



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Summary of Submissions

Submitter Names: A-B

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 requests. Summaries of all decisions requested and details on how to make a further submission are available at www.ttpn.nz

Submitter	Submission Point	Provision	Position	Reasons	Decision Requested
A Breen & L Breen (S159)	S159.001	Whole plan	Oppose	Devaluation of property	Scrap the Plan
Aggregate and Quarry Association (S521)	S521.001	Ecosystems and Indigenous Biodiversity Rules	Amend	Inconsistent with the principle of mitigating, offsetting or compensating environmental effects	Amend to use the effects hierarchy from the WCRPS as a template for the vegetation clearance rules
Aggregate and Quarry Association (S521)	S521.002	Ecosystems and Indigenous Biodiversity	Amend	A requirement of the District Plan to give effect to West Coast Regional Policy Statement	Amend to give effect to the WCRPS

Aggregate and Quarry Association (S521)	S521.003	MINZ	Amend	Recent case law has deemed the word 'avoid' to mean avoid in a prohibitive sense	Amend to remove the terms avoid where inconsistent with the permissive rules and activity statuses for extraction activities within the TTPP
Aggregate and Quarry Association (S521)	S521.004	MINERAL EXTRACTION	Amend	Need to cover access that is not within the site.	Insert "to, from and between" after "access within".
Aggregate and Quarry Association (S521)	S521.005	ECO - P2	Support	Adverse effects may not always be minor but where effects can be mitigated	Item d. - add after current wording or where adverse effects can be mitigated.
Aggregate and Quarry Association (S521)	S521.006	ECO - P6	Amend	"Avoid" means avoid in a prohibitive sense.	Add below Item c., where these activities cannot be avoided, ensure that the adverse effects are remedied, mitigated or offset.
Aggregate and Quarry Association (S521)	S521.007	ECO - R1	Amend	Need to provide for lawfully established activities and also the MINZ Zone. This will be consistent with ECO-P2.	Add another permitted item for a lawfully established activity.
Aggregate and Quarry Association (S521)	S521.008	ECO - R2	Amend	Need to provide for lawfully established activities and also the MINZ Zone.	Add another permitted item for a lawfully established activity.
Aggregate and Quarry	S521.009	MINZ - R2	Amend	It is important that there is not duplication of regulation requirements.	Amend Item 3. - Mineral Extraction Management Plan.

Association (S521)					
Aggregate and Quarry Association (S521)	S521.010	MINZ - R3	Oppose	Unnecessary duplication of requirements in MINZ-R2, is extremely restrictive.	Delete Item 4. - Truck movement restricted to 30 per day.
Aggregate and Quarry Association (S521)	S521.011	Whole plan	Amend	It is essential that the TTPP does not unreasonably curtail the expansion of existing quarries	Amend as required to give effect to submission
Aggregate and Quarry Association (S521)	S521.012	Whole plan	Amend	The TTPP must allow for the anticipated aggregate demand by identifying potential sources of aggregate	Amend as required to give effect to submission
Aggregate and Quarry Association (S521)	S521.013	Whole plan	Amend	quarry resources are protected so they can supply vital construction materials	Amend as required to give effect to submission
Aggregate and Quarry Association (S521)	S521.014	Whole plan	Amend	quarry land is returned as an asset to the community once extraction is complete.	Amend as required to give effect to submission
Aggregate and Quarry Association (S521)	S521.015	Whole plan	Amend	Aggregate is an essential resource for the construction sector, for housing and transport infrastructure, and for climate change adaption.	Amend as required to give effect to submission

Aggregate and Quarry Association (S521)	S521.016	Whole plan	Amend	ensure that access to potential aggregate resources is not inadvertently shut off by competing land uses	Amend as required to give effect to submission
Aggregate and Quarry Association (S521)	S521.017	Mineral Extraction	Support	set out the overarching direction for matters relating to mineral extraction and allow for a consenting pathway.	Retain
Aggregate and Quarry Association (S521)	S521.018	Whole plan	Amend	objectives and policies could be weighed in a manner consistent with the Strategic Objectives.	Amend for the six strategic objectives for Mineral Extraction to be referenced in subsequent chapters.
Aggregate and Quarry Association (S521)	S521.019	Whole plan	Support	is important that access to a consenting pathway remains including with the ability to mitigate, offset and compensate	Amend where the rules and activity statuses for overlays are not consistent.
Aggregate and Quarry Association (S521)	S521.020	Ecosystems and Indigenous Biodiversity	Amend	A major concern with the plan relates to the impact of SNAs and ONLs in the transition period	Amend to clarify how the enabling provisions, both in the extractive zones and outside, will effect plan users
Aisla Hart (S7)	S7.001	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	Detail provided in attachment.	To add a new Historic Heritage area to be known as The Historic Mining Area of the Southern Paparoas.
Alain Daunes (S199)	S199.001	Whole plan	Oppose	I do not consent to the proposed Te Tai o Poutini Plan (tpp) process as it	Withdraw the Plan

				is undemocratic. i do not consent to the rules that have immediate legal effect that are identified in the proposed Te Tai o Poutini Plan. There was no verbal face to face consultation with landowners on the legal effect.	
Alain Daunes (S199)	S199.002	Sites and Areas of Significance to Māori	Oppose	as a private land holder of a scheduled site of area of significance to Maori i have not received a letter from the TTPP committee advising of this proposed TTPPI then attended a public meeting that was held of discussion on the proposed TTPP at the meeting were told there were some errors with mapping so there would be an extension for the submissions. At the meeting the public were told that a letter would be sent out informing residents of the new due date submissions needed to be in by. Again no letter has been received	Remove SASM that affects 36 Chapel Street, Greymouth
Alan Anderson (S188)	S188.001	Natural Hazards	Amend	Okuru Settlement is protected by a rock seawall defence. In the 22 years since the wall was erected, there has been no damage, the wall has not eroded, sunk or been inundated. I	I would like the Coastal Severe Overlay removed from my property, 59 Johnston Crescent, Haast and replaced with a Coastal Alert Overlay.

				<p>feel it offers Okuru good protection and it is well managed by the WCRC. The Okuru Settlement is also protected by a large sandspit located approx 300 metres from rock seawall which acts as a natural defence and barrier from the sea. To mitigate any risk from flood water building up from the Okuru River an emergency consent has been applied for with the WCRC to open a mouth through spit if needed to release flood water out to sea. This TTPP decision effects our largest asset, our home. It could mean our property is devalued or uninsurable in the future.</p>	
<p>Alan Greig (S30)</p>	S30.001	Whole plan	Oppose	<p>Lack of information provided and consultation with offered to property owners* Lack of involvement of property owners who's properties have been designated as areas of significance to Maori* Lack of information regarding how selected areas of significance to Maori were specifically chosen. Concern on impacts on future land ownership, property values.</p>	<p>I would like the proposed plan cancelled completely.</p>

Alan O'Connell (S6)	S6.001	SASM 55	Oppose	Property was freeholded by Māwhera Incorporation.	Withdraw my freehold section from this part of the plan,
Alistair Cameron (S452)	S452.001	Whole plan	Amend	No consideration appears to have been given to appropriate land uses after mining	Amend to give effect to Policy Min-P3 and provide provision for “future use and activities” throughout the plan
Alistair Cameron (S452)	S452.002	Permitted Activities	Amend	new Permitted Activity rule should be included in the TTPP allowing the establishment of rural industries	Add Rule MINZ – Rx: Rural Industries Activity Status Permitted Where: (a) Maximum building height above ground level is 10m;(b) Buildings are setback a minimum of 10m from the road boundