rural Lifestyle Zone	RLZ - R19	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Laura Coll McLaughlin (S574)	S574.154	Financial Contributions	FC - P7	Amend		Retain
Laura Coll McLaughlin (S574)	S574.155	Financial Contributions	FC - R1	Amend	needs amending.	Amend point 2 to extend beyond boundary adjustment (as presently defined) to include subdivisions where the subdivision results in a reduction in the total number of allotments (or record of titles).
Laura Coll McLaughlin (S574)	S574.156	Financial Contributions	FC - R1	Amend	There is no certainty provided through this part of the rule, particularly point 3. v.	Point 3 needs to be rewritten to be fairer to applicants and provide some certainty.
Laura Coll McLaughlin (S574)	S574.157	Financial Contributions	FC - R2	Amend	Point 4.a. is too broad.	Amend point 4 as follows: 4. Where a financial contribution ... conditions of the resource consent: a. The location and area of the land within the land being subdivided or under application ; ...
Laura Coll McLaughlin (S574)	S574.158	Financial Contributions	FC - R2	Support	We support the reference to "a registered valuer".	Retain reference to a registered valuer.

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Laura Coll McLaughlin (S574)	S574.159	Financial Contributions	FC - R3	Amend	Can require an applicant to bear the full cost of upgrading a road.	Amend to ensure that Council cannot require an applicant to bear the full cost of upgrading a road that is significantly below an appropriate level of service.
Laura Coll McLaughlin (S574)	S574.160	Financial Contributions	FC - R4	Amend	Support this rule and support that no roads have yet been identified.	Retain
Laura Coll McLaughlin (S574)	S574.161	Financial Contributions	FC - R5	Amend	believe that the rule requires some amending.	Amend the final sentence of point 1 before the formula to be as follows: The financial contribution will be charged based on the following formula for each accessible, trailer/boat park or EV charging site and or for every 5 bicycle parks not provided.
Laura Coll McLaughlin (S574)	S574.162	Financial Contributions	FC - R5	Amend	Greater clarity, transparency and certainty over how the costs are calculated.	Amend so there is greater clarity, transparency and certainty over how the costs are calculated.
Laura Coll McLaughlin (S574)	S574.163	Financial Contributions	FC - R6	Amend	The term "development" is used when "land use" may be a better term.	Replace the term "development" with "land use"
Laura Coll McLaughlin (S574)	S574.164	Rural Lifestyle Zone	RLZ - R13	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.165	Financial Contributions	FC - R7	Amend	point 4 requires amending so that there is fairness, transparency and certainty to an applicant.	Amend to ensure fairness, transparency and certainty to an applicant.
Laura Coll McLaughlin (S574)	S574.166	Financial Contributions	FC - R7	Amend		Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.
Laura Coll McLaughlin (S574)	S574.167	Financial Contributions	FC - R8	Amend	Requires amending so that there is fairness, transparency and certainty to an applicant.	Amend to ensure fairness, transparency and certainty to an applicant.
Laura Coll McLaughlin (S574)	S574.168	Financial Contributions	FC - R8	Amend		Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.

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Laura Coll McLaughlin (S574)	S574.169	Financial Contributions	FC - R9	Amend	point 4 requires amending so that there is fairness, transparency and certainty.	Amend to ensure fairness, transparency and certainty to an applicant.
Laura Coll McLaughlin (S574)	S574.170	Financial Contributions	FC - R9	Amend		Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.
Laura Coll McLaughlin (S574)	S574.171	Financial Contributions	FC - R10	Amend	The term "and" is used where we believe the term "or is more appropriate.	Amend as follows: 1. ... 2. The maximum contribution shall be required as follows: i. ...; or ii. ...; and or iii. ...
Laura Coll McLaughlin (S574)	S574.172	Financial Contributions	FC - R11	Amend	May be required to upgrade a footpath, walkway or cycleway beyond what is fair	Amend to ensure fairness, transparency and certainty to an applicant.
Laura Coll McLaughlin (S574)	S574.173	Financial Contributions	FC - R11	Amend		Amend to ensure an applicant is protected from bearing the cost of upgrading footpath, walkway or cycleway that have an inadequate level of service before making an application or undertaking an activity that triggers a financial contribution.
Laura Coll McLaughlin (S574)	S574.174	Financial Contributions	FC - R12	Support		Retain
Laura Coll McLaughlin (S574)	S574.175	Settlement Zone	SETZ - R8	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.176	Financial Contributions	FC	Amend	An advice note that lays out a mediation process would be helpful.	Include an advice note that outlines how a mediation process could be used to resolve disputes regarding financial contributions.
Laura Coll McLaughlin (S574)	S574.177	Subdivision	SUB - O1	Support		Retain
Laura Coll McLaughlin (S574)	S574.178	Subdivision	SUB - O2	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.179	Subdivision	SUB - O3	Support		Retain
Laura Coll McLaughlin (S574)	S574.181	Subdivision	SUB - O5	Amend	this objective needs amending and it overreaches.	Amend objective to reflect only the purpose of esplanade reserves and strips as set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values.
Laura Coll McLaughlin (S574)	S574.182	Subdivision	SUB - O6	Amend		Retain
Laura Coll McLaughlin (S574)	S574.183	Subdivision	SUB - P1	Support		Retain
Laura Coll McLaughlin (S574)	S574.184	Subdivision	SUB - P2	Amend	The exact meaning of "planned infrastructure" is unclear and requires a definition.	Provide a suitable definition of "planned infrastructure" that ensures a robust, and consultative process determined the planned infrastructure that also minimises uncertainty.
Laura Coll McLaughlin (S574)	S574.185	Subdivision	SUB - P2	Amend	"deemed reasonable by Council" used in point k. is unnecessary and introduces uncertainty.	Amend k. Supply of electricity and telecommunications using a method that is appropriate to the type of development, location and character of the area including off-grid renewable electricity supply / wireless /satellite where deemed reasonable by the Council;
Laura Coll McLaughlin (S574)	S574.186	Settlement Zone	SETZ - R18	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.187	Subdivision	SUB - P2	Amend	Point m. is too strict in its direction and too broad in its application	Delete point m.
Laura Coll McLaughlin (S574)	S574.188	Subdivision	SUB - P2	Support	Point o. would benefit from providing more detail about how this is achieved.	Amend to develop more detail regarding how point o. is achieved.
Laura Coll McLaughlin (S574)	S574.189	Subdivision	SUB - P3	Support		Retain
Laura Coll McLaughlin (S574)	S574.190	Subdivision	SUB - P4	Support	wording as it is too restrictive.	Amend point c. to recognise that a house can be raised/constructed above flood levels using piles or other building methods that do not involve raising the platform.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.192	Subdivision	SUB - P5	Support	Should be reworked to have different wording for when plans are in place and when they are not.	Amend policy to have different wording for area that have structure plans in place and when areas that do not, to limit uncertainty and perverse outcomes.
Laura Coll McLaughlin (S574)	S574.193	Subdivision	SUB - P6	Support	some aspects are too prescriptive.	Delete points a., c., e. and f. Retain point d.
Laura Coll McLaughlin (S574)	S574.194	Subdivision	SUB - P7	Support		Retain
Laura Coll McLaughlin (S574)	S574.195	Subdivision	Subdivision Policies	Amend	Add new Policy that applies to rural zones.	Insert a new policy that reads as follows: Allow subdivision in the RURZ - Rural Zones that does not comply with the minimum lot design and parameters when: a. The site size and configuration is appropriate for development intended by the zone; b. The subdivision design maintains rural character and amenity; c. The increased density does not create adverse effects on critical infrastructure; and d. It can be demonstrated that it is consistent with the quality and types of development envisaged by RURZ - Rural Zone Objectives and Policies.
Laura Coll McLaughlin (S574)	S574.196	Subdivision	SUB - P9	Amend	The purpose as notified is too extensive.	Delete the wording of this policy and reformulate to reflect the wording of the operative Buller District Plan. The purposes of esplanade reserves and strips to be only those set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values. All reference to the width of esplanade reserves and strips being wider than 20m should be deleted.
Laura Coll McLaughlin (S574)	S574.197	Settlement Zone	SETZ - R24	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Laura Coll McLaughlin (S574)	S574.198	Subdivision	SUB - R1	Amend	parts of the rule that are too restrictive.	Delete points 3 and 5.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.199	Subdivision	SUB - R1	Amend		Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.
Laura Coll McLaughlin (S574)	S574.200	Subdivision	SUB - R2	Amend	parts of the rule that are too restrictive.	Delete points 2 and 3.
Laura Coll McLaughlin (S574)	S574.201	Subdivision	SUB - R3	Amend	Should apply more broadly than currently proposed	Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.
Laura Coll McLaughlin (S574)	S574.202	Subdivision	SUB - R3	Support		Retain points 1 and 3.
Laura Coll McLaughlin (S574)	S574.203	Subdivision	SUB - R3	Amend	parts of the rule that are too restrictive and unclear.	Delete point 2 (and thus delete the escalation to Discretionary Activity if compliance is not achieved).
Laura Coll McLaughlin (S574)	S574.204	Subdivision	SUB - R3	Amend	parts of the rule that are too restrictive and unclear.	Amend wording "design and layout of allotments" under point a. of "matters of control" to instead refer to 15mx15m building platform or similar defined specification that is more certain.
Laura Coll McLaughlin (S574)	S574.205	Subdivision	SUB - R4	Support	parts of the rules are excessive given its purpose	Delete point c. under "matters of control".
Laura Coll McLaughlin (S574)	S574.206	Subdivision	SUB - R5	Support	The activity status when compliance with point 6 is appropriate.	Retain status when compliance with point 6 is not achieved to Discretionary.
Laura Coll McLaughlin (S574)	S574.207	Subdivision	SUB - R5	Support		Retain
Laura Coll McLaughlin (S574)	S574.209	Subdivision	SUB - R5	Amend	the term "development plan" in point 8 is not defined.	Delete point 8.
Laura Coll McLaughlin (S574)	S574.210	Subdivision	SUB - R5	Support	Parts of the rules are excessive.	Amend wording "design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.211	Subdivision	SUB - R5	Amend	Temporary effects of development and construction should be managed via other parts of the plan.	Delete point j.
Laura Coll McLaughlin (S574)	S574.212	Subdivision	SUB - R5	Amend	Parts of the rules are excessive.	Points b. and c. should reference standards to provide certainty (in a similar manner to f.)
Laura Coll McLaughlin (S574)	S574.213	Subdivision	SUB - R5	Support	Parts of the rules are excessive.	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point l.
Laura Coll McLaughlin (S574)	S574.214	Subdivision	SUB - R5	Amend		Delete o.
Laura Coll McLaughlin (S574)	S574.215	Subdivision	SUB - R5	Amend		Consequent amendments to "activity status when compliance not achieved".
Laura Coll McLaughlin (S574)	S574.216	Subdivision	SUB - R6	Amend	Parts of the rules are excessive.	Activity status where compliance is not achieved should be Discretionary for all points. There should be no escalation to Non-Complying status.
Laura Coll McLaughlin (S574)	S574.217	Subdivision	SUB - R6	Amend	Matters of control:	Amend wording "size, design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.
Laura Coll McLaughlin (S574)	S574.218	Subdivision	SUB - R6	Amend		Points b. and c. should reference standards to provide certainty (in a similar manner to e.)
Laura Coll McLaughlin (S574)	S574.220	Subdivision	SUB - R6	Amend		Points d. and k. requires amending to provide certainty and clarity.
Laura Coll McLaughlin (S574)	S574.221	Subdivision	SUB - R6	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.
Laura Coll McLaughlin (S574)	S574.222	Subdivision	SUB - R6	Amend		Delete l.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.223	Subdivision	SUB - R7/ECO - R4	Amend	significant amendments are necessary to be less restrictive and more enabling.	Amend the rule to be less restrictive, more enabling and provide more clarity.
Laura Coll McLaughlin (S574)	S574.224	Subdivision	SUB - R7/ECO - R4	Amend	Unclear given areas of significant indigenous biodiversity are yet to be mapped.	Amend provision heading for clarity.
Laura Coll McLaughlin (S574)	S574.225	Subdivision	SUB - R7/ECO - R4	Amend	An area of significant indigenous biodiversity to be within a single allotment.	Amend to make it unnecessary for an area of significant indigenous biodiversity to be within a single allotment .
Laura Coll McLaughlin (S574)	S574.226	Subdivision	SUB - R7/ECO - R4	Amend	Provide opportunities for living closer to nature (e.g. "bush living").	Amend to enable Biodiversity offsetting or environmental compensation to be considered as a way to mitigate the effects of buildings and accessways.
Laura Coll McLaughlin (S574)	S574.227	Subdivision	SUB - R7/ECO - R4	Amend	It is unclear what "parent title" means in this rule.	Amend to clarify the term parent title
Laura Coll McLaughlin (S574)	S574.228	Subdivision	SUB - R7/ECO - R4	Amend	It is not necessary for the covenanted area to be with an authorised agency.	amend to allow private covenant.
Laura Coll McLaughlin (S574)	S574.229	Subdivision	SUB - R10	Amend	some uncertainty that we oppose.	Amend wording "size, design, shape, location and layout of allotments" under point e. to instead refer to 15mx15m building platform or similar defined specification that is more certain.
Laura Coll McLaughlin (S574)	S574.231	Subdivision	SUB - R10	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.
Laura Coll McLaughlin (S574)	S574.232	Subdivision	SUB - R11	Amend	some uncertainty that we oppose.	Amend wording "size, design, shape, location and layout of allotments" under point b. to instead refer to 15mx15m building platform or similar defined specification that is more certain.
Laura Coll McLaughlin (S574)	S574.233	Subdivision	SUB - R11	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point f.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.234	Subdivision	SUB - R12	Amend	the rule should not apply unless there is a development/concept plan in place	Amend so that the rule does not apply until a robust development or concept plan is approved.
Laura Coll McLaughlin (S574)	S574.235	Subdivision	SUB - R12	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point h.
Laura Coll McLaughlin (S574)	S574.236	Subdivision	SUB - R12	Amend		Delete point i.
Laura Coll McLaughlin (S574)	S574.237	Subdivision	SUB - R12	Support	The escalation to a Non-complying status if compliance is not achieved is too restrictive.	Activity status where there is non-compliance should be Discretionary not Non-Complying status.
Laura Coll McLaughlin (S574)	S574.238	Subdivision	SUB - R13	Amend	Consideration will be given to this matter under the assessment required by point 2.	Delete "sensitive activities" from point d.
Laura Coll McLaughlin (S574)	S574.239	Subdivision	SUB - R14	Amend	We support the rule in principle but believe more certainty is required.	Provide a robust definition for "development plan".
Laura Coll McLaughlin (S574)	S574.240	Subdivision	SUB - R15/ECO - R8	Amend	The escalation to Non-Complying is inappropriate and too restrictive.	Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status.
Laura Coll McLaughlin (S574)	S574.241	Scenic Visitor Zone	SVZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.242	Subdivision	SUB - R15/ECO - R8	Amend	Too restrictive.	Delete points 1 and 2.
Laura Coll McLaughlin (S574)	S574.246	Subdivision	SUB - R18	Amend	This rule contains an error (references itself - perhaps should be SUB - R16) and is unclear.	Amend to correct reference error
Laura Coll McLaughlin (S574)	S574.247	Subdivision	SUB - R18	Amend	This rule is too restrictive.	Delete points 1 and 2.
Laura Coll McLaughlin (S574)	S574.248	Subdivision	SUB - R18	Support		Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status except in point 3 where mana whenua support the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						escalation for this point.
Laura Coll McLaughlin (S574)	S574.249	Subdivision	SUB - R19	Amend		REtain
Laura Coll McLaughlin (S574)	S574.250	Subdivision	SUB - R20	Support		Retain
Laura Coll McLaughlin (S574)	S574.251	Subdivision	SUB - R21	Amend	Error for activity status where compliance is not achieved	Amend to: Activity status where compliance not achieved: Non-complying N/A.
Laura Coll McLaughlin (S574)	S574.252	Scenic Visitor Zone	SVZ - R7	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Laura Coll McLaughlin (S574)	S574.253	Subdivision	SUB - R22	Support		Retain
Laura Coll McLaughlin (S574)	S574.254	Subdivision	SUB - R23	Support		Retain
Laura Coll McLaughlin (S574)	S574.255	Subdivision	SUB - R24	Oppose	The rule is too restrictive and should be a Discretionary Activity rule	Delete
Laura Coll McLaughlin (S574)	S574.256	Subdivision	SUB - R25	Oppose	The rule is too restrictive and does not provide for situations not foreseen by the plan.	Delete
Laura Coll McLaughlin (S574)	S574.257	Subdivision	SUB - R26	Amend	A subdivision site suitability report is the appropriate way to manage this issue.	Amend to Discretionary Activity.
Laura Coll McLaughlin (S574)	S574.258	Subdivision	SUB - R27/ECO - R9	Oppose	The rule is too restrictive.	Delete
Laura Coll McLaughlin (S574)	S574.259	Subdivision	SUB - R28	Amend	A subdivision site suitability report is the appropriate way to manage this issue.	Amend to Discretionary Activity.
Laura Coll McLaughlin (S574)	S574.260	Subdivision	SUB - S1	Amend	oppose the minimum lot sizes for each allotment for certain zones.	Amend as follows: 1. Each allotment, including the balance allotment must meet the following minimum lot size and contain a 15m x 15m building platform: a. ...g. Rural Lifestyle Zone 4 hectares 5000m² ; h. General Rural Zone 4 hectares 1 hectare , except that it is 10 hectares in the Highly Productive Land Precinct; and i. Future Urban Zone 4 hectares.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						We oppose that the land between Bulls Road and Bradshaws Road south of State Highway 67A is zoned General Rural Zone (i.e. Section 1 SO 14694, Part Section 2 Blk II Steeples SD, Section 3 Blk II Steeples SD, Section 4 Blk II Steeples SD, Section 5 Blk II Steeples SD, Section 42 Blk II Steeples SD and Section 71 Blk II Steeples SD). We submit that this should be zoned Rural Residential Precinct. If this decision is not made then we submit that the "Minimum
Laura Coll McLaughlin (S574)	S574.261	Subdivision	SUB - S2	Support		Retain
Laura Coll McLaughlin (S574)	S574.262	Subdivision	SUB - S3	Amend	Should not be required to connect if a system is in place but cannot accommodate them.	Amend so that existing system capacity is considered.
Laura Coll McLaughlin (S574)	S574.263	Interpretation	BOUNDARY ADJUSTMENT	Amend	Does not appropriately provide for subdivisions where the number of allotments is reduced	Amend the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision or through the explicit extension of the various boundary adjustment rules to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.
Laura Coll McLaughlin (S574)	S574.264	Subdivision	SUB - S4	Amend	Should not be required to connect if a system is in place but cannot accommodate them.	Amend so that existing system capacity is considered. Delete Advice Note 2.
Laura Coll McLaughlin (S574)	S574.265	Subdivision	SUB - S5	Amend	Should not be required to connect if a system is in place but cannot accommodate them.	Amend so that existing system capacity is considered.
Laura Coll McLaughlin (S574)	S574.266	Subdivision	SUB - S6	Amend	Note our concerns regarding the referenced Transport Performance Standards.	Retain
Laura Coll McLaughlin (S574)	S574.267	Subdivision	SUB - S7	Support		Retain
Laura Coll McLaughlin (S574)	S574.268	Subdivision	SUB - S8	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.269	Subdivision	SUB - S9	Amend	the current wording of the operative Buller District Plan regarding this matter is superior.	Delete standard and amend to match rules 7.9.6.1.1-7.9.6.1.3 in the operative Buller District Plan related to Esplanade Strips and Esplanade Reserves (with numbering adjusted as necessary) i.e. Rules1. Where any allotment of 4ha or more is created when land adjoining the Coastal Marine Area is subdivided, other than as a result of a boundary adjustment, an esplanade strip of 20m shall be set aside in the new lot along the mark of Mean High Water Spring of the sea and along the bank of any river or margin of any lake.2. Where any allotment of 4ha or more is created when land is subdivided, other than applies under 1. above, or as a result of a boundary adjustment, an esplanade strip of 20m shall be created from that allotment along the bank of any river or margin of any lake. This requirement for an esplanade strip does not apply where a legal road (formed or not) provides adequate access to the water body. This rule only applies to lakes and rivers as defined in section 230(4) of the Resource Management Act 1991.3. An esplanade strip required under 1. or 2. above may on application be reduced in width or dispensed with altogether. In considering any such application the Council shall take into account the matters listed in xxx below.
Laura Coll McLaughlin (S574)	S574.270	Subdivision	SUB - S10	Amend	Provision for centre line easements should be deleted.	Delete references to centre line easements.
Laura Coll McLaughlin (S574)	S574.271	Subdivision	SUB - S11	Amend	This standard is unclear.	Amend the standard to provide more clarity and certainty.
Laura Coll McLaughlin (S574)	S574.272	Subdivision	Subdivision Standards	Amend	Pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards to accommodate pre-existing non-compliance that is not being exacerbated by the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						proposed activity.
Laura Coll McLaughlin (S574)	S574.273	Activities on the surface of water	ASW - O1	Support	We support this objective.	Retain
Laura Coll McLaughlin (S574)	S574.274	Interpretation	BUILDING	Amend	needs to be amended so that caravans are not captured.	Amend as definition to: Means a temporary or permanent movable or immovable physical construction that is: a. partially or fully roofed, and b. is fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power and non-motorised caravan.
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
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
Laura Coll McLaughlin (S574)	S574.277	Planning Maps and Overlays	Coastal Environment	Amend	This overlay is far too extensive.	Amend and reduce the inland extent of the Coastal Environment Overlay especially in areas where there is settlement and agricultural use.
Laura Coll McLaughlin (S574)	S574.278	Coastal Environment	CE - O1	Support		Retain
Laura Coll McLaughlin (S574)	S574.279	Coastal Environment	CE - O2	Amend		Retain
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.
Laura Coll McLaughlin (S574)	S574.281	Coastal Environment	CE - P1	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.282	Coastal Environment	CE - P3	Support		Retain
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.
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.
Laura Coll McLaughlin (S574)	S574.285	Interpretation	BUILDING	Support	should be amended so that "tiny homes" on trailers with wheels are not captured.	Means a temporary or permanent movable or immovable physical construction that is: a. partially or fully roofed, and b. is fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power and non-motorised caravan and tiny homes built on trailers.
Laura Coll McLaughlin (S574)	S574.286	Coastal Environment	CE - P6	Support		Retain
Laura Coll McLaughlin (S574)	S574.287	Coastal Environment	CE - R1	Support		Retain
Laura Coll McLaughlin (S574)	S574.288	Coastal Environment	CE - R2	Support		Retain
Laura Coll McLaughlin (S574)	S574.289	Coastal Environment	CE - R3	Support		Retain
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.
Laura Coll McLaughlin (S574)	S574.292	Coastal Environment	Permitted Activities within the High	Amend	We believe these are too restrictive.	Amend to be more enabling of development.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
			Coastal Natural Character Overlay			
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.
Laura Coll McLaughlin (S574)	S574.294	Coastal Environment	Controlled Activities	Support	We believe these are too restrictive.	Amend to be more enabling of development.
Laura Coll McLaughlin (S574)	S574.296	Interpretation	FUNCTIONAL NEED	Support		Retain
Laura Coll McLaughlin (S574)	S574.302	Coastal Environment		Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Laura Coll McLaughlin (S574)	S574.303	Earthworks	EW - O1	Support		Retain
Laura Coll McLaughlin (S574)	S574.304	Earthworks	Earthworks Policies	Support		Retain
Laura Coll McLaughlin (S574)	S574.305	Earthworks	EW - R1	Support		Retain
Laura Coll McLaughlin (S574)	S574.306	Earthworks	EW - R2	Amend	Earthworks rules are difficult to understand in the way they are currently structured.	Amend to be more enabling of development and provide more clarity.
Laura Coll McLaughlin (S574)	S574.307	Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION	Amend	Could inadvertently capture herd homes and wintering barns.	Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. The use of herd homes and wintering barns where the primary production activity principally otherwise occurs in an outdoor environment is not included in this definition. Free range poultry and free-range egg farming is not included in this definition.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.308	Earthworks	EW - R3	Support	Earthworks rules are difficult to understand in the way they are currently structured.	Amend to be more enabling of development and provide more clarity.
Laura Coll McLaughlin (S574)	S574.309	Earthworks	EW - R6	Support		Retain
Laura Coll McLaughlin (S574)	S574.310	Earthworks	Restricted Discretionary Activities	Support		Retain
Laura Coll McLaughlin (S574)	S574.311	Light	LIGHT - O1	Support		Retain
Laura Coll McLaughlin (S574)	S574.312	Light	LIGHT - P1	Support		Retain
Laura Coll McLaughlin (S574)	S574.313	Light	LIGHT - P2	Amend	Should extend to appropriate lighting of outdoor commercial/industrial activities.	Amend to include the enabling of artificial outdoor lighting that allows safe commercial and industrial activities.
Laura Coll McLaughlin (S574)	S574.314	Light	Permitted Activities	Amend	These rules are too complicated and restrictive.	Amend significantly to reduce complexity and be more enabling of development.
Laura Coll McLaughlin (S574)	S574.315	Light	LIGHT - R5	Support		Retain
Laura Coll McLaughlin (S574)	S574.316	Light	LIGHT - R6	Support		Retain
Laura Coll McLaughlin (S574)	S574.317	Light	LIGHT - R6	Amend	Very restrictive for existing activities that may need to alter their lighting patterns.	Amend to be more enabling when in relation to existing users.
Laura Coll McLaughlin (S574)	S574.318	Interpretation	Definitions	Amend	there needs to be a clear definition for "tiny homes built on trailers"	Develop a definition for "tiny homes built on trailers"
Laura Coll McLaughlin (S574)	S574.319	Noise	Noise Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.320	Noise	NOISE - P1	Support		Retain
Laura Coll McLaughlin (S574)	S574.321	Noise	NOISE - P2	Support		retain
Laura Coll McLaughlin (S574)	S574.322	Noise	NOISE - P4	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.323	Noise	NOISE - R1	Support		Retain
Laura Coll McLaughlin (S574)	S574.324	Noise	NOISE - R2	Support		Retain
Laura Coll McLaughlin (S574)	S574.325	Noise	NOISE - R3	Oppose	This rule is very restrictive and onerous particular in relation to the State Highway.	Delete.
Laura Coll McLaughlin (S574)	S574.326	Noise	NOISE - R5	Amend	Timeframes for noise emissions are too restrictive.	Amend timeframes to be more enabling of noise generating activities.
Laura Coll McLaughlin (S574)	S574.327	Noise	NOISE - R6	Amend	Timeframes for noise emissions are too restrictive.	Amend timeframes to be more enabling of noise generating activities.
Laura Coll McLaughlin (S574)	S574.328	Noise	NOISE - R11	Amend	Timeframes for noise emissions are too restrictive.	Amend timeframes to be more enabling of noise generating activities.
Laura Coll McLaughlin (S574)	S574.329	Interpretation	Definitions	Amend	here needs to be a clear definition for "woodlot".	Develop a definition for "woodlot".
Laura Coll McLaughlin (S574)	S574.330	Noise	NOISE - R11	Amend	Correct the error where a Mineral Extraction Zone is referred to as "MEZ".	Correct "MEZ" error.
Laura Coll McLaughlin (S574)	S574.331	Noise	NOISE - R12	Support		Retain
Laura Coll McLaughlin (S574)	S574.332	Noise	NOISE - R13	Oppose	This rule is very restrictive and onerous particular in relation to the State Highway.	Delete.
Laura Coll McLaughlin (S574)	S574.333	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Amend	pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards (e.g. permitted activity standards or performance standards) to accommodate pre-existing non-compliance that is not being exacerbated by the proposed activity.
Laura Coll McLaughlin (S574)	S574.334	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Oppose	Rules related to Relocated Buildings are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Laura Coll McLaughlin (S574)	S574.335	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-	Oppose	Non-complying and Prohibited activity rules that include the wording "not provided for in another rule"	Delete these rules or make them Discretionary activities.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
			SPECIFIC MATTERS			
Laura Coll McLaughlin (S574)	S574.336	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.337	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies	Support		Retain
Laura Coll McLaughlin (S574)	S574.338	Open Space Zone	Permitted Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Laura Coll McLaughlin (S574)	S574.339	Open Space Zone	Controlled Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Laura Coll McLaughlin (S574)	S574.340	Interpretation	Definitions	Support	There needs to be a clear definition for "shelterbelt".	needs to be a clear definition for "shelterbelt".
Laura Coll McLaughlin (S574)	S574.341	Open Space Zone		Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Laura Coll McLaughlin (S574)	S574.342	Open Space Zone	OSZ - Open Space Zone Rules	Amend	It is particularly important that GRUZ - R2 2. Is replicated within OSZ - R2.	Amend to duplicate rules GRUZ - R2, GRUZ - R3, GRUZ - R4, GRUZ - R5, GRUZ - R6, GRUZ - R23 and GRUZ - R33
Laura Coll McLaughlin (S574)	S574.343	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.344	Commercial and Mixed Use Zones	CMUZ - P2	Support		Retain
Laura Coll McLaughlin (S574)	S574.345	Commercial and Mixed Use Zones	CMUZ - P3	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.346	Commercial and Mixed Use Zones	CMUZ - P4	Oppose	Not functional or enable the provision services the community wants and needs.	Delete points a. - d.
Laura Coll McLaughlin (S574)	S574.347	Commercial and Mixed Use Zones	CMUZ - P13	Amend	Should not be constrained by such an emphasis on traditional "amenity values".	Amend as follows: Activities in the COMZ - Commercial, MUZ - Mixed-Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that maintain or enhance the amenity of the commercial areas and do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and Avoid the fragmentation of town centres.
Laura Coll McLaughlin (S574)	S574.348	Planning Maps and Overlays	Rezoning Requests	Amend	Should be zoned commercial.	Amend zoning to include 34 Russell Street (Lot 1 DP 16517), 7 Pakington Street (Part Section 104 Town of Westport/Lot 2 A 444), 8 Pakington Street and 34 Russell Street (Lot 1 DP 475753) in commercial zone
Laura Coll McLaughlin (S574)	S574.349	Planning Maps and Overlays	Commercial Zone	Amend	Other than the zoning noted immediate above, we support the extent of the Commercial Zone.	Retain extent of the Commercial Zone as proposed apart from amendment sought immediately above.
Laura Coll McLaughlin (S574)	S574.350	Commercial Zone	COMZ - R1	Amend	Too onerous especially with regards to landscaping.	Amend to landscaping provisions to be less onerous.
Laura Coll McLaughlin (S574)	S574.351	Interpretation	Definitions	Amend	there needs to be a clear definition for "offensive industries".	Develop a definition for "offensive industries".
Laura Coll McLaughlin (S574)	S574.352	Commercial Zone	COMZ - R1	Amend	too onerous especially with regards to building height.	Amend point 1 as follows: The maximum height above ground level is 42 15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.353	Commercial Zone	COMZ - R2	Amend	We do not support point 1. It is unnecessary and onerous.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.354	Commercial Zone	COMZ - R3	Support		Retain
Laura Coll McLaughlin (S574)	S574.355	Commercial Zone	COMZ - R4	Oppose	This rule is unnecessary.	Delete.
Laura Coll McLaughlin (S574)	S574.356	Commercial Zone	COMZ - R5	Amend	The rule is too complex and onerous.	Amend to be less complex and less onerous.
Laura Coll McLaughlin (S574)	S574.357	Commercial Zone	COMZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with COMZ - R1.	Amend as follows: 1. All performance standards for Rule COMZ - R1 other than those that relate to External Storage and Recession Planes are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule COMZ - R1;
Laura Coll McLaughlin (S574)	S574.358	Commercial Zone	COMZ - R8	Amend	There should be no conditions included as part of this rule.	Delete condition 1 - 3.
Laura Coll McLaughlin (S574)	S574.359	Commercial Zone	COMZ - R8	Amend	All activities listed in the rule be considered as part of a Discretionary Activity application.	Amend as follows: Activity status where compliance not achieved: Non-complying N/A.
Laura Coll McLaughlin (S574)	S574.360	Commercial Zone	COMZ - R9	Support		Retain
Laura Coll McLaughlin (S574)	S574.361	Commercial Zone	COMZ - R10	Amend	This is too onerous and should be a Discretionary Activity.	Amend status to Discretionary.
Laura Coll McLaughlin (S574)	S574.362	Interpretation	Definitions	Amend	there needs to be a clear definition for "hazardous facilities".	Develop a definition for "hazardous facilities".
Laura Coll McLaughlin (S574)	S574.363	Commercial Zone	COMZ - R11	Oppose		Delete
Laura Coll McLaughlin (S574)	S574.364	General Industrial Zone	GIZ - R1	Support		Retain
Laura Coll McLaughlin (S574)	S574.365	General Industrial Zone	GIZ - R2	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.366	General Industrial Zone	GIZ - R3	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.367	General Industrial Zone	GIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1
Laura Coll McLaughlin (S574)	S574.368	General Industrial Zone	GIZ - R4	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".
Laura Coll McLaughlin (S574)	S574.369	General Industrial Zone	GIZ - R5	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1
Laura Coll McLaughlin (S574)	S574.370	General Industrial Zone	GIZ - R5	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".
Laura Coll McLaughlin (S574)	S574.371	General Industrial Zone	GIZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Laura Coll McLaughlin (S574)	S574.372	General Industrial Zone	GIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Laura Coll McLaughlin (S574)	S574.373	Interpretation	Definitions	Amend	there needs to be a clear definition for "further measurable loss".	Develop a definition for "further measurable loss".

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.374	General Industrial Zone	GIZ - R8	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Laura Coll McLaughlin (S574)	S574.375	General Industrial Zone	GIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 2. All other performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Laura Coll McLaughlin (S574)	S574.376	General Industrial Zone	GIZ - R10	Support		Retain
Laura Coll McLaughlin (S574)	S574.377	General Industrial Zone	GIZ - R12	Support		Retain
Laura Coll McLaughlin (S574)	S574.378	General Industrial Zone		Support		Retain
Laura Coll McLaughlin (S574)	S574.379	General Industrial Zone	GIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
Laura Coll McLaughlin (S574)	S574.380	Light Industrial Zone Rules	LIZ - R1	Support		Retain
Laura Coll McLaughlin (S574)	S574.381	Light Industrial Zone Rules	LIZ - R2	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
Laura Coll McLaughlin (S574)	S574.382	Light Industrial Zone Rules	LIZ - R3	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ -

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						R1;
Laura Coll McLaughlin (S574)	S574.383	Light Industrial Zone Rules	LIZ - R3	Amend	Activity status where compliance not achieved is too onerous.	"Activity status where compliance not achieved" to "Discretionary".
Laura Coll McLaughlin (S574)	S574.384	Interpretation	Definitions	Amend	there needs to be a clear definition for "reasonably measurable reduction in the local population".	Develop a definition for "reasonably measurable reduction in the local population".
Laura Coll McLaughlin (S574)	S574.385	Light Industrial Zone Rules	LIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with except that hose drying towers associated with an Emergency Service Facility are exempt from height standards or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
Laura Coll McLaughlin (S574)	S574.386	Light Industrial Zone Rules	LIZ - R5	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.387	Light Industrial Zone Rules	LIZ - R6	Support		Retain
Laura Coll McLaughlin (S574)	S574.388	Light Industrial Zone Rules	LIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
Laura Coll McLaughlin (S574)	S574.389	Light Industrial Zone Rules	LIZ - R8	Amend	1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
Laura Coll McLaughlin (S574)	S574.390	Light Industrial Zone Rules	LIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All other performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						with performance standards for Rule LIZ - R1
Laura Coll McLaughlin (S574)	S574.391	Light Industrial Zone Rules	LIZ - R10	Support		Retain
Laura Coll McLaughlin (S574)	S574.392	Light Industrial Zone Rules	LIZ - R11	Support		Retain
Laura Coll McLaughlin (S574)	S574.393	Light Industrial Zone Rules		Support		Retain
Laura Coll McLaughlin (S574)	S574.394	Light Industrial Zone Rules	LIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
Laura Coll McLaughlin (S574)	S574.395	Interpretation	Definitions	Amend	there needs to be a reasonable definition for "artificial outdoor lighting".	Develop a definition for "artificial outdoor lighting".
Laura Coll McLaughlin (S574)	S574.396	Residential Zones	Residential Zones - Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.397	Residential Zones	Residential Zone Policies	Support		Retain
Laura Coll McLaughlin (S574)	S574.398	Planning Maps and Overlays	Planning Maps and Overlays	Support	We support the proposed zonings of 105 Derby Street and 19 Brougham Street Westport.	Retain
Laura Coll McLaughlin (S574)	S574.400	General Residential Zone	GRZ - R3	Amend	do not support that the rule requires compliance with NOISE - R3.	Delete advice note regarding NOISE - R3 requirements
Laura Coll McLaughlin (S574)	S574.401	General Residential Zone	GRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Laura Coll McLaughlin (S574)	S574.402	General Residential Zone	GRZ - R2	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards
Laura Coll McLaughlin (S574)	S574.403	General Residential Zone	GRZ - R3	Support		Retain
Laura Coll McLaughlin (S574)	S574.404	General Residential Zone	GRZ - R4	Oppose		Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.405	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.406	STRATEGIC DIRECTION	Strategic Directions Overview	Support		Retain
Laura Coll McLaughlin (S574)	S574.407	General Residential Zone	GRZ - R6	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.408	General Residential Zone	GRZ - R7	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.409	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.410	General Residential Zone	GRZ - R11	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.411	General Residential Zone	GRZ - R12	Oppose	This rule is unnecessary.	Delete
Laura Coll McLaughlin (S574)	S574.412	General Residential Zone	GRZ - R13	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.413	General Residential Zone	GRZ - R13	Amend	Consideration of projecting into the recession plane due to natural hazards rules.	Amend matters of discretion to include consideration if a building is projecting into the recession plane due to the application of natural hazards rules.
Laura Coll McLaughlin (S574)	S574.414	General Residential Zone	GRZ - R16	Amend	Not clear for plan users.	Amend the rule to provide more clarity.
Laura Coll McLaughlin (S574)	S574.415	General Residential Zone		Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.416	General Residential Zone	GRZ - R23	Support		Retain
Laura Coll McLaughlin (S574)	S574.417	STRATEGIC DIRECTION	Agriculture Strategic Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.418	General Residential Zone	GRZ - R24	Amend		Amend this rule to be Discretionary.
Laura Coll McLaughlin (S574)	S574.419	Large Lot Residential Zone	LLRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Laura Coll McLaughlin (S574)	S574.420	Large Lot Residential Zone	LLRZ - R1	Amend	The escalation of non-compliance is too severe.	Amend activity status when compliance not achieved to be Controlled Activities.
Laura Coll McLaughlin (S574)	S574.421	Large Lot Residential Zone	LLRZ - R2	Support	should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.422	Large Lot Residential Zone	LLRZ - R3	Support		Retain
Laura Coll McLaughlin (S574)	S574.423	Large Lot Residential Zone	LLRZ - R4	Oppose	This rule is unnecessary.	Delete
Laura Coll McLaughlin (S574)	S574.424	Large Lot Residential Zone	LLRZ - R5	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.425	Large Lot Residential Zone	LLRZ - R6	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.426	Large Lot Residential Zone	LLRZ - R7	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards
Laura Coll McLaughlin (S574)	S574.427	Large Lot Residential Zone	LLRZ - R8	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.428	Energy	Energy Objectives	Support		REtain
Laura Coll McLaughlin (S574)	S574.429	Large Lot Residential Zone	LLRZ - R10	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.

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Laura Coll McLaughlin (S574)	S574.430	Large Lot Residential Zone	LLRZ - R11	Oppose	This rule is unnecessary.	Delete
Laura Coll McLaughlin (S574)	S574.431	Large Lot Residential Zone	LLRZ - R12	Support		Retain
Laura Coll McLaughlin (S574)	S574.432	Large Lot Residential Zone	LLRZ - R13	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Laura Coll McLaughlin (S574)	S574.433	Large Lot Residential Zone	LLRZ-R15	Amend	point 1 should be deleted.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.434	Large Lot Residential Zone	LLRZ-R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Laura Coll McLaughlin (S574)	S574.435	Large Lot Residential Zone	LLRZ-R16	Amend	point 1 should be deleted.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.436	Large Lot Residential Zone	LLRZ-R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Laura Coll McLaughlin (S574)	S574.437	Large Lot Residential Zone	LLRZ-R17	Amend	point 1 should be deleted.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.438	Large Lot Residential Zone	LLRZ-R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Laura Coll McLaughlin (S574)	S574.439	Energy	Energy Policies	Support		Retain
Laura Coll McLaughlin (S574)	S574.440	Large Lot Residential Zone	LLRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Laura Coll McLaughlin (S574)	S574.441	Large Lot Residential Zone	LLRZ - R20	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Laura Coll McLaughlin (S574)	S574.442	Large Lot Residential Zone	LLRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Laura Coll McLaughlin (S574)	S574.443	Large Lot Residential Zone	LLRZ - R22	Oppose	This rule is not appropriate.	Delete.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.444	Medium Density Residential Zone	MRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Laura Coll McLaughlin (S574)	S574.445	Medium Density Residential Zone	MRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Laura Coll McLaughlin (S574)	S574.446	Medium Density Residential Zone	MRZ - R2	Amend	The rule should allow for existing non-compliance with noted performance standards.	Amend rule to allow for existing non-compliance with noted performance standards.
Laura Coll McLaughlin (S574)	S574.447	Medium Density Residential Zone	MRZ - R3	Support		Retain
Laura Coll McLaughlin (S574)	S574.448	Medium Density Residential Zone	MRZ - R4	Oppose	This rule is unnecessary.	Delete
Laura Coll McLaughlin (S574)	S574.449	Medium Density Residential Zone	MRZ - R5	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Laura Coll McLaughlin (S574)	S574.450	Energy	Energy Rules	Oppose	We support Buller Electricity Ltd's submission regarding these rules.	Amend as sought by Buller Electricity Ltd.
Laura Coll McLaughlin (S574)	S574.451	Medium Density Residential Zone	MRZ - R6	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Laura Coll McLaughlin (S574)	S574.452	Medium Density Residential Zone	MRZ - R7	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Laura Coll McLaughlin (S574)	S574.453	Medium Density Residential Zone	MRZ - R8	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Laura Coll McLaughlin (S574)	S574.454	Medium Density Residential Zone	MRZ - R9	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Laura Coll McLaughlin (S574)	S574.455	Medium Density Residential Zone	MRZ - R10	Oppose	This rule is unnecessary.	Delete
Laura Coll McLaughlin (S574)	S574.456	Medium Density Residential Zone	MRZ - R11	Support		REtain
Laura Coll McLaughlin (S574)	S574.457	Medium Density Residential Zone	MRZ - R12	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.458	Medium Density Residential Zone	MRZ - R13	Support		Retain
Laura Coll McLaughlin (S574)	S574.459	Medium Density Residential Zone	MRZ - R14	Amend	The rule should allow for existing non-compliance with performance standards.	Amend rule to allow for existing non-compliance with performance standards.
Laura Coll McLaughlin (S574)	S574.460	Medium Density Residential Zone	MRZ - R15	Amend	Rule is too restrictive.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.461	Infrastructure	Infrastructure Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.462	Medium Density Residential Zone	MRZ - R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Laura Coll McLaughlin (S574)	S574.463	Medium Density Residential Zone	MRZ - R16	Amend	Rule is too restrictive.	Delete points 1 and 2.
Laura Coll McLaughlin (S574)	S574.464	Medium Density Residential Zone	MRZ - R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Laura Coll McLaughlin (S574)	S574.465	Medium Density Residential Zone	MRZ - R17	Amend	Rule is too restrictive.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.466	Medium Density Residential Zone	MRZ - R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Laura Coll McLaughlin (S574)	S574.467	Medium Density Residential Zone	MRZ - R18	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Laura Coll McLaughlin (S574)	S574.468	Medium Density Residential Zone	MRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Laura Coll McLaughlin (S574)	S574.469	Medium Density Residential Zone	MRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Laura Coll McLaughlin (S574)	S574.470	Rural Zones	Rural Zones Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.471	Rural Zones	RURZ - P1	Support		Retain
Laura Coll McLaughlin (S574)	S574.472	Infrastructure	Infrastructure Policies	Support		Retain
Laura Coll McLaughlin (S574)	S574.473	Rural Zones	RURZ - P2	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.474	Rural Zones	RURZ - P3	Support		Retain
Laura Coll McLaughlin (S574)	S574.475	Rural Zones	RURZ - P4	Support		Retain
Laura Coll McLaughlin (S574)	S574.476	Rural Zones	RURZ - P5	Support		Retain
Laura Coll McLaughlin (S574)	S574.477	Rural Zones	Non-Rural Activities	Support		Retain
Laura Coll McLaughlin (S574)	S574.478	Rural Zones	Visitor Economy	Support		Retain
Laura Coll McLaughlin (S574)	S574.479	Rural Zones	RURZ - P11	Support		Retain
Laura Coll McLaughlin (S574)	S574.480	Rural Zones	RURZ - P12	Support		Retain
Laura Coll McLaughlin (S574)	S574.481	Rural Zones	RURZ - P13	Oppose		Delete
Laura Coll McLaughlin (S574)	S574.482	Rural Zones	RURZ - P14	Support		Retain
Laura Coll McLaughlin (S574)	S574.483	Infrastructure	INF - R1	Support		Retain
Laura Coll McLaughlin (S574)	S574.484	Rural Zones	Reverse sensitivity	Support		Retain
Laura Coll McLaughlin (S574)	S574.485	Rural Zones	Papakāingaho using	Support		Retain
Laura Coll McLaughlin (S574)	S574.486	Rural Zones	Mineral Extraction	Support		Retain
Laura Coll McLaughlin (S574)	S574.487	Rural Zones	Airfields and Helipads	Support		Retain
Laura Coll McLaughlin (S574)	S574.488	Rural Zones	GRUZ - PREC1 - P1	Support		Retain
Laura Coll McLaughlin (S574)	S574.489	Rural Zones	SETZ - PREC2 - P2	Support		Retain
Laura Coll McLaughlin (S574)	S574.490	Rural Zones	SETZ - PREC3- P3	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.491	Rural Zones	SETZ - PREC4 - P4	Support		Retain
Laura Coll McLaughlin (S574)	S574.492	Rural Zones	GRUZ - PREC5 - P5	Support		Retain
Laura Coll McLaughlin (S574)	S574.493	Planning Maps and Overlays	Rezoning Requests	Amend	SUB - S1 minimum allotment sizes are not amended as sought.	Alternative relief if SUB - S1 minimum allotment sizes are not amended as sought, we would seek for Lot 1 DP 17338 (8677 State Highway 6) to become Rural Lifestyle Zone .
Laura Coll McLaughlin (S574)	S574.494	Infrastructure	INF - R2	Support		Retain
Laura Coll McLaughlin (S574)	S574.495	Planning Maps and Overlays	General Rural Zone	Support	We support that the land at 107 Alma Road is zoned General Rural Zone.	Retain
Laura Coll McLaughlin (S574)	S574.496	Planning Maps and Overlays	General Rural Zone	Support	Support that Lot 1 DP 17523 is zoned General Rural Zone.	Retain
Laura Coll McLaughlin (S574)	S574.497	Planning Maps and Overlays	General Rural Zone	Support	We support that Lot 2 DP 404550, Lot 2 DP 418652 and Pt Section 24 Blk VII Kawatiri SD are zoned General Rural Zone.	Retain
Laura Coll McLaughlin (S574)	S574.498	Planning Maps and Overlays	General Rural Zone	Support	The land between Bulls Road and Bradshaws Road north of State Highway 67A is General Rural Zone	Retain
Laura Coll McLaughlin (S574)	S574.499	Planning Maps and Overlays	Rezoning Requests	Amend	This should be zoned Rural Residential Precinct.	Amend zoning of land between Bulls Road and Bradshaws Road south of State Highway 67A to Rural Residential Precinct.
Laura Coll McLaughlin (S574)	S574.500	Planning Maps and Overlays	Rezoning Requests	Amend	This parcel should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.
Laura Coll McLaughlin (S574)	S574.501	Planning Maps and Overlays	General Rural Zone	Support	We support that all land to the south of Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD should be General Rural Zone	Retain
Laura Coll McLaughlin (S574)	S574.502	Planning Maps and Overlays	Rezoning Requests	Amend	that parcels owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone	Amend Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 to General Rural Zone.
Laura Coll McLaughlin (S574)	S574.503	General Rural Zone	GRUZ - R1	Support	setbacks are too restrictive.	Reduce setback distances.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.504	General Rural Zone	GRUZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Laura Coll McLaughlin (S574)	S574.505	Infrastructure	INF - R3	Support		Retain
Laura Coll McLaughlin (S574)	S574.506	Planning Maps and Overlays	Airport Zone	Amend	Airport Approach Path overlay is too extensive near Westport Airport.	Reduce overlay extent
Laura Coll McLaughlin (S574)	S574.507	General Rural Zone	GRUZ - R2	Amend	Not all Recreational Firearms Shooting is at targets.	Delete "Target" from point 2.
Laura Coll McLaughlin (S574)	S574.508	General Rural Zone	GRUZ - R2	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.509	General Rural Zone	GRUZ - R3	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.510	General Rural Zone	GRUZ - R3	Support		Retain point 2.
Laura Coll McLaughlin (S574)	S574.511	General Rural Zone	GRUZ - R3	Amend	We do not agree with NOISE - R3.	Delete reference to NOISE - R3
Laura Coll McLaughlin (S574)	S574.512	General Rural Zone	GRUZ - R5	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.513	General Rural Zone	GRUZ - R6	Support		Retain
Laura Coll McLaughlin (S574)	S574.514	General Rural Zone	GRUZ - R7	Oppose		Delete
Laura Coll McLaughlin (S574)	S574.515	General Rural Zone	GRUZ - R8	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.516	Infrastructure	INF - R4	Support		Retain
Laura Coll McLaughlin (S574)	S574.517	General Rural Zone	GRUZ - R8	Amend	We do not agree with NOISE - R3.	Delete reference to NOISE - R3

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.518	General Rural Zone	Permitted Activities	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.519	General Rural Zone	GRUZ - R10	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.520	General Rural Zone	GRUZ - R11	Amend	Not all prospecting or exploration is required to have a permit from NZPAM	Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required;
Laura Coll McLaughlin (S574)	S574.521	General Rural Zone	GRUZ - R11	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
Laura Coll McLaughlin (S574)	S574.522	General Rural Zone	GRUZ - R12	Amend	Transport Performance Standards need to be amended before this rule is acceptable	Improve the Transport Performance Standards that connect to this rule.
Laura Coll McLaughlin (S574)	S574.523	General Rural Zone	GRUZ - R12	Amend	rules relating to light need to be amended before this rule is acceptable.	Improve the rules relating to light that connect to this rule.
Laura Coll McLaughlin (S574)	S574.524	General Rural Zone	GRUZ - R12	Amend	We believe the rule is also too restrictive.	Amend to be more enabling of development.
Laura Coll McLaughlin (S574)	S574.525	General Rural Zone	GRUZ - R13	Amend	We support this rule but note the minor error.	Retain as notified with minor timing error being corrected (i.e. 12pm).
Laura Coll McLaughlin (S574)	S574.526	General Rural Zone	GRUZ - R14	Support	We support these rules.	Retain
Laura Coll McLaughlin (S574)	S574.527	Infrastructure	INF - R6	Support		Retain
Laura Coll McLaughlin (S574)	S574.528	General Rural Zone	GRUZ - R15	Support		Retain
Laura Coll McLaughlin (S574)	S574.529	General Rural Zone	GRUZ - R16	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.530	General Rural Zone	GRUZ - R17	Oppose		Delete
Laura Coll McLaughlin (S574)	S574.531	General Rural Zone	GRUZ - R18	Support		REtain
Laura Coll McLaughlin (S574)	S574.532	General Rural Zone	GRUZ - R19	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.533	General Rural Zone	GRUZ - R20	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.534	General Rural Zone	GRUZ - R21	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.535	General Rural Zone	GRUZ - R22	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.536	General Rural Zone	GRUZ - R24	Amend	This rule is restrictive.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.537	General Rural Zone	GRUZ - R25	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.538	Infrastructure	INF - R7	Support		Retain
Laura Coll McLaughlin (S574)	S574.539	General Rural Zone	GRUZ - R25	Support		REtain
Laura Coll McLaughlin (S574)	S574.540	General Rural Zone	GRUZ - R26	Amend		Retain
Laura Coll McLaughlin (S574)	S574.543	General Rural Zone	GRUZ - R29	Support		REtain
Laura Coll McLaughlin (S574)	S574.544	General Rural Zone	GRUZ - R30	Amend	We believe this rule is too restrictive and unclear.	Amend with more clearly defined terms.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.547	General Rural Zone	GRUZ - R31	Amend	We believe this rule is too restrictive.	Delete point 1 and amend heading.
Laura Coll McLaughlin (S574)	S574.548	General Rural Zone	GRUZ - R31	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Laura Coll McLaughlin (S574)	S574.549	Infrastructure	INF - R8	Support		Retain
Laura Coll McLaughlin (S574)	S574.550	General Rural Zone	GRUZ - R32	Support		Retain
Laura Coll McLaughlin (S574)	S574.551	General Rural Zone	GRUZ - R33	Support		Retain
Laura Coll McLaughlin (S574)	S574.552	General Rural Zone	GRUZ - R34	Amend	This rule is unnecessarily restrictive and should be a Discretionary Activity.	Amend to a Discretionary Activity.
Laura Coll McLaughlin (S574)	S574.553	General Rural Zone	GRUZ - R35	Oppose	This rule is not appropriate.	Delete.
Laura Coll McLaughlin (S574)	S574.554	Planning Maps and Overlays	Rural Lifestyle Zone	Amend	If SUB - S1 minimum allotment sizes are not amended as sought, seek rezone	SUB - S1 minimum allotment sizes are not amended as sought, then amend for Lot 1 DP 17338 (8677 State Highway 6) to become Rural Lifestyle Zone.
Laura Coll McLaughlin (S574)	S574.555	Planning Maps and Overlays	Rural Lifestyle Zone	Support	180 Caledonian Road Westport (Lot 3 DP 480883) being zoned Rural Lifestyle Zone.	Retain
Laura Coll McLaughlin (S574)	S574.556	Rural Lifestyle Zone	RLZ - R1	Amend	Free range poultry and free-range egg farming needs to be explicitly provided for.	Amend the rule to explicitly provide for range poultry and free-range egg farming.
Laura Coll McLaughlin (S574)	S574.557	Rural Lifestyle Zone	Permitted Activities	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Laura Coll McLaughlin (S574)	S574.558	Rural Lifestyle Zone	RLZ - R2	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.559	Rural Lifestyle Zone	RLZ - R3	Amend	The rule is too restrictive.	Delete advice note regarding NOISE - R3 requirements.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.560	Infrastructure	INF - R9	Support		REtain
Laura Coll McLaughlin (S574)	S574.561	Rural Lifestyle Zone	RLZ - R3	Amend		Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.562	Rural Lifestyle Zone	RLZ - R3	Amend		Amend so that point 2. reads only as "Residential unit density is no more than one unit per 1ha net site area".
Laura Coll McLaughlin (S574)	S574.563	Rural Lifestyle Zone	RLZ - R5	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.564	Rural Lifestyle Zone	RLZ - R6	Support		Retain
Laura Coll McLaughlin (S574)	S574.565	Rural Lifestyle Zone	RLZ - R7	Oppose	This rule is unnecessary.	Delete
Laura Coll McLaughlin (S574)	S574.566	Rural Lifestyle Zone	RLZ - R8	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.567	Rural Lifestyle Zone	RLZ - R9	Amend	Do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Laura Coll McLaughlin (S574)	S574.568	Rural Lifestyle Zone	RLZ - R9	Amend	Rule RLZ - R1 should be recognised as being acceptable for the application of the rule.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.569	Rural Lifestyle Zone	RLZ - R10	Amend	Do not support that the rule requires compliance with NOISE - R3.	Delete advice note regarding NOISE - R3 requirements.
Laura Coll McLaughlin (S574)	S574.570	Rural Lifestyle Zone	RLZ - R10	Amend	Pre-existing non-compliance with Rule RLZ - R1.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.571	Infrastructure	INF - R10	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.572	Rural Lifestyle Zone	RLZ - R11	Amend	Not all prospecting or exploration is required to have a permit from NZPAM.	Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required ;
Laura Coll McLaughlin (S574)	S574.573	Rural Lifestyle Zone	RLZ - R11	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
Laura Coll McLaughlin (S574)	S574.574	Rural Lifestyle Zone	RLZ - R12	Amend	Pre-existing non-compliance with Rule RLZ - R5 should be recognised.	Amend so that existing non-compliance with RLZ - R5 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.575	Rural Lifestyle Zone	RLZ - R13	Oppose	This rule is unnecessary.	Delete
Laura Coll McLaughlin (S574)	S574.576	Rural Lifestyle Zone	RLZ - R14	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.577	Rural Lifestyle Zone	RLZ - R15	Amend		Retain
Laura Coll McLaughlin (S574)	S574.578	Rural Lifestyle Zone	RLZ - R16	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.
Laura Coll McLaughlin (S574)	S574.579	Rural Lifestyle Zone	RLZ - R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Laura Coll McLaughlin (S574)	S574.580	Rural Lifestyle Zone	RLZ - R17	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.
Laura Coll McLaughlin (S574)	S574.581	Rural Lifestyle Zone	RLZ - R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Laura Coll McLaughlin (S574)	S574.582	Infrastructure	INF - R11	Support		Retain
Laura Coll McLaughlin (S574)	S574.583	Rural Lifestyle Zone	RLZ - R18	Support		Retain
Laura Coll McLaughlin (S574)	S574.584	Rural Lifestyle Zone	RLZ - R19	Amend	Remove reference to relocated buildings.	Remove reference to relocated buildings.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.585	Rural Lifestyle Zone	RLZ - R20	Support		Retain
Laura Coll McLaughlin (S574)	S574.586	Rural Lifestyle Zone	RLZ - R21	Support		Retain
Laura Coll McLaughlin (S574)	S574.587	Rural Lifestyle Zone	RLZ - R22	Support		Retain
Laura Coll McLaughlin (S574)	S574.588	Rural Lifestyle Zone	RLZ - R23	Amend	This rule is unnecessarily restrictive and should be a Discretionary Activity.	Amend to a Discretionary Activity.
Laura Coll McLaughlin (S574)	S574.589	Rural Lifestyle Zone	RLZ - R24	Amend	This rule is unnecessarily restrictive and should be a Discretionary Activity.	Amend to a Discretionary Activity.
Laura Coll McLaughlin (S574)	S574.590	Rural Lifestyle Zone	RLZ - R25	Oppose	This rule is not appropriate.	Delete.
Laura Coll McLaughlin (S574)	S574.591	Planning Maps and Overlays	Settlement Zone	Support	We support that 95 Snodgrass Road is zoned Settlement Zone	Retain
Laura Coll McLaughlin (S574)	S574.592	Settlement Zone	SETZ - R1	Amend	note that system capacity must be considered.	Amend so that existing system capacity is considered.
Laura Coll McLaughlin (S574)	S574.593	Infrastructure	INF - R12	Support	This rule needs to be more enabling and clearer.	Amend to be more enabling and provide clarity.
Laura Coll McLaughlin (S574)	S574.594	Settlement Zone	SETZ - R1	Amend	The escalation of non-compliance is too severe.	Amend Activity status when compliance not achieved to be Controlled Activities.
Laura Coll McLaughlin (S574)	S574.595	Settlement Zone	SETZ - R2	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Laura Coll McLaughlin (S574)	S574.596	Settlement Zone	SETZ - R2	Amend	The escalation of non-compliance is too severe.	Amend activity status when compliance not achieved to be Controlled Activities.
Laura Coll McLaughlin (S574)	S574.597	Settlement Zone	SETZ - R3	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3 does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.598	Settlement Zone	SETZ - R3	Amend	Area sized are too restrictive.	Increase permissible ground floor areas.
Laura Coll McLaughlin (S574)	S574.599	Settlement Zone	SETZ - R5	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.600	Settlement Zone	SETZ - R6	Amend	Pre-existing non-compliance with performance standards for should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.601	Settlement Zone	SETZ - R7	Support		Retain
Laura Coll McLaughlin (S574)	S574.602	Settlement Zone	SETZ - R8	Oppose	This rule is unnecessary.	Delete
Laura Coll McLaughlin (S574)	S574.603	Settlement Zone	SETZ - R9	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.604	Infrastructure	INF - R13	Support		Retain
Laura Coll McLaughlin (S574)	S574.605	Settlement Zone	SETZ - R10	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.606	Settlement Zone	SETZ - R11	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Laura Coll McLaughlin (S574)	S574.607	Settlement Zone	SETZ - R11	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.608	Settlement Zone	SETZ - R12	Amend	Do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Laura Coll McLaughlin (S574)	S574.609	Settlement Zone	SETZ - R12	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.610	Settlement Zone	SETZ - R13	Amend	pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.611	Settlement Zone	SETZ - R14	Amend	Do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Laura Coll McLaughlin (S574)	S574.612	Settlement Zone	SETZ - R14	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.613	Settlement Zone	SETZ - R15	Amend	Not all prospecting or exploration is required to have a permit from NZPAM	Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required;
Laura Coll McLaughlin (S574)	S574.614	Settlement Zone	SETZ - R15	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
Laura Coll McLaughlin (S574)	S574.615	Infrastructure	INF - R14	Support		Retain
Laura Coll McLaughlin (S574)	S574.616	Settlement Zone	SETZ - R17	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.617	Settlement Zone	SETZ - R17	Amend	This rule is too restrictive.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.618	Settlement Zone	SETZ - R18	Oppose	This rule is unnecessary.	Delete
Laura Coll McLaughlin (S574)	S574.619	Settlement Zone	SETZ - R19	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.620	Settlement Zone	SETZ - R20	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards Rule SETZ - R1 and R2 does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.621	Settlement Zone	SETZ - R21	Support		Retain
Laura Coll McLaughlin (S574)	S574.622	Settlement Zone	SETZ - R22	Amend	We believe the rule is too restrictive.	Delete points 1-3.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.623	Settlement Zone	SETZ - R23	Support		Retain
Laura Coll McLaughlin (S574)	S574.624	Settlement Zone	SETZ - R24	Amend	Remove reference to relocated buildings.	Remove reference to relocated buildings.
Laura Coll McLaughlin (S574)	S574.625	Settlement Zone	Permitted Activities	Amend	Include advice note that pre-existing non-compliance with the standards does not mean the rule does not apply.	Add advice note that pre-existing non-compliance with the standards does not mean the rule does not apply.
Laura Coll McLaughlin (S574)	S574.626	Infrastructure	INF - R15	Support		Retain
Laura Coll McLaughlin (S574)	S574.627	Settlement Zone	SETZ - R25	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.
Laura Coll McLaughlin (S574)	S574.628	Settlement Zone	SETZ - R25	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Laura Coll McLaughlin (S574)	S574.629	Settlement Zone	SETZ - R26	Amend		Retain
Laura Coll McLaughlin (S574)	S574.630	Settlement Zone	SETZ - R27	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.
Laura Coll McLaughlin (S574)	S574.631	Settlement Zone	SETZ - R27	Support		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Laura Coll McLaughlin (S574)	S574.632	Settlement Zone	SETZ - R28	Oppose		Delete
Laura Coll McLaughlin (S574)	S574.633	Future Urban Zone	Future Urban Zone Objectives	Support		REtain
Laura Coll McLaughlin (S574)	S574.634	Future Urban Zone	Future Urban Zone Policies	Support		Retain
Laura Coll McLaughlin (S574)	S574.637	Infrastructure	INF - R16	Support	We support this rule in principle.	Retain
Laura Coll McLaughlin (S574)	S574.648	Infrastructure	INF - R22	Support		Retain
Laura Coll McLaughlin (S574)	S574.659	Infrastructure	INF - R23	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.663	Future Urban Zone	Non Complying Activities	Oppose	These rules are not appropriate. The rules are too restrictive in its application.	Delete
Laura Coll McLaughlin (S574)	S574.664	Mineral Extraction Zone		Amend	Authorisation regarding some effects of activities derived from existing use rights.	Add a 4th point to include existing use rights .
Laura Coll McLaughlin (S574)	S574.665	Planning Maps and Overlays	Mineral Extraction Zone	Support	We support that Section 1 SO 15488 and Section 50 Blk IX Oparara SD are MINZ.	Retain
Laura Coll McLaughlin (S574)	S574.666	Planning Maps and Overlays	Rezoning Requests	Amend	Lot 1 DP 483059 should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.
Laura Coll McLaughlin (S574)	S574.667	Planning Maps and Overlays	Rezoning Requests	Amend	Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 rezone MINZ - Mineral Extraction Zone.	Amend so that parcels Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone.
Laura Coll McLaughlin (S574)	S574.668	Mineral Extraction Zone	Mineral Extraction Zone Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.669	Mineral Extraction Zone	Mineral Extraction Policies	Support		Retain
Laura Coll McLaughlin (S574)	S574.670	Infrastructure	INF - R24	Support		Retain
Laura Coll McLaughlin (S574)	S574.671	Mineral Extraction Zone	MINZ - R1	Amend	Point two is unnecessarily restrictive.	Delete point 2.
Laura Coll McLaughlin (S574)	S574.672	Mineral Extraction Zone	MINZ - R2	Support		Retain
Laura Coll McLaughlin (S574)	S574.673	Mineral Extraction Zone	MINZ - R3	Amend	point two is unnecessarily restrictive.	Delete point 2.
Laura Coll McLaughlin (S574)	S574.674	Mineral Extraction Zone	MINZ - R3	Amend	Existing non-compliance with the points noted should be recognised as being acceptable.	Amend so that existing non-compliance with points 2 and 3 does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.675	Mineral Extraction Zone	MINZ - R4	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.676	Mineral Extraction Zone	MINZ - R5	Support		Retain
Laura Coll McLaughlin (S574)	S574.677	Mineral Extraction Zone	MINZ - R5	Support		Retain
Laura Coll McLaughlin (S574)	S574.678	Mineral Extraction Zone	MINZ - R6	Support		Retain
Laura Coll McLaughlin (S574)	S574.679	Mineral Extraction Zone	MINZ - R7	Support		Retain
Laura Coll McLaughlin (S574)	S574.680	Mineral Extraction Zone	MINZ - R8	Support		Retain
Laura Coll McLaughlin (S574)	S574.681	Infrastructure	INF - R25	Support		Retain
Laura Coll McLaughlin (S574)	S574.682	Mineral Extraction Zone		Support		Retain
Laura Coll McLaughlin (S574)	S574.683	Scenic Visitor Zone	Scenic Visitor Zone Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.684	Scenic Visitor Zone	SVZ - P1	Support		Retain
Laura Coll McLaughlin (S574)	S574.685	Scenic Visitor Zone	SVZ - P2	Support		Retain
Laura Coll McLaughlin (S574)	S574.686	Scenic Visitor Zone	SVZ - P3	Support		Retain
Laura Coll McLaughlin (S574)	S574.687	Scenic Visitor Zone	SVZ - P4	Amend	Staff/worker accommodation needs to be better recognised in the policy.	Amend to: Support the development of appropriate tourism and visitor businesses such as visitor accommodation, visitor attractions, worker accommodation and tourism support facilities that relate to the scenic environment in which they are located.
Laura Coll McLaughlin (S574)	S574.688	Scenic Visitor Zone	SVZ - P5	Support		Retain.
Laura Coll McLaughlin (S574)	S574.689	Scenic Visitor Zone	SVZ - P6	Support		Retain.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.690	Scenic Visitor Zone	SVZ - P7	Support		Retain.
Laura Coll McLaughlin (S574)	S574.691	Scenic Visitor Zone	SVZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements
Laura Coll McLaughlin (S574)	S574.692	Infrastructure	INF - R26	Support		Retain
Laura Coll McLaughlin (S574)	S574.693	Scenic Visitor Zone	SVZ - R1	Amend	Aspects of this rule are far too onerous.	Delete SVZ - R1 2. or, if compliance not achieved, this should default to a RDA not a DA.
Laura Coll McLaughlin (S574)	S574.694	Scenic Visitor Zone	SVZ - R1	Amend		Delete SVZ - R1 4.
Laura Coll McLaughlin (S574)	S574.695	Scenic Visitor Zone	SVZ - R1	Amend		Point 8 should be amended to accommodate projection beyond the recession plane building envelope if this is due to satisfying natural hazard related provisions.
Laura Coll McLaughlin (S574)	S574.697	Scenic Visitor Zone	SVZ - R2	Support		Retain
Laura Coll McLaughlin (S574)	S574.698	Scenic Visitor Zone	SVZ - R3	Support		Retain
Laura Coll McLaughlin (S574)	S574.699	Scenic Visitor Zone	SVZ - R4	Oppose	This rule is unnecessary.	Delete
Laura Coll McLaughlin (S574)	S574.700	Scenic Visitor Zone	SVZ - R5	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards in Rule SVZ - R1 does not preclude the application of this rule.
Laura Coll McLaughlin (S574)	S574.701	Scenic Visitor Zone	SVZ - P6	Support		Retain
Laura Coll McLaughlin (S574)	S574.702	Scenic Visitor Zone	SVZ - R9	Oppose	We do not support this rule.	Delete.
Laura Coll McLaughlin (S574)	S574.703	Infrastructure	INF - R27	Support		Retain
Laura Coll McLaughlin (S574)	S574.704	DESIGNATIONS	Waka Kotahi - New Zealand Transport	Amend	We believe that these designations should not extend beyond the legal road boundary.	Amend where the designations extend beyond legal road boundary.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
			Agency Designations			
Laura Coll McLaughlin (S574)	S574.705	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	Amend	believe that a June 2027 deadline is too ambitious to undertake the work	Remove deadline
Laura Coll McLaughlin (S574)	S574.706	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	Support	That Lot 1 DP 17338 (8677 State Highway 6) and Sections 36, 37 and 45 Blk V Waitakere SD are not included in the Schedule.	Retain
Laura Coll McLaughlin (S574)	S574.707	Schedule Nine: Lawfully Established Mineral Extraction and Processing Areas	Karamea Lime Quarry	Support	We support that the Karamea Lime Quarry is listed in the schedule.	Retain Schedule as notified
Laura Coll McLaughlin (S574)	S574.708	Schedule Nine: Lawfully Established Mineral Extraction and Processing Areas	SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS	Amend	We believe that the limestone quarry at Kowhitirangi should be listed in the schedule.	Amend Schedule to include Koiterangi Lime Co Ltd Limestone Quarry.
Laura Coll McLaughlin (S574)	S574.709	Appendix One: Transport Performance Standards	Appendix One: Transport Performance Standards	Amend	These unnecessarily restrictive and complex	Amend to be less onerous, more consistent and correct errors.
Laura Coll McLaughlin (S574)	S574.710	Appendix Two: Recession Planes	Appendix Two: Recession Planes	Amend	The Recession Plan Indicator (Diagram B) is too restrictive.	Amend the Recession Plane Indicator to match that shown in the Operative Buller District Plan.
Laura Coll McLaughlin (S574)	S574.711	Appendix Two: Recession Planes	Appendix Two: Recession Planes	Amend	New additional Diagram, applies when required by natural hazard rules.	Add a new Recession Plane Diagram that is more enabling for those seeking to satisfy requirements related to natural hazard

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						mitigation.
Laura Coll McLaughlin (S574)	S574.712	Residential Zones	Appendix Two: Recession Planes	Amend	more accommodating for buildings required by natural hazard rules.	Amend rules that relate to building envelopes defined by recession planes if a new Recession Plane Diagram is not adopted as noted immediately above.
Laura Coll McLaughlin (S574)	S574.713	Appendix Seven: Mineral Extraction Management Plan Requirements	Appendix Seven: Mineral Extraction Management Plan Requirements	Support		Retain
Laura Coll McLaughlin (S574)	S574.714	Infrastructure	INF - R28	Support		Retain
Laura Coll McLaughlin (S574)	S574.715	Appendix Nine: Airport Approach Path Overlay	Appendix Nine: Airport Approach Path Overlay	Amend	This overlay is too extensive. The restrictions associated with it are far too extensive as no surface is specified.	Amend Westport Airport Approach Paths Overlay to be the same as provisions and extent as in the operative Buller District Plan.
Laura Coll McLaughlin (S574)	S574.716	Planning Maps and Overlays	Planning Maps and Overlays	Support	Rifle Range Protection Area	Retain Rifle Range Protection Area
Laura Coll McLaughlin (S574)	S574.717	Whole Plan	Whole plan	Amend	All rules that relate to the Rifle Range Protection Area.	Amend to ensure rules for the Rifle Range Protection Area are duplicated in the Open Space Zone and zones where rules do not allow for activities
Laura Coll McLaughlin (S574)	S574.718	Transport	Transport Objectives	Support		Retain
Laura Coll McLaughlin (S574)	S574.719	Transport	Transport Policies	Support		Retain
Laura Coll McLaughlin (S574)	S574.720	Transport	TRN - R1	Support	We support these rules in principle but note there are errors.	Correct errors.
Laura Coll McLaughlin (S574)	S574.721	Appendix One: Transport Performance Standards	Appendix One: Transport Performance Standards	Oppose	These unnecessarily restrictive and complex.	Amend to be less onerous, more consistent and correct errors.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.722	Transport	TRN - R2	Support	Support this rule in principle but note that oppose the Transport Performance Standards	REtain
Laura Coll McLaughlin (S574)	S574.723	Transport	TRN - R3	Amend	This activity should also be permitted if the RCA gives consent.	Amend as follows: Where: 1. All performance standards in Rule TRN - R1 are complied with; and 2. The works are undertaken: i.; oriv. With the written consent of the road controlling authority.
Laura Coll McLaughlin (S574)	S574.724	Transport	TRN - R3	Amend	This activity should also be able to be undertaken on behalf of the RCA or with written consent.	Where: 1. This is undertaken by a requiring authority, or on their behalf or with written consent of the requiring authority , in accordance with a designation listed in this Plan.
Laura Coll McLaughlin (S574)	S574.725	Transport	TRN - R7	Support		Retain
Laura Coll McLaughlin (S574)	S574.726	Transport	TRN - R6	Support		Retain
Laura Coll McLaughlin (S574)	S574.727	Transport	TRN - P8	Support		Retain
Laura Coll McLaughlin (S574)	S574.728	Transport	TRN - R9	Support		Retain
Laura Coll McLaughlin (S574)	S574.729	Transport	TRN - R10	Support		Retain
Laura Coll McLaughlin (S574)	S574.730	Transport	TRN - R11	Support		Retain
Laura Coll McLaughlin (S574)	S574.731	Transport	TRN - R13	Amend	We do not believe that application should always be notified.	Delete Notification advice note.
Laura Coll McLaughlin (S574)	S574.732	Transport	TRN - R14	Amend	We do not believe these should always publicly notified. This should be deleted from the rule.	Amend as follows: Notification: Applications will always be publicly notified.

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Laura Coll McLaughlin (S574)	S574.733	Contaminated Land	CL - O1	Support		Retain
Laura Coll McLaughlin (S574)	S574.734	Contaminated Land	Contaminated Land Policies	Support		Retain
Laura Coll McLaughlin (S574)	S574.735	Hazardous Substances	HS - O1	Support		Retain
Laura Coll McLaughlin (S574)	S574.736	Hazardous Substances	Hazardous Substances Policies	Support		Retain
Laura Coll McLaughlin (S574)	S574.737	Natural Hazards	All Natural Hazard Overlays	Amend	No land use rules for the flood plain overlay and relates only to the subdivision rules.	Retain no land use rules for the Flood Plain Overlay.
Laura Coll McLaughlin (S574)	S574.738	Natural Hazards	Natural Hazards Objectives	Amend	The role that protective structures play in natural hazard mitigation needs to be recognised.	Add a new objective: To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rockwalls and stopbanks is recognised and protected.
Laura Coll McLaughlin (S574)	S574.739	Natural Hazards	Natural Hazards Objectives	Amend	We support these objectives.	Retain
Laura Coll McLaughlin (S574)	S574.740	Natural Hazards	NHP1	Support		Retain
Laura Coll McLaughlin (S574)	S574.741	Natural Hazards	NHP2	Support		Retain
Laura Coll McLaughlin (S574)	S574.742	Natural Hazards	NHP3	Support		Retain
Laura Coll McLaughlin (S574)	S574.00743	Scenic Visitor Zone	SVZ - R7	Support		Retain
Laura Garber (S278)	S278.001	General Rural Zone	GRUZ - R12	Oppose	The permitted activity under this rule (mineral extraction of up to 20,000m3 a year per property and 3ha at any one time) provides inadequate control where large-scale sand mining is proposed on several adjacent land parcels as is the case on the Barrytown Flats. Here there are 6 current mining	Remove GRUZ R12 and make Mineral extraction a restricted discretionary activity in Rural Zones.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					permits issued to local artisanal sand miners totalling 88.4 ha. GRUZ-R12 would permit TIGA to begin large-scale sand mining on several properties on the Barrytown Flats, with cumulative effects on traffic (10 heavy vehicle truck movements per day per property), dust, noise, light pollution, amenity values, wildlife disturbance and potentially other unanticipated effects. GRUZ-R12 is therefore not fit for purpose and needs to be removed. Mineral extraction should be regarded as a Restricted Discretionary or Discretionary activity (GRUZ - R25) in areas such as the Barrytown Flats with a mix of Rural Lifestyle and General Rural Zones, thereby allowing for appropriate levels of community consultation and adequate oversight of the consenting of mineral extraction operations.	
Laura Garber (S278)	S278.002	Ecosystems and Indigenous Biodiversity	ECO - P3	Support	It is in particular the support of communities as well as landowners to regenerate and/ or protect land on behalf of the council that I find important. Working bees are a great way to bring people together. There should be incentives for people who want to regenerate their land by planting natives and providing habitat for native fauna. I fully support this provision and hope that this will be an approach the council will take at a larger level	Retain the policy is written in the proposed Plan.
Laura Garber (S278)	S278.003	Ecosystems and Indigenous Biodiversity	ECO- O1	Support	I support the initiative to identify habitat of native flora and fauna across the West Coast as this will pave the way to further, much needed, protection.	Retain the objective as drafted in the proposed plan.

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Laura Garber (S278)	S278.005	Ecosystems and Indigenous Biodiversity	ECO - P4	Support	The growing, future population on the West Coast will need income sources that work in harmony with the environment. This does not mean that nature should become a commodity rather than an intact environment will mean reliable and sustainable forms of income for a thriving community	Retain the policy and provide for eco tourism activities that complement and enhance the native flora and fauna of significance
Laura Garber (S278)	S278.006	Ecosystems and Indigenous Biodiversity	ECO - P10	Support	Sea level rise and erosion are only beginning to show along the coast and already the effects are harrowing. Protect indigenous biodiversity in the coastal environment from inappropriate subdivision, use and development and negate any resource consents for mineral extraction on coastal, low lying land.	Protect indigenous biodiversity in the coastal environment from inappropriate subdivision, use and development and negate any resource consents for mineral extraction on coastal, low lying land
Laura Garber (S278)	S278.007	General Rural Zone	GRUZ - R25	Amend	This should be modified to take into account the cumulative effects of mining taking place simultaneously on adjoining areas of land. A provision should be included on the maximum local transport movements the dust, noise, light pollution and disturbance to residents, the local wildlife and surrounding water bodies.	To amend the rule taking into account the cumulative effects of mining on adjoining properties as proposed on the Barrytown Flats
Laura Garber (S278)	S278.008	Mineral Extraction Zone	Rules	Amend	MINZ Objective O2 states: To ensure exploration, extraction and processing of minerals within the MINZ - Mineral Extraction Zone minimises adverse effects on the environment, the community and the relationship of Poutini Ngāi Tahu with their ancestral lands, sites and areas of significance, water, wāhi tapu and other taonga. Mineral extraction proposed at Barrytown will not be consistent with this objective (refer to submission for more detail)	Develop new MINZ rules relating to the management of sand mining activities to be consistent with MINZ - O2

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>Therefore I ask for the following to be considered</p> <ul style="list-style-type: none"> * HMC mining should always be Discretionary * No night time trucking * A maximum of truck movements to be established with the first resource consent and any subsequent applications will be limited to the designated maximum allowable truck movements minus the existing consented daily truck movements from other mine sites. * Monitoring of the cumulative effects such as noise, dust and light pollution * There should be an active dialogue between the council and the communities living along the truck route to better understand the effects on tourism or other businesses. Some of the effects can be much further away from the actual mine site so a broader view is necessary * Council should notify and consult with the wider community along the coast road rather than exclusively the directly affected parties 	
Laura Mills (S17)	S17.001	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	This is one of the greatest coalfields in the southern hemisphere and needs to be recognised.	To create a Historic Heritage area, in the Historic Mining area of the Southern Paparoas known as the Greymouth Coalfield.
Laura Mills (S17)	S17.002	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	I am requesting something like an extended version of the registrations currently held by the Denniston Historical Area (noted at HH5 in the present version of the District Plan), or HH45	initiate a survey/study of the natural and built heritage of the area of the Greymouth Coalfield by Heritage NZ, evaluating it as a joined-up, holistic whole.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					listing the Waiuta Historic Area. Similarly, the Reefton historic area is substantially dealt with via a number of individual listings (HH28-HH41).	
Laura Mills (S240)	S240.001	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Support	I fully endorse sites added in the draft: Waiuta Historic Place, Waipuna Station Homestead, Blackwater School, Runanga Miners Hall, Remains of Taylorville Wallsend Swing Bridge, Heatherbell Hotel, Cobden Rail Bridge, Regent Theatre, St Patricks Presbytery, Dixon Park Band Rotunda.	Retain sites added in the draft: Waiuta Historic Place, Waipuna Station Homestead, Blackwater School, Runanga Miners Hall, Remains of Taylorville Wallsend Swing Bridge, Heatherbell Hotel, Cobden Rail Bridge, Regent Theatre, St Patricks Presbytery, Dixon Park Band Rotunda.
Laura Mills (S240)	S240.002	SCHED2 - SCHEDULE OF NOTABLE TREES	SCHED2 - SCHEDULE OF NOTABLE TREES	Support	I fully endorse sites added in the draft: Magnolia at Atarua, and Lawsons Cypress, Oak and Liquid Amber - Blackball	Retain sites added in the draft: Waiuta Historic Place, Waipuna Station Homestead, Blackwater School, Runanga Miners Hall, Remains of Taylorville Wallsend Swing Bridge, Heatherbell Hotel, Cobden Rail Bridge, Regent Theatre, St Patricks Presbytery, Dixon Park Band Rotunda, Magnolia at Atarua, and Lawsons Cypress, Oak and Liquid Amber - Blackball
Laura Mills (S240)	S240.003	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	I am concerned about the lack of attention given to heritage sites and buildings in the draft plan. There is a large list of sites which have not been included. In the Greymouth area alone, these include the Greymouth Star on Werita St, the old Hannan and Seddon law building on Werita Street, heritage trees at Dixon Park; trees off Kilgour road in the Coronation Domain reserve; the fountain outside the Grey District Council; the goldmining tunnels of the Woods Creek track at Rutherglen; Taramakau rail bridge; payroll robbery	That a trained historian does an assessment of sites including the following to see if they should be Scheduled in the Plan. Greymouth Star on Werita St, the old Hannan and Seddon law building on Werita Street, heritage trees at Dixon Park; trees off Kilgour road in the Coronation Domain reserve; the fountain outside the Grey District Council; the goldmining tunnels of the Woods Creek track at Rutherglen; Taramakau rail bridge; payroll robbery memorial at Runanga; Cobden gun emplacemen; WWII pill box at Blaketown tiphead; Londonderry rock at Kumara; the old greenstone mine remains at Mt Griffin ; Dillons Hut up the Taipo (the old Dillon homestead);

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					memorial at Runanga; Cobden gun emplacement; WWII pill box at Blaketown tiphead; Londonderry rock at Kumara; the old greenstone mine remains at Mt Griffin ; Dillons Hut up the Taipo (the old Dillon homestead); hotpool remains just near Gloriavale; Nelson Creek tunnels and swing bridge. I strongly feel a once in a generation chance is being missed to protect important heritage sites and trees.	hotpool remains just near Gloriavale; Nelson Creek tunnels and swing bridge.
Laura Mills (S309)	S309.001	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Support	I fully endorse sites added in the draft: Waiuta Historic Place, Waipuna Station Homestead, Blackwater School, Runanga Miners Hall, Remains of Taylorville Wallsend Swing Bridge, Heatherbell Hotel, Cobden Rail Bridge, Regent Theatre, St Patricks Presbytery, Dixon Park Band Rotunda, Magnolia at Atarua, and Lawsons Cypress, Oak and Liquid Amber - Blackball	Retain the following Historic Heritage sites in the Plan: Waiuta Historic Place, Waipuna Station Homestead, Blackwater School, Runanga Miners Hall, Remains of Taylorville Wallsend Swing Bridge, Heatherbell Hotel, Cobden Rail Bridge, Regent Theatre, St Patricks Presbytery, Dixon Park Band Rotunda,
Laura Mills (S309)	S309.002	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	I have two concerns: * consultation was done with groups in Ross and Reefton. What about the rest of the West Coast? * there appears to have been no resource to get feet on the ground and look at omissions. I am not a trained historian but one needs to be brought in to do a proper assessment. I strongly feel a once in a generation chance is being missed to protect important heritage sites and trees.	Include the following sites in the Historic Heritage Schedule <ul style="list-style-type: none"> • the Greymouth Star on Werita St, • the old Hannan and Seddon law building on Werita Street, • the fountain outside the Grey District Council; • the goldmining tunnels of the Woods Creek track at Rutherglen; • Taramakau rail bridge; • payroll robbery memorial at Runanga; • Cobden gun emplacement; • WWII pill box at Blaketown tiphead; • Londonderry rock at Kumara; • the old greenstone mine remains at Mt Griffin;

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						<ul style="list-style-type: none"> • Dillons Hut up the Taipo (the old Dillon homestead); • hotpool remains just near Gloriavale; • Nelson Creek tunnels and swing bridge.
Laura Mills (S309)	S309.003	SCHED2 - SCHEDULE OF NOTABLE TREES	SCHED2 - SCHEDULE OF NOTABLE TREES	Support	I support the inclusion of the following trees: Magnolia at Atarua, and Lawsons Cypress, Oak and Liquid Amber - Blackball	Retain the following trees in the Schedule: Magnolia at Atarua, and Lawsons Cypress, Oak and Liquid Amber - Blackball
Laura Mills (S309)	S309.004	SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	I am concerned about the lack of attention given to heritage sites and buildings in the draft plan. There is a large list of sites which have not been included.	Review the heritage resources on the West Coast and include additional sites within the Historic Heritage Schedule.
Laura Mills (S309)	S309.005	SCHED2 - SCHEDULE OF NOTABLE TREES	SCHED2 - SCHEDULE OF NOTABLE TREES	Amend	These trees are historic and should be included in the schedule.	Include the following trees in the Notable Trees List: heritage trees at Dixon Park; trees off Kilgour road in the Coronation Domain reserve.
Laurence McGuire (S458)	S458.001	Planning Maps and Overlays	Rezoning Requests	Amend	<p>The proposed Haast Airfield AIRPZ comprises an area of approximately 13.5ha. The runway is 800m long with an approximately north-south alignment and has a gravel all weather surface. There are turning circles at both ends. There is currently one building onsite which includes a hanger and residential unit. RD Petroleum recently installed new fuel tanks onsite with 24-hour refuelling access. Avgas and Jet A-1 are available. Currently Haast Airfield is used by:</p> <ul style="list-style-type: none"> • Private aircraft • Commercial Operations (Knights Point Air) 	Include Haast Airport (the land legally described as Lot 4 DP 3407 and Lot 1 DP 2832) within the Airport Zone.

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					<ul style="list-style-type: none"> • Department of Conservation charter work • Westpac Rescue Helicopter <p>Haast Airfield is used as the pickup location when the Westpac Rescue Helicopter is required in medical emergencies. The rescue helicopter also frequently refuels there. This is a critical service given the remote location of Haast. Haast Airfield would become a critical transport link in the event of a major earthquake on the Alpine Fault which would likely cause significant damage to State Highway 6. Road access to Haast may be cut off for months or years. Designating Haast Airfield AIRPZ would be consistent with existing notified AIRPZ designations as it would include critical infrastructure such as runways, aprons, aircraft hangers, parking areas, refuelling services and navigation aids. There is also space to serve future commercial tenants associated with the airfield. [refer submission for further detailed information]</p>	
Laurence Rueter (S381)	S381.001	Planning Maps and Overlays	Natural Features and Landscapes	Amend	<p>This current plan gives permission to destroy one of the "Pyramids"-- part of our beautiful skyline in Karamea, also one of the most majestic, iconic features leading into the National Park here at the Fenian Track.</p> <ol style="list-style-type: none"> 1. The proposed mineral extraction zone would destroy this beautiful pyramid feature. 2. These formations include some of the oldest rocks in New Zealand and also harbour many rare and endangered species such as the 	Include the area known as "The Pyramids" in Karamea in the Outstanding Natural Landscape.

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					<p>Powelliphanta Snails and glow worms at the quarry and its adjacent area.</p> <p>3. The symmetry of the beautiful entrance to this portion of the National Park, as well as protected species and aesthetic specimens backing onto the park are endangered.</p> <p>4. The mining at this entrance has already been deleterious and destructive to the surrounding area in its production of dust and hampering the quality of water from feeder streams to the Oparara River.</p> <p>5. The ancient limestone formation and faultlines have not been adequately documented and explored including caves and strata holding numerous fossils and possibly artifacts and remains of extinct endemic species.</p> <p>6. There could be some evidence of Maori habitation, including artifacts. These would be destroyed by the proposed mining.</p> <p>We are wondering how to limit the ongoing mining, such as to only provide limestone to local farmers of Karamea and thereby to protect our fragile highway in and out of Karamea.</p>	
Laurence Rueter (S381)	S381.002	Planning Maps and Overlays	Outstanding Natural Character	Amend	<p>This current plan gives permission to destroy one of the "Pyramids"-- part of our beautiful skyline in Karamea, also one of the most majestic, iconic features leading into the National Park here at the Fenian Track.</p> <p>1. The proposed mineral extraction zone would destroy this beautiful pyramid feature.</p> <p>2. These formations include some of the oldest rocks in New Zealand and</p>	Include the area known as "The Pyramid" at Karamea in Outstanding Coastal Natural Character.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>also harbour many rare and endangered species such as the Powelliphanta Snails and glow worms at the quarry and its adjacent area.</p> <p>3. The symmetry of the beautiful entrance to this portion of the National Park, as well as protected species and aesthetic specimens backing onto the park are endangered.</p> <p>4. The mining at this entrance has already been deleterious and destructive to the surrounding area in its production of dust and hampering the quality of water from feeder streams to the Oparara River.</p> <p>5. The ancient limestone formation and faultlines have not been adequately documented and explored including caves and strata holding numerous fossils and possibly artifacts and remains of extinct endemic species.</p> <p>6. There could be some evidence of Maori habitation, including artifacts. These would be destroyed by the proposed mining.</p> <p>We are wondering how to limit the ongoing mining, such as to only provide limestone to local farmers of Karamea and thereby to protect our fragile highway in and out of Karamea.</p>	
Lauren Nyhan Anthony Phillips (S533)	S533.001	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Oppose ONL 31 - The line which identifies the ONL is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding. The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	Align the ONL boundary with existing property lines.

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Lauren Nyhan Anthony Phillips (S533)	S533.002	Planning Maps and Overlays	High Natural Character	Oppose	Re NCA 37 and NCA 38 - the line which identifies the HCNC is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding. The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	Align the HCNC boundary with existing property lines
Lauren Nyhan Anthony Phillips (S533)	S533.003	Natural Hazards	NHR33	Oppose	Any residential activity (by definition of "sensitive activity") will require resource consent within the Land Instability Overlay. Given that there is an approved subdivision with existing dwellings and ancillary buildings, this is unduly restrictive.	Remove Restricted discretionary activity status for existing subdivisions. Alternatively, exclude residential activities other than primary residential dwellings from this rule.
Lauren Nyhan Anthony Phillips (S533)	S533.004	Ecosystems and Indigenous Biodiversity	ECO - R2	Oppose	The 500m2 clearance in the coastal environment is unduly restrictive and unnecessary for the protection of the coastal character or indigenous biodiversity. It does not enable clearance for a typical rural dwelling and access and is inconsistent with the underlying zoning of the property as rural residential.	Alternatively, increase vegetation clearance area in the coastal environment to more accurately reflect the vegetation clearance required in a typical build. H4
Lauren Nyhan Anthony Phillips (S533)	S533.005	Natural Features and Landscapes	NFL - P3	Support	Recognises that there are settlements, farms and infrastructure located within outstanding natural landscapes or outstanding natural features and provide for new activities and existing uses in these areas where the values that contribute to the outstanding natural landscape or feature are not adversely affected.	Retain as notified
Lauren Nyhan Anthony Phillips (S533)	S533.006	Natural Features and Landscapes	NFL - R5	Oppose	The maximum height limit above 5m for buildings and structures does not reflect the topography of the land or its intended purpose as a rural residential subdivision. The limit is unduly prohibitive.	Remove 5m building limit for established subdivisions. Alternatively, provide a more realistic building height limit which considers the sloping topography of the area, and amend relevant

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						definitions as necessary
Lauren Nyhan Anthony Phillips (S533)	S533.007	Natural Features and Landscapes	NFL - R6	Oppose	The cut height is unduly restrictive and not reflective of the topography of NFL's on the West Coast. Particularly in existing subdivisions which are intended for residential subdivision and have existing dwellings.	Remove 1 metre cut height or alternatively provide a more generous cut height which enables residential development as intended in existing subdivisions. Remove reference to Coastal Environment.
Lauren Nyhan Anthony Phillips (S533)	S533.008	Natural Features and Landscapes	NFL - R8	Oppose	Residential buildings within an NFL are not included in the list of permitted activities, despite there being rural residential subdivisions located within the NFL. The maximum height limits for buildings is unduly prohibitive, particularly where the majority of the Coasts NFL areas are sloping in nature. The floor limits would also be unduly restrictive for a residential build which the submitter seeks to include.	Remove 3m height limit as it is arbitrary, particularly given the topography of NFL's. Alternatively, provide a more realistic building height limit which considers the sloping topography of the area. Inclusion of residential buildings as a permitted activity, and increase floor area to 250m2 minimum to enable houses.
Lauren Nyhan Anthony Phillips (S533)	S533.009	Natural Features and Landscapes	NFL - R10	Oppose	Controlled activity standard 2. Is ambiguous and uncertain	Delete controlled activity standard 2.
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
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	Include as additional text: a. Are existing lawfully established structures or sites;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					environment where only some lots have been developed and some remain to be developed.	
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
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
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.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.,
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.
Lauren Nyhan Anthony Phillips (S533)	S533.016	Natural Features and Landscapes	NFL - R11	Oppose	Earthworks are not enabled in an area that has been approved for subdivision	Include access and building platforms as a permitted activity.

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					and which has a number of dwellings which are established.	
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
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
Lauren Nyhan Anthony Phillips (S533)	S533.019	Earthworks	EW - R1	Support	This rule is a duplication of regional council rules and the 1.5m cut height is unduly restrictive, particularly in existing subdivisions with existing dwellings,.	Remove 1.5m cut height or alternatively provide a more generous cut height which enables residential development as intended in existing subdivisions.
Lauren Nyhan Anthony Phillips (S533)	S533.020	Earthworks	EW - R3	Oppose	500m2 is insufficient for building platform and access on land which has been identified for subdivision and where existing residential dwellings in the subdivision is well established.	Remove 500m2 limit on earthworks in the RLZ . Alternatively, provide a more generous earthworks limit such as 2000m2
Lauren Nyhan Anthony Phillips (S533)	S533.021	Subdivision	SUB - S1	Oppose	4ha is too large for a bush block where it is possible to have a sense of spaciousness and rural character and where privacy can be gained without adverse effects to neighbours seeking a rural lifestyle.	Remove the minimum 4ha and replace with something more practical for today's lifestyle housing requirements eg 5000m2 or 1ha
Lauren Nyhan Anthony Phillips (S533)	S533.022	General Rural Zone	GRUZ - R3	Oppose	4ha is too large for residential density in a bush block where it is possible to have a sense of spaciousness and rural character and where privacy can be gained without adverse effects to neighbours seeking a rural lifestyle.	Remove the minimum 4ha and replace with something more practical for today's lifestyle housing requirements eg 5000m2 or 1ha
Lauren Nyhan Anthony Phillips (S533)	S533.023	Planning Maps and Overlays	Planning Maps and Overlays	Amend	a. there are existing controls in place in relation to the section which enable development of the section in a manner	Pull the overlays back to the boundary of the Point Elizabeth Heights subdivision at Cobden

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					<p>that is harmonious with the surroundings;</p> <p>b. the highly modified nature of the pockets of land to the south at Point Elizabeth Heights and to the north with other subdivisions</p> <p>c. The land will be zoned as rural lifestyle zone under the TTPP and the controls in place in the overlays are inappropriate;</p> <p>d. the West Coast Regional Land and Water Plan places restrictions on the clearance of vegetation on this property as it sits within the Greymouth Earthworks control area. Additional controls are considered an unnecessary duplication.</p>	to where it abuts the Rapahoe Scenic Range Reserve.
Lawrence EADE (S346)	S346.001	General Residential Zone	GRZ - R6	Oppose	<p>The current rules for Buller appear to deliberately stifle the use of whole dwellings for Visitor Accommodation; the Buller District desperately needs boutique high-end accommodation for events such as the Whitebait festival, the Buller Marathon, as well as for cycle trail clients.</p> <p>To be clear, the Definition of Visitor Accommodation in Te Tai o Poutini says 'land and/or buildings used for accommodating visitors, subject to a tariff being paid and includes any ancillary activities.</p> <p>Under Rule GRZ - R6, the accommodation of up to 6 paying guests where the activity is ancillary to a residential activity is Residential Visitor Accommodation. My understanding is that this means either Homestay or Air BnB where people are able to open up their complete home for</p>	I request that the definition and rules for Visitor Accommodation in the Buller District, particularly relating to the present exclusion of the use of an entire dwelling for visitor accommodation (including Airbnb), be altered to allow the use of an entire dwelling as a permitted activity thus becoming consistent with the other districts contained in Te Tai o Poutini.

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					<p>use. However, in Buller, under Residential Rule GRZ - R6 (7) there is a restriction that only permits Homestay (i.e. where a permanent resident is living on site), thereby making the use of an entire dwelling non-complying, making Air BnB a Restricted Discretionary under GRZ - R14. It appears the definition for Visitor Accommodation in Buller is the same in the Medium Density Residential Zone, General Rural, Rural Lifestyle, and Settlement Zone MRZ - R6 GRUZ - R8 RLZ - R9</p>	
Leanne Hart (S326)	S326.001	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 36	Oppose		Oppose the SASM overlay on property.
Leanne Hart (S326)	S326.002	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Amend		Request to clarify the rules and how the property will be affected in the future.
Leanne McDonnell (S282)	S282.001	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Amend	<p>We accept that areas significant to Maori are included in the TTPP - history contributes to the fabric of the West Coast as we know it today. However history should not, on its own, be an encumbrance on individual property owners' rights. Our property has been included in SASM 104 Kawhaka Catchment. It has no rules associated with it. In the 15 years we have owned this property no representative of Ngai Tahu or local iwi</p>	That SASMs with no rules applicable are not required to be recorded on District Council individual property LIM reports and that no additional or subsequent rules can be applied to SASMs.

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					have ever approached us regarding the significance of the area to them. We bought our property as unencumbered, freehold land. It had been significantly developed and modified prior to us owning it and to our knowledge no historical artefacts or any thing of significance has been found. Therefore nothing needs to be recorded against our property, all existing property rights should remain and no rights divested to any other group or individual.	
Lee Cummings (S554)	S554.001	Planning Maps and Overlays	Natural Hazards	Support	Support the tsunami hazard mapping at Rapahoe as it excludes our property at 4 Statham Street from the overlays	Retain the tsunami hazard overlay boundaries at Rapahoe as notified
Lee Cummings (S554)	S554.002	Planning Maps and Overlays	Natural Hazards	Support	Support the coastal hazard severe mapping at Rapahoe as it excludes our property at 4 Statham Street from the overlays	Retain the coastal hazard severe overlay boundaries at Rapahoe as notified
Lee Cummings (S554)	S554.003	Natural Hazards	Natural Hazards	Support	Support the proposals which have resulted in our property no longer being caught in the requirements for hazard assessment.	Retain the approach to natural hazards
Leonie Avery (S507)	S507.001	Interpretation	Definitions	Oppose in part	We believe that this definition could inadvertently capture herd homes and wintering barns (where the primary production activity principally otherwise occurs in an outdoor environment). We believe this should be amended so as to be clear that the use of herd homes and wintering barns is not included within the definition of Intensive Indoor Primary Production.	Amend as follows: Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. The use of herd homes and wintering barns where the primary production activity principally otherwise occurs in an outdoor environment is not included in this definition.
Leonie Avery (S507)	S507.002	Interpretation	Definitions	Not Stated	We operate industrial activities from our property covered by SASM14. We believe that there needs to be a clear definition for "offensive industries" as it is listed in SASM - P11.	Develop a definition for "offensive industries".

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Leonie Avery (S507)	S507.003	Interpretation	Definitions	Not Stated	We operate industrial activities from our property covered by SASM14. We believe that there needs to be a clear definition for "hazardous facilities" as it is listed in SASM - P11 and SASM - R17.	Develop a definition for "hazardous facilities".
Leonie Avery (S507)	S507.004	Natural Hazards	Natural Hazards Objectives	Not Stated	Similarly to NH - O4, the role that protective structures play in natural hazard mitigation needs to be recognised in the Natural Hazards Objectives.	Add a new objective: To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.
Leonie Avery (S507)	S507.005	Natural Hazards	NHP10	Oppose in part	The wording of this policy is too restrictive and precludes a landowner seeking other expert input or utilising solutions where the hazard could be substantially mitigated using technical solutions.	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development. The wording of NH - P11 is more appropriate for severe overlays than the current wording. Delete "and there is significant public or environmental benefit from doing so".
Leonie Avery (S507)	S507.006	Natural Hazards	NHP11	Support	We support this provision.	Retain as notified.
Leonie Avery (S507)	S507.007	Natural Hazards	NHP12	Oppose in part	This policy is very restrictive.	Retain point b. Delete point g.
Leonie Avery (S507)	S507.008	Natural Hazards	NHR1	Oppose in part	Two and five years is an insufficient length of time for reconstruction/replacement.	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit.
Leonie Avery (S507)	S507.009	Natural Hazards	NHR8	Oppose in part	Point two in this rule is too restrictive.	Delete point 2.
Leonie Avery (S507)	S507.010	Natural Hazards	NHR9	Oppose in part	The activity status when compliance is not achieved is too restrictive.	Amend status when compliance is not achieved to Discretionary.
Leonie Avery (S507)	S507.011	Natural Hazards	NHR12	Support	We support this rule.	Retain as notified.
Leonie Avery (S507)	S507.012	Natural Hazards	NHR13	Support	We support this rule.	Retain as notified.

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Leonie Avery (S507)	S507.013	Natural Hazards	NHR14	Oppose	Activity status is too restrictive.	Amend status to Discretionary.
Leonie Avery (S507)	S507.014	Natural Hazards	NHR38	Oppose in part	Two and five years is an insufficient length of time for reconstruction/replacement and there is no activity status where compliance is not achieved.	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit and if compliance is not achieved, this should be a Discretionary Activity.
Leonie Avery (S507)	S507.015	Natural Hazards	NHR39	Support	We support this rule.	Retain as notified.
Leonie Avery (S507)	S507.016	Natural Hazards	NHR40	Oppose in part	Point two in this rule is too restrictive.	Delete point 2.
Leonie Avery (S507)	S507.017	Natural Hazards	NHR41	Oppose in part	The activity status when compliance is not achieved within the Coastal Severe Overlay is too restrictive.	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.
Leonie Avery (S507)	S507.018	Natural Hazards	NHR42	Oppose in part	The activity status when compliance is not achieved within the Coastal Severe Overlay is too restrictive.	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.
Leonie Avery (S507)	S507.019	Natural Hazards	NHR43	Support	We support this rule.	Retain as notified.
Leonie Avery (S507)	S507.020	Natural Hazards	NHR44	Oppose	Activity status is too restrictive.	Amend status to Discretionary.
Leonie Avery (S507)	S507.021	Sites and Areas of Significance to Māori	SASM - P14	Oppose	I believe our properties at 81 Brougham st and 21A Domett street Westport have been wrongly/mistakenly categorised into SASM14	Delete properties from SASM14
Leonie Avery (S507)	S507.022	Sites and Areas of Significance to Māori	SASM -R2	Oppose in part	Too restrictive.	Delete iii. a. and b.
Leonie Avery (S507)	S507.023	Sites and Areas of Significance to Māori	SASM -R3	Support	We support the rule with SASM14 being excluded.	Retain as notified with SASM14 being excluded from point 2.
Leonie Avery (S507)	S507.024	Sites and Areas of Significance to Māori	SASM -R6	Oppose	Too restrictive.	SASM14 should be excluded from Schedule Three referred to in 1.i. The rule is generally

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						too restrictive.
Leonie Avery (S507)	S507.025	Sites and Areas of Significance to Māori	SASM -R9	Oppose	Too restrictive.	Delete rule or include SASM14 on the list of sites.
Leonie Avery (S507)	S507.026	Sites and Areas of Significance to Māori	SASM - R10	Oppose	Too restrictive.	Delete.
Leonie Avery (S507)	S507.027	Sites and Areas of Significance to Māori	SASM - R11	Oppose	Too restrictive.	Delete.
Leonie Avery (S507)	S507.028	Sites and Areas of Significance to Māori	SASM - R12	Oppose	Too restrictive.	Delete.
Leonie Avery (S507)	S507.029	Sites and Areas of Significance to Māori	SASM - R13	Oppose	Too restrictive.	Delete.
Leonie Avery (S507)	S507.030	Sites and Areas of Significance to Māori	SASM - R14	Oppose	Too restrictive.	Delete.
Leonie Avery (S507)	S507.031	Sites and Areas of Significance to Māori	SASM - R15	Oppose	Too restrictive.	Delete.
Leonie Avery (S507)	S507.032	Sites and Areas of Significance to Māori	SASM - R16	Oppose	Too restrictive.	Delete.
Leonie Avery (S507)	S507.033	Sites and Areas of Significance to Māori	SASM - R17	Oppose	Too restrictive.	Delete.
Leonie Avery (S507)	S507.034	Ecosystems and Indigenous Biodiversity	ECO - P1	Support	We support that areas of significant indigenous vegetation and fauna habitat will be identified through the resource consent process until such time as district wide identification and mapping of significant natural areas is undertaken in an appropriate and consultative way and that a formal Plan Change occurs after that time.	Retain as notified.

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Leonie Avery (S507)	S507.035	Ecosystems and Indigenous Biodiversity	ECO - P3	Support	We support this policy.	Retain as notified.
Leonie Avery (S507)	S507.036	Ecosystems and Indigenous Biodiversity	ECO - P4	Support	We support this policy.	Retain as notified.
Leonie Avery (S507)	S507.037	Ecosystems and Indigenous Biodiversity	ECO - P7	Oppose in part	We support that this policy provides for consideration of "the appropriateness of any biodiversity offsetting or compensation in accordance with Policy 9 to offset any residual adverse effects that remain after avoiding, remedying and mitigating measures have been applied."	Retain as notified.
Leonie Avery (S507)	S507.038	Ecosystems and Indigenous Biodiversity	ECO - P9	Support	We support this policy.	Retain as notified.
Leonie Avery (S507)	S507.039	Ecosystems and Indigenous Biodiversity	ECO - R1	Oppose in part	We request that provision is made for low-level clearance for building sites within SNAs (including for future/not yet approved subdivisions). Providing for these types of living options can actually facilitate predator and pest management and control and is an important lifestyle option for the region.	Amend wording to provide for building sites.
Leonie Avery (S507)	S507.040	Ecosystems and Indigenous Biodiversity	ECO - R2	Oppose in part	We request that provision is made for low-level clearance for building sites within SNAs (including for future/not yet approved subdivisions). Providing for these types of living options can actually facilitate predator and pest management and control and is an important lifestyle option for the region.	Amend wording to provide for building sites.
Leonie Avery (S507)	S507.041	Ecosystems and Indigenous Biodiversity	ECO - R4/SUB - R7	Oppose in part		Not stated
Leonie Avery (S507)	S507.042	Ecosystems and Indigenous Biodiversity	ECO - R6/SUB - R9	Oppose in part		Not stated.

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Leonie Avery (S507)	S507.043	Ecosystems and Indigenous Biodiversity	ECO - R8/SUB - R15	Oppose in part		Not stated.
Leonie Avery (S507)	S507.044	Ecosystems and Indigenous Biodiversity	ECO - R9/SUB - R27	Oppose		Not stated.
Leonie Avery (S507)	S507.045	Subdivision	SUB - P9	Oppose in part	Esplanade reserves and strips should not be required to be wider than 20m	Delete references to widths greater than 20m.
Leonie Avery (S507)	S507.046	Subdivision	SUB - R5	Oppose in part	The activity status when compliance with point 6 (i.e. Coastal Severe Overlays etc) is appropriate. Where compliance is not achieved, status should be Discretionary.	Retain status when compliance with point 6 is not achieved to Discretionary.
Leonie Avery (S507)	S507.047	Sites and Areas of Significance to Māori	SASM - R14	Oppose	We oppose SASM14 and the rules associated with it.	Delete SASM 14 or provide exclusions for it in associated rules.
Leonie Avery (S507)	S507.048	Subdivision	SUB - R6	Oppose in part	There are parts of this rule that are too restrictive. For example, if only part of a parcel is located within overlays a specified in point 4, this should not automatically result in the entire parcel being considered inappropriate for subdivision.	Activity status where there is non-compliance with point should be Discretionary. There should be no escalation to NonComplying status.
Leonie Avery (S507)	S507.049	Subdivision	SUB - R7/ECO - R4	Oppose in part	The provision heading is unclear given SNAs are yet to be mapped. Point 2 is not necessary and a SNA does not need to be within a single allotment. Point 3 should allow biodiversity offsetting or compensation etc. to be considered within this point.	Amend heading to read: Subdivision to create allotment(s) of Land Containing an Scheduled Area of Significant Indigenous Biodiversity. Delete point 2. Amend to: The subdivision will not result in buildings or access ways being located within the identified area of significant indigenous biodiversity or the need for clearance of significant indigenous vegetation to provide for future access to any site unless adverse effects can be addressed by alternative mitigation measures such as biodiversity offsetting and environmental compensation; and
Leonie Avery (S507)	S507.050	Subdivision	SUB - R6	Oppose in part	There are parts of this rule that are too restrictive. For example, if only part of	Activity status where there is noncompliance with point should be Discretionary. There

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					a parcel is located within overlays a specified in point 4, this should not automatically result in the entire parcel being considered inappropriate for subdivision.	should be no escalation to NonComplying status.
Leonie Avery (S507)	S507.051	Subdivision	SUB - R9/ECO - R6	Oppose in part	The provision is unclear given SNAs are yet to be mapped. Point 2 is not necessary and a SNA does not need to be within a single allotment. Point 3 should allow biodiversity offsetting or compensation etc. to be considered within this point.	Amend heading to read: Subdivision of Land to create allotment(s) Containing an Scheduled Area of Significant Indigenous Biodiversity not meeting Rule SUB - R7. Delete. Amend to: The subdivision will not result in buildings or access ways being located within any Significant Natural Area identified in Schedule Four unless adverse effects can be addressed by alternative mitigation measures such as biodiversity offsetting and environmental compensation; and
Leonie Avery (S507)	S507.052	Subdivision	SUB - R13	Support	We support the provision.	Retain as notified.
Leonie Avery (S507)	S507.053	Subdivision	SUB - R15/ECO - R8	Oppose in part	Points 1 and 2 should be deleted from this rule as the escalation to Non-Complying is inappropriate and too restrictive.	Delete points 1 and 2. Activity status where there is noncompliance should be deleted as there should be no escalation to Non-Complying status
Leonie Avery (S507)	S507.054	Subdivision	SUB - R16	Oppose in part	Point 1 should be deleted from this rule as the escalation to Non-Complying is inappropriate and too restrictive.	Delete point 1. Activity status where there is noncompliance should be deleted as there should be no escalation to Non-Complying status.
Leonie Avery (S507)	S507.055	Subdivision	SUB - R17	Support	We support the provision.	Retain as notified.
Leonie Avery (S507)	S507.056	Subdivision	SUB - R18	Support	We support this provision.	Retain
Leonie Avery (S507)	S507.057	Subdivision	SUB - R20	Support	We support this provision.	Retain
Leonie Avery (S507)	S507.058	Subdivision	SUB - R21	Support	We support this rule but note the error that where activity status where compliance is not achieved status becomes Non- Complying	Amend to: Activity status where compliance not achieved: Non-complying N/A.

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Leonie Avery (S507)	S507.059	Subdivision	SUB - R23	Support	We support this provision.	Retain
Leonie Avery (S507)	S507.060	Subdivision	SUB - R25	Oppose	The rule is too restrictive.	Delete
Leonie Avery (S507)	S507.061	Subdivision	SUB - R27/ECO - R9	Oppose	The rule is too restrictive.	Delete
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.
Leonie Avery (S507)	S507.063	Coastal Environment	CE - P5	Support	We support this provision.	Retain as notified.
Leonie Avery (S507)	S507.064	Coastal Environment	CE - P6	Support	We support this provision.	Retain as notified.
Leonie Avery (S507)	S507.065	Coastal Environment	CE - R1	Support	We support this provision.	Retain as notified.
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)	S507.067	Coastal Environment	CE - R12	Support	We support this rule.	Retain as notified.
Leonie Avery (S507)	S507.068	Coastal Environment	CE - R19	Support	We support this rule.	Retain as notified.
Leonie Avery (S507)	S507.069	Noise	NOISE - R3	Oppose in part	We believe that these acoustic insulation requirements should apply within 100m of our consented quarry to new buildings used for sensitive activities that built in the General Residential Zone at Alma Road if that proceeds to any extent.	Amend NOISE - R3 so that this rule includes that to include acoustic insulation requirements within 100m of our consented quarry for new buildings used for sensitive activities built at the proposed residential development at Alma Road.
Leonie Avery (S507)	S507.070	Noise	NOISE - R5	Oppose	We are opposing this due to reverse sensitivity concerns regarding our quarry operations.	Amend to explicitly exclude consented quarrying operations and similar.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Leonie Avery (S507)	S507.071	Planning Maps and Overlays	General Residential Zone	Support	We support that the properties owned by our family on Orowaiti Road and Brougham Street (through freehold or leasehold titles) are zoned residential (i.e. Lot 3 DP 18892, Pt Section 213 Square 141, Lot 2 DP 692, Lot 10 DP 1086, Lot 11 DP 1086, Lot 12 DP 1086 and Pt Lot 13 DP 1086).	Retain as notified.
Leonie Avery (S507)	S507.072	Planning Maps and Overlays	Rezoning Requests	Oppose in part	We oppose the entire enclave of General Residential Zoning at Alma Road. We believe this should be General Rural Zone or Rural Lifestyle Zone.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as General Rural Zone or Rural Lifestyle Zone.
Leonie Avery (S507)	S507.073	Planning Maps and Overlays	Settlement Zone	Support	We support that 95 Snodgrass Road is zoned Settlement Zone (i.e. Section 1 SO 14107 and Section 14 Town of Orowaiti).	Retain as notified.
Leonie Avery (S507)	S507.074	Planning Maps and Overlays	General Rural Zone	Support	We support that the land we own at 107 Alma Road is zoned General Rural Zone (i.e. Lot 4 DP 15375, PT Lot 2 DP 7181, Section 1 SO 14701 and Section 2 SO 14701).	Retain as notified.
Leonie Avery (S507)	S507.075	Planning Maps and Overlays	General Rural Zone	Support	We support that Lot 1 DP 17523 is zoned General Rural Zone (i.e. part of 103 Alma Road). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from surrounding land use and housing density changes.	Retain as notified.
Leonie Avery (S507)	S507.076	Planning Maps and Overlays	General Rural Zone	Support	We support that the land between our quarry and Pakihi Road is zoned General Rural Zone (i.e. Lot 2 DP 404550, Lot 2 DP 418652 and Pt Section 24 Blk VII Kawatiri SD). Our	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from surrounding land use and housing density changes. We believe that there is a potential natural hazard risk in this area due to overland flow that requires evaluation.	
Leonie Avery (S507)	S507.077	Planning Maps and Overlays	General Rural Zone	Support	We support that the land that we own between Bulls Road and Bradshaws Road north of State Highway 67A is zoned General Rural Zone (i.e. Sections 26 and 27 Blk II Steeples SD).	Retain as notified.
Leonie Avery (S507)	S507.078	Planning Maps and Overlays	Rezoning Requests	Oppose	We oppose that the land we own between Bulls Road and Bradshaws Road south of State Highway 67A is zoned General Rural Zone (i.e. Section 1 SO 14694, Part Section 2 Blk II Steeples SD, Section 3 Blk II Steeples SD, Section 4 Blk II Steeples SD, Section 5 Blk II Steeples SD, Section 42 Blk II Steeples SD and Section 71 Blk II Steeples SD). We submit that this should be zoned Rural Residential Precinct.	Amend to Rural Residential Precinct.
Leonie Avery (S507)	S507.079	Planning Maps and Overlays	Commercial Zone	Support	We support that Lot 4 DP 15375 and Lot 1 DP 15375 are zoned Commercial Zone (i.e. part of 103 Alma Road and 20 Gillows Dam Road). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse	Retain as notified.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					sensitivity effects on our operation from surrounding land use and housing density changes.	
Leonie Avery (S507)	S507.080	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Oppose	We oppose SASM14 and the rules associated with it.	Delete SASM14 or provide exclusions for it in associated rules.
Leonie Avery (S507)	S507.081	Natural Hazards	Westport Hazard Overlay	Oppose in part	This overlay is inappropriate. Associated provisions take an excessively restrictive approach to hazard management and mitigation.	Amend overlay and amend associated objectives, policies and rules to be more enabling.
Leonie Avery (S507)	S507.082	Planning Maps and Overlays	Natural Hazards	Oppose in part	This overlay is too extensive.	Amend coastal severe and coastal alert overlay extent to exclude our properties.
Leonie Avery (S507)	S507.083	Planning Maps and Overlays	Coastal Environment	Oppose in part	This overlay is far too extensive. The extent inland that the overlay covers is inappropriate and will unduly restrict development.	Amend and reduce the inland extent of the Coastal Environment Overlay.
Leonie Avery (S507)	S507.084	Coastal Environment	CE - O1	Support	We support these objectives.	Retain as notified.
Leonie Avery (S507)	S507.085	Coastal Environment	CE - O2	Support	We support these objectives.	Retain as notified.
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 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.
Leonie Avery (S507)	S507.087	Coastal Environment	CE - P1	Support	We support this provision.	Retain as notified.
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.
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

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						locate within the coastal environment.
Leonie Avery (S507)	S507.090	Coastal Environment	CE - P6	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.
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 floor area is too restrictive and should revert to zone rules.	Delete point 2. A. i. Delete point 2. A. iii.
Leonie Avery (S507)	S507.093	Coastal Environment	CE - R5	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
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.
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.
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.
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.
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.
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.
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.
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.
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.
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.
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.

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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.
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.
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.
Leonie Avery (S507)	S507.108	Planning Maps and Overlays	Natural Hazards	Oppose in part	We understand that there is a possibility that this overlay will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension. Associated provisions take an excessively restrictive approach to hazard management and mitigation.	Oppose any extension of Flood Hazard Overlays from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Leonie Avery (S507)	S507.109	How The Plan Works	Overlays	Oppose in part	We understand that there is a possibility that this overlay will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension. Associated provisions take an excessively restrictive approach to hazard management and mitigation.	Oppose any extension of the Westport Hazard Overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Leonie Avery (S507)	S507.111	Planning Maps and Overlays	Natural Hazards	Oppose in part	We understand that there is a possibility that the coastal hazard overlays will be extended from what is notified in the proposed plan. We do not support our properties being included in any extension. Associated provisions take an excessively restrictive approach to hazard management and mitigation.	Oppose any extension of any coastal hazard overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
LG.JH Brownlee Partnership & Tbay Limited (S303)	S303.001	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Amend	Re SASM16 & SASM19 Would like to be shown the specific areas that you find significant, do not see why it is justified to put a blanket over the whole title or titles. we know full well that parts of the land is very significant but certainly not the whole area	Identify the specific areas that are significant.

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LG.JH Brownlee Partnership & Tbay Limited (S303)	S303.002	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Amend	Re SASM16 & SASM19 Would like to be shown the specific areas that you find significant, do not see why it is justified to put a blanket over the whole title or titles. We know full well that parts of the land is very significant but certainly not the whole area	Amend the mapping of SASM16 and SASM 19 so that only the significant areas are included within the SASM.
Lillian Crozier (S386)	S386.001	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 68	Oppose	We oppose the establishment of a Site or Area of Significance to Maori (SASM 68 -Paroa Lagoon) in its current format due to incorrect mapping. It is generally felt that such a designation could cause potential loss in property and sales values and additional consent costs in the future if this plan goes ahead in its current format. Our suggestion, in discussion with Poutini Ngai Tahu, is that the eastern most boundary of the proposed SASM 68- Paroa Lagoon be the existing channels eastern waters edge which is readily definable from photographs or GPS data gathering either way this would be the most expedient and transparent way of achieving a mutually acceptable result for all parties.	<ol style="list-style-type: none"> 1. That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. 2. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Lillian Crozier (S386)	S386.002	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Oppose	While the RMA states that because SASM are considered a type of historic heritage, rules associated with them have legal effect from the time the proposed TTPP was notified, this is totally rejected by the affected private landowners, who are submitting and requesting that these rules be withdrawn from the private properties identified.	Any Rules with immediate effect be withdrawn from the currently effected private properties

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Lillian Crozier (S386)	S386.003	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Oppose	We oppose the establishment of a Site or Area of Significance to Maori (SASM 68 -Paroa Lagoon) in its current format due to incorrect mapping. It is generally felt that such a designation could cause potential loss in property and sales values and additional consent costs in the future if this plan goes ahead in its current format	<ol style="list-style-type: none"> 1. That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. 2. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Linda Elcock (S587)	S587.001	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Support	Recognising the importance of farming, quarrying and mining to the West Coast	retain provisions relating to farming, quarrying and mining to the West Coast
Linda Elcock (S587)	S587.002	Rural Zones	Rural Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Linda Elcock (S587)	S587.003	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Linda Elcock (S587)	S587.004	Mineral Extraction Zone	Mineral Extraction Zone	Support		Retain
Linda Elcock (S587)	S587.005	Planning Maps and Overlays	Rezoning Requests	Amend	Amend to Mineral Extraction Zone	Sections 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Part Lot 2 DP 315 be rezoned to Mineral Extraction Zone
Lindy Mason (S355)	S355.001	Ecosystems and Indigenous Biodiversity	ECO- O2	Support	The indigenous ecosystems of our country are frequently interspersed with modified ecosystems, but this area, the Coast Road, has substantial corridors linking forest, wetlands, dune and coastal landscapes. The effect for tourists and locals is the impression of a natural landscape inhabited lightly by residents and businesses. Most businesses here trade on the appreciation of this combination landscape and have mostly done so	support ECO p2, P3, P4, P8

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					with minimal disruption to the overall character.	
Lindy Mason (S355)	S355.002	General Rural Zone	GRUZ - R12	Oppose	Making mineral extraction a permitted activity ignores the consequences for individual people or businesses which may be affected by single, or a number, of adjacent mining activities. In General Rural Zone, changes to other general rural activities would seldom cause much issue for adjacent properties. Mining or quarrying are not general rural activities in my opinion. Most reasonable people I know would agree that mining should only be considered alongside general or lifestyle rural properties on a case by case basis.	R12 should be removed. Mineral Extraction should be a restricted discretionary activity in General Rural Zones
Lindy Mason (S355)	S355.003	General Rural Zone	GRUZ - R25	Amend	While each application may cover a small area eg 3 hectares, there are already competing mining companies seeking the mine the entire Barrytown Flats. This has potential to radically alter the character of the Coast Road in ways that would not occur if the intended volume area restrictions were enforced. What is to stop Companies applying under pseudo identities to exceed volume restrictions	amend to take account of cumulative effects of multiple applicants mining in a location.
Lindy Mason (S355)	S355.004	STRATEGIC DIRECTION	MIN - O6	Support in part	Noone should have to "take one for the team" even if a lovely tennis court or other offset is given to the community. Supporting biodiversity elsewhere will not save ecosystems destroyed in our immediate landscape	while in agreement with strategic directions in general, MIN06 which allows offsets or compensation by vague methods, will not be adequate or useful to compensate individuals. Noone should have to "take one for the team" even if a lovely tennis court or other offset is given to the community. Supporting biodiversity elsewhere will not save ecosystems destroyed in our immediate landscape

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Lindy Mason (S355)	S355.005	Planning Maps and Overlays	Rezoning Requests	Oppose in part	<p>The designation of GRUZ is appropriate and does not preclude mining in future, Introduction of potentially incompatible land uses should be decided by a proper process. Pre-emptive changing of Zones to MINZ are neither necessary nor desirable. This Zone change proposal will erode local confidence and limit investment in socially and ecologically sympathetic land uses, along with property values. Our councils should be supporting existing ratepayers, while keeping an open mind for beneficial land uses to evolve in the future.</p> <p>Existing mixed agriculture and residential, along with pockets of other uses which are anything from commercial to unmodified natural environments should be respected. Unless a strong majority of affected local residents choose to change the zone, we should leave it as GRUZ. Outside commercial interests should never be the driver of such a change.</p>	Rezone the MINZ area on the Barrytown Flats as GRUZ.
Lindy Mason (S355)	S355.006	Mineral Extraction Zone	MINZ - O2	Amend	<p>Predicted HMC heavy mineral concentrate expansion needs to be covered in the rules as it is very likely to happen during the life of TTPP. Westland Mineral Sands Ltd and TIGA Minerals and Metals Ltd are breaking their necks to mine 1600 ha of our region. How this can be done without unfair repercussions on existing land occupants and users is already the challenge of our decade. Level-headed leadership that respects the land is required urgently</p>	Include management of HMC mineral concentrate in the objective recognising that sand mining rules are required to provide for appropriate extraction where the balance of benefits to harms is in favor.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Lindy Mason (S355)	S355.007	Appendix One: Transport Performance Standards	TRNS14	Amend	This road and the points of convergence at ports are geographically constrained. There are few passing bays available, houses are by necessity often close to the road, there is not a cycle trail or similar alternative route to separate heavy traffic from bicycle and horse road users. Stock is sometimes moved by road, and all such uses need to be given consideration before allowing articulated sand trucks to proliferate.	points 3 and 4 to explicitly address cumulative transport movements from extraction site to port and effect on businesses and communities on entire route
Lindy Millar (S505)	S505.001	Whole Plan	Whole plan	Support	Well structured plan easy to follow. Colour coding of tables is very helpful. Online website is easy to us.	Retain the functionality of the plan.
Lindy Millar (S505)	S505.002	Natural Hazards	Natural Hazards	Support		Support a risk based approach to natural hazards.
Lindy Millar (S505)	S505.003	Natural Hazards	NHP12	Amend	Not an RMA consideration that applies to the submitter's property, discretion should be limited to whether effects are avoided, remedied or mitigated, functional need is a subjective assessment.	Remove clause g. "the functional and operational need to locate in these areas".
Lindy Millar (S505)	S505.004	Planning Maps and Overlays	Natural Hazards	Amend	Insufficient justification for inclusion - the property is not shown as flooding under the NIWA Karamea Floodplain Investigation Report 2010. Significant unnecessary cost to landowner.	Remove Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Flood Susceptibility Overlay.
Lindy Millar (S505)	S505.005	Natural Hazards	NHP13	Amend	Discretionary activity broadens Councils considerations beyond natural hazard matters. Restricted Discretionary Status is necessary to give effect to policies NH P11 and NH P12.	Amend to Restricted Discretionary where compliance not achieved.
Lindy Millar (S505)	S505.006	Planning Maps and Overlays	Natural Hazards	Oppose	The basis and process by which the areas have been defined is hard to follow. The layer seems to be simplistic	Remove Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					and hard to follow - the bathtub model is overly simplistic and the overlay is overly restrictive given the level of risk.	properties in a similar position from the Coastal Hazard Alert Overlay.
Lindy Millar (S505)	S505.007	Natural Hazards	NHR43	Oppose	Provides an unnecessary additional level of compliance for properties already in the flood alert overlay, costs of technical reports to support consents, discretionary status means matters beyond natural hazards can be considered by the council and restricted discretionary is sufficient to give effect to the policies	Amend to Permitted or at least Restricted Discretionary Activity.
Lindy Millar (S505)	S505.008	Planning Maps and Overlays	Natural Hazards	Oppose	They are not areas as the plan suggests and there are no rules relating to this line.. Adds confusion to the plan.	Remove Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Coastal Hazard Tsunami overlay.
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"
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"
Lindy Millar (S505)	S505.011	Planning Maps and Overlays	Airport Zone	Amend	The rules will be difficult to comply with.	Remove airport noise contours from the property at Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in the same situation
Lindy Millar (S505)	S505.012	Noise	NOISE - R3	Oppose	High cost of meeting the standard and difficult to meet in an off-grid dwelling as connection to power may be required to achieve the ventilation requirements.	Delete the rule, or NOISE - R3.1.f or add the following exception "except where the property owner accepts a form or level of acoustic treatment that results in a different internal sound design level and accepts that this is registered on the title in the form of a consent notice".
Lindy Millar (S505)	S505.013	General Rural Zone	GRUZ - R3	Support	support continued recognition of existing compliant titles	Retain GRUZ 3.1.a as notified

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Lindy Millar (S505)	S505.014	General Rural Zone	GRUZ - R3	Oppose	there are no existing issues justifying the change from the Buller District Plan approach	Allow for two dwellings per property with 2 ha density.
Lindy Millar (S505)	S505.015	Airport Zone	AIRPZ - O4	Support	Existing airports should be allowed to operate provided adverse effects are managed.	Retain as notified
Liz Kerslake (S382)	S382.001	Planning Maps and Overlays	Natural Features and Landscapes	Amend	The entry to the Kahurangi National Park/Fenian Track is a one of a kind majestic entry with two dramatic and ancient limestone pyramids along the Oparara River. It is often referred to as 'The Pyramid' as its unique visual appearance shows the grand entry to Kahurangi National Park. This is part of the 'Karamea skyline' as it is visible from the entire Oparara Loop, the Last Resort (town) and the entirety of the Karamea Coastal area for locals and tourists. [Refer submission for detailed values]	Amend the Outstanding Natural Landscape, overlay to include the entry to Kahurangi National Park/Fenian Track/Adams Flat also known as 'The Pyramid' in Karamea.
Liz Kerslake (S382)	S382.002	Planning Maps and Overlays	Outstanding Natural Character	Amend	ry to the Kahurangi National Park/Fenian Track is a one of a kind majestic entry with two dramatic and ancient limestone pyramids along the Oparara River. It is often referred to as 'The Pyramid' as its unique visual appearance shows the grand entry to Kahurangi National Park. This is part of the 'Karamea skyline' as it is visible from the entire Oparara Loop, the Last Resort (town) and the entirety of the Karamea Coastal area for locals and tourists. [Refer submission for detailed values]	Amend the Outstanding Coastal Natural Character overlay to include the entry to Kahurangi National Park/Fenian Track/Adams Flat also known as 'The Pyramid' in Karamea.
Lois Meldrum (S195)	S195.001	Planning Maps and Overlays	Rezoning Requests	Amend	I oppose the changing of zoning to Medium Density Residential for Revell Street Hokitika. The area is at risk of sea level rise. Current proposals for	Rezone the Revell Street medium density area to General Residential Zone.

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					coastal erosion are at a stand still. Allowing upto four story buildings in the location would have a server and negative impact on land owners currently on the east side of Revell Street, be that blocking views, greater shading and significant increase in noise and traffic given a four story building in that location. The zoning includes areas of pensioner housing.	
Loraine and Kirk Haworth (S359)	S359.001	Whole Plan	Whole plan	Oppose		To withdraw the Plan
Lorraine Tewi (S26)	S26.001	Planning Maps and Overlays	Rezoning Requests	Amend	We have reside here for 20+ years. The allocated zone name is associated to DOC land.	We have been classified as rural and would like to be in settlement zone for the future.
Lorree Wilson (S81)	S81.001	Noise	NOISE - R6	Oppose	The rule will make noise rules worse for residents of the West Coast as it removing any opportunity for reprieve from maximum noise levels at any given time, be it day or night, therefore potentially exposing people to levels considered by the WHO to be seriously annoying and potentially sleep effecting 24/7. Most other councils have or are adopting more conservative noise rules to ensure annoyance is kept to a minimum and human physical and mental health can be preserved. A lower baseline levels of 50/40, will better ensure residential amenity is preserved.	If keeping a 7 day day-time schedule for noise limits, a lower day-time level of 50dBA should be set as the baseline. Alternatively should 55dBA be set as the baseline, Saturdays after 6pm, Sundays and Public Holidays should be set at the lower night-time limit to allow for some levels of reprieve for people who live in a rural residential environment. Night-time noise levels should be set at 40dBA.
Louise Jaeger (S135)	S135.001	General Rural Zone	GRUZ - R12	Oppose	Negative impact on our natural environment. To - wildlife, residents, tourism business There needs to be more control over	Remove GRUZ - 12.

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					mining activity so close to residents and reserves.	
Louise Jaeger (S135)	S135.002	Planning Maps and Overlays	Rezoning Requests	Amend	This area is a popular destination for visitors who enjoy the peace and stunning natural environment on offer. This mining and associated noise would turn people away from our business and impact us as residents here It is important to protect and enhance the wildlife which is rich in this area with kiwi. Previous applications by Barryton JV have failed as the adverse affects on environment and community were found to be more than minor.	To remove the proposed MINZ from Barrytown.
Louise Morgan (S35)	S35.001	Whole Plan	Whole plan	Oppose	I do not agree with the TTPP as a whole.	Withdraw the whole plan.
Lucina Brady (S322)	S322.001	Whole Plan	Whole plan	Not Stated	I found the whole plan overwhelming to understand. A questionnaire would have been better.	not stated
Lucina Brady (S322)	S322.002	Historic Heritage	Other Methods	Amend	1- to retain a Heritage Building, which many of them are in disrepair, so goes to show Council not interested in retaining Heritage Buildings. The 3-waters 'Better Off Funding' could have been used to purchase this building. 2 - it would compliment the new Maori Pathway building that is going to be built on old Revingtons site.	However, one thing I would like to identify and that is for the Old Courthouse in Greymouth to be purchased and retained so that 'History House can be housed in there
Lyndal Watson (S42)	S42.001	Appendix Nine: Airport Approach Path Overlay	Westport Airport and Karamea Aerodrome	Oppose	Restricting 1.2m as a maximum height restriction for this residential area when there is already substantial buildings/trees in this zone is ridiculous. We are currently in the process of building a home in this zone and it seems silly that we will need to file for a resource consent to plant a tree or build a fence or garden shed when the neighboring houses are taller then 1.2m. I am taller then 1.2m.	Height Restrictions - 1.2m height for any building, structure or tree that extends into the Westport Airport or Karamea Aerodrome Airport Flight Path as shown on the planning maps.

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					There is no practical reasoning for this low height restriction. The maximum height needs to seriously be reconsidered to at least reflect the height of the building already in place.	
Lynda Richmond (S423)	S423.001	General Residential Zone	GRZ - R6	Amend	GRZ - R6 Residential visitor accommodation: We would like to have the extra clause added for Greymouth. We object to the proliferation of unlimited Residential Visitor accommodation in stand-alone residential houses without the owner being present. This creates an unfair 2 tier system with no regards to fire and safety requirements. As commercial providers for accommodation we have to adhere to Health and Safety regulations . Yet with residential visitor accommodation there is no monitoring. They have people staying for profit and need the same rules as we do.	Amend the rule so that only homestay accommodation is a Permitted Activity in Greymouth.
Lynda Richmond (S423)	S423.002	Large Lot Residential Zone	LLRZ - R6	Amend	Residential Visitor accommodation in stand-alone residential houses without the owner being present. This creates an unfair 2 tier system with no regards to fire and safety requirements. It is also important to note that fire regulations require an occupant in the home when there are more than four guests.	Amend so that only homestay accommodation is a Permitted Activity.
Lynda Richmond (S423)	S423.003	Temporary Activities	TEMP - R5	Oppose	We object to Freedom Camping in general as we have too many unpoliced sites.	Not stated
Lynda Watson (S47)	S47.001	Planning Maps and Overlays	Rezoning Requests	Amend	Part of my section at 66 Sunny Bight Road Waiano, at Lake Kaniere, has proposed zone as settlement. However the back of my section, being Section 1 SO 560009, has proposed zone as	I request that the zoning of Section 1 SO 560009 - 66 Sunny Bight Road, Waiano, Lake Kaniere be amended from Open Space Zone to Settlement Zone.

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					Open Space Zone. Open Space zone is not an appropriate zone for privately owned land. The current proposed zone boundary goes partway through our residential section, and through our garage. Plans are attached showing the change requested.	
Lynette Heine (S354)	S354.001	Natural Hazards	Natural Hazards	Amend	The base of the Arnold River Bridge on S Hwy 7 is at 18m RL. The submitter's house sits on a terrace level of 39m RL and the property rises another 10m onto a further terrace. Concerns about the risk of higher insurance premiums and potential diminished capital value due to the current mapping of the 'Flood Plain'.	The delineation of the 'Flood Plain' boundaries looks to have used a straight line technique - it does not follow contours. Request for a revision of the Flood Plain overlay covering the property, Sec 42 672 BLK X Mawheranui SD. While Sec 42 could be considered as flood plain, R.S 672 includes land that rises significantly as a series of stepped river terraces.
Lynley Hargreaves (S481)	S481.001	Whole Plan	Whole plan	Amend	The plan is complex, confusing and it is hard to understand how the different layers, zones, precincts and schedules are supposed to interact.	Make the plan simpler and easier to read.
Lynley Hargreaves (S481)	S481.002	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Amend	The plan does not provide sufficient protection for indigenous biodiversity	Increase the protections for indigenous biodiversity.
Lynley Hargreaves (S481)	S481.003	STRATEGIC DIRECTION	Whole plan	Amend	The plan gives insufficient regard to climate change.	Amend the plan so that climate change is given substantial weight across the provisions.
Lynley Hargreaves (S481)	S481.004	Mineral Extraction Zone	Mineral Extraction Zone	Oppose	They are unnecessary as mining can be managed in other zones. Much of the land included within the zone is not currently being actively mined or subject to a resource consent.	Delete Mineral Extraction Zones from the Plan
Lynley Hargreaves (S481)	S481.005	Planning Maps and Overlays	Rezoning Requests	Amend	The mapped Mineral Extraction Zone at Ross is not a mine. The s32 report identifies this as "Birchfields Ross Mine 350ha" and "Ross Township Mine Ross 345ha". But most of the area mapped	Delete the Mineral Extraction Zone at Ross.

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					is not a mine, this includes 100ha of forested public conservation area, the mined Ross lake, a large area of farmland and some housing. Some of these area contain no gold. Of the area that is currently being mined, most would be expected to be completed by the time TTPP is operative. [refer submission for further information]	
Lynley Hargreaves (S481)	S481.006	General Rural Zone	GRUZ - R11	Oppose	Rules for mineral extraction are too weak.	Prospecting and Exploration should have similar limits placed on them to the current Westland District Plan
Lynley Hargreaves (S481)	S481.007	Rural Lifestyle Zone	RLZ - R11	Oppose	Rules for mineral extraction are too weak.	Prospecting and Exploration should have similar limits placed on them to the current Westland District Plan
Lynley Hargreaves (S481)	S481.008	Settlement Zone	SETZ - R15	Oppose	Rules for mineral extraction are too weak.	Prospecting and Exploration should have similar limits placed on them to the current Westland District Plan
Lynley Hargreaves (S481)	S481.009	Open Space Zone	OSZ - R11	Oppose	Rules for mineral extraction are too weak.	Prospecting and Exploration should have similar limits placed on them to the current Westland District Plan
Lynley Hargreaves (S481)	S481.010	Buller Coalfield Zone	BCZ - R2	Oppose	Rules for mineral extraction are too weak.	Prospecting and Exploration should have similar limits placed on them to the current Westland District Plan
Lynley Hargreaves (S481)	S481.011	Mineral Extraction Zone	MINZ - R1	Oppose	Rules for mineral extraction are too weak.	Prospecting and Exploration should have similar limits placed on them to the current Westland District Plan
Lynley Hargreaves (S481)	S481.012	General Rural Zone	GRUZ - R12	Oppose	Rules for mineral extraction are too weak. In the current Westland plan, mining is a restricted discretionary activity unless more than 2000m2 of indigenous vegetation is being cleared, in which case it becomes discretionary. This is working well according to the minerals sector. Currently, mining resource consents have little monitoring and regularly breach their consents. Making this a permitted activity will	Mining should instead be restricted discretionary as a minimum, and the TTPP should include stronger monitoring requirements such as checking disturbed ground area.

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					greatly worsen this problem as Permitted Activities are not monitored.	
Lynley Hargreaves (S481)	S481.013	Schedule Ten:Previously Mined Locations in the Rural and Open Space and Recreation Zones	Schedule Ten:Previously Mined Locations in the Rural and Open Space and Recreation Zones	Oppose	No areas have been listed in Schedule 10 and this impractical schedule/rule should be deleted.	Delete the schedule
Lynley Hargreaves (S481)	S481.014	General Rural Zone	GRUZ - R18	Oppose	No areas have been listed in Schedule 10 and this impractical schedule/rule should be deleted.	Delete the rule
Lynley Hargreaves (S481)	S481.015	Buller Coalfield Zone	BCZ - R2	Oppose	It is very difficult to see why this is necessary - resource consents are granted for a particular period of time because that is how long they are needed for. It is also difficult to see how it is expected to work. Resource consents have timeframes and finishing points, permitted activities do not. If all of the dozens of 'lawfully established' operations become permitted activities then the councils will be managing (or not managing) dozens of different permitted activities with opaque rules. This is in direct conflict with the simplicity and efficiency the TTPP was supposed to deliver.	Delete the rule
Lynley Hargreaves (S481)	S481.016	Buller Coalfield Zone	BCZ - R3	Oppose	This is not necessary - resource consents are granted for a particular period of time because that is how long they are needed for. It is also difficult to see how it is expected to work. Resource consents have timeframes and finishing points, permitted activities do not. If all of the dozens of 'lawfully established' operations become	Oppose activities ancillary to mineral extraction that is lawfully established at the date when the Plan becomes operative being Permitted Activities.

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					permitted activities then the councils will be managing (or not managing) dozens of different permitted activities with opaque rules. This is in direct conflict with the simplicity and efficiency the TTPP was supposed to deliver	
Lynley Hargreaves (S481)	S481.017	Mineral Extraction Zone	MINZ - R2	Oppose	This is not necessary - resource consents are granted for a particular period of time because that is how long they are needed for. It is also difficult to see how it is expected to work. Resource consents have timeframes and finishing points, permitted activities do not. If all of the dozens of 'lawfully established' operations become permitted activities then the councils will be managing (or not managing) dozens of different permitted activities with opaque rules. This is in direct conflict with the simplicity and efficiency the TTPP was supposed to deliver	Delete the rule
Lynley Hargreaves (S481)	S481.018	Mineral Extraction Zone	MINZ - R3	Oppose	This is not necessary - resource consents are granted for a particular period of time because that is how long they are needed for. It is also difficult to see how it is expected to work. Resource consents have timeframes and finishing points, permitted activities do not. If all of the dozens of 'lawfully established' operations become permitted activities then the councils will be managing (or not managing) dozens of different permitted activities with opaque rules. This is in direct conflict with the simplicity and efficiency the TTPP was supposed to deliver	Oppose activities ancillary to mineral extraction that is lawfully established at the date when the Plan becomes operative being Permitted Activities.
Lynley Hargreaves (S481)	S481.019	Subdivision	SUB - S1	Oppose	4ha is too big for a minimum lot size for rural subdivision as it was previously 0.5ha in Westland. Many people living	Reduce the minimum lot size for the General Rural Zone to 1ha

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					rurally do not wish to farm and if they are able to live on smaller lot sizes this will mean smaller amounts of land are removed from primary production. In any case the subdivision Section 32 report acknowledges that this is not really a problem in Westland anyway, stating "Loss of farming productivity due to subdivision is not as a great a concern in Westland".	
Lynley Hargreaves (S481)	S481.020	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Rules	Oppose	The TTPP weakens protection for indigenous vegetation, by failing to have adequate rules to protect indigenous vegetation in the ECO chapter. In terms of climate change, ALL native forest is now important, and should only be destroyed after careful consideration. I do not believe that SNA identification in the Grey district meets current WCRPS criteria. Nor do I believe it covered conservation land. This means that there are large areas of important forest unprotected by the district plan in the Grey district.	Revise the rules so that all districts have stronger general vegetation clearance rules with anything more than very small and necessary clearance treated as a discretionary activity. I also submit that any indigenous vegetation clearance carried out under any permitted activity rules needs to be actively monitored by councils.
Lynley Hargreaves (S481)	S481.021	Planning Maps and Overlays	Rezoning Requests	Amend	The National Planning Standards suggest that areas where the natural environment is retained should be mapped as Natural Open Space. The TTPP also suggests areas of high natural values should be mapped as Natural Open Space. The mapping of conservation land is still inconsistently done, with parts of some conservation areas inexplicably split between rural, Open Space and MEZ.	The natural open space zone should be used for virtually all conservation land and some other areas where the natural environment is retained.
Lynley Hargreaves (S481)	S481.022	Planning Maps and Overlays	Natural Features and Landscapes	Amend	the Outstanding Natural Landscape behind Ross diverts with a 90 degree angle around the proposed Mineral Extraction Zone. I do not believe that	Amend the ONL boundary to reflect the on the ground landscape values

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					the ONL decision making operates with right angle corners, when the forest is exactly the same.	
Lynley Hargreaves (S481)	S481.023	Planning Maps and Overlays	Rezoning Requests	Amend	I also disagree with using zoning as a way of pre approving individual future developments, which seems to be happening in the TTPP mapping with areas being inexplicably mapped for use other than their existing uses. This takes away the ability of the public to have a say.	Do not rezone areas where there has not been public consultation on the rezoning approach.
Lynley Hargreaves (S481)	S481.024	Planning Maps and Overlays	Rezoning Requests	Amend	I disagree with using zoning as a way of pre approving individual future developments, which seems to be happening in the TTPP mapping with areas being inexplicably mapped for use other than their existing uses. This takes away the ability of the public to have a say.	Do not rezone areas where there has not been public consultation on the rezoning approach.
Lynley Hargreaves (S481)	S481.025	Energy	Energy	Support	I support the provisions that have been included in the draft plan with regard to climate change, such as to allow for the provision electric car and bike charging stations.	Retain the provisions in the chapter that support a transition to low carbon lifestyles.
Lynley Hargreaves (S481)	S481.026	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Amend	The Ecosystems chapter does not mention climate, despite ecosystems helping to prevent climate change as carbon sinks, mitigating flooding and landslides, and climate change posing a threat to the indigenous biodiversity the councils are tasked with protecting.	Amend the chapter to recognise climate change and the value that ecosystems play in mitigating climate change and its effects.
Lyn McIntosh (S469)	S469.001	Public Access	PA - O1	Support	I support the intention of the plan to protect the rights of private landowners in the public access/unformed road section.	Retain the objective as notified and in particular the reference to protecting the rights of private landowners.
Lyn McIntosh (S469)	S469.002	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Oppose	The SASM 120 is a waterway and has been mapped to include the submitter's property on land.	Exclude private land from SASM 120

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Lynne Lever & Greg Tinney (S320)	S320.001	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA33	Oppose	<p>We do not believe this area warrants a classification of High on the 5 point 'Natural Character' scales of Bio Physical Characteristics and Perceptual Values.</p> <p>This terrace and the seaward coastal environs have been modified and re modified over many decades by national infrastructure, settler and landowner activity.</p> <p>The impacts on current and future owners of freehold rural land within this overlay and the lack of owner knowledge that regional had identified this area as being of high natural character since 2012/13</p>	Remove the schedule 7 High Natural Character overlay identification for the terrace area south of chesterfield road to north of Waimea creek and want council to remove the
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 coastal environment as listed in the NZCPS.	We want the coastal overlay boundaries amended for our property and realigned with the terrace edge.
Lynne Lever & Greg Tinney (S320)	S320.003	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	<p>Indigenous vegetation clearance and disturbance outside of the coastal environment</p> <p>ECO Rules 1 needs clarification regarding permitted activities and clearance areas. There is conflicting interpretation and information circulating.</p> <p>eg Section 5.ii allows Westland landowners 5000m2 of clearance/ disturbance per 3 years however some planners have interpreted this as only being permitted for those activities listed in section 3.</p>	Clarification regarding permitted activities and clearance areas

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Lynne Lever & Greg Tinney (S320)	S320.004	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend	<p>Indigenous vegetation clearance and disturbance within the coastal environment</p> <p>ECO Rule 2 requires amendment for permitted activities and clearance areas within a coastal overlay. Restricting free hold rural landowners to permitted clearance/ disturbance of 500m2 per 3 years for the very short list of permitted activity is not realistic. It will be particularly harsh on young families, low and middle income earners and owners of small holdings.</p> <p>There is no clear provision in the indigenous clearance and disturbance permitted activities lists for many basic West Coast landowner/homesteading needs and activities [refer submission for more details]</p> <p>The expense and demands of a resource consent process for small scale needs and activity will be out of reach for many.</p>	Amend for permitted activities and clearance areas within a coastal overlay to allow for more landowner/homesteading needs and activities.
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 of 100m2 footprint is not realistic.	Increase the permitted new building footprint size to a realistic size
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.
Lynne Lever & Greg Tinney (S320)	S320.007	Planning Maps and Overlays	High Natural Character	Oppose		Remove the high natural character overlay from the terrace area south of Chesterfield Road to north of Waimea Creek.
Lynn Findlay (S86)	S86.001	SCHED 3: SITES AND AREAS OF	SASM 197	Oppose	No evidence of burial site or Kahinga Village in Okuru.	Remove SASM 197 at Okuru

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		SIGNIFICANCE TO MĀORI				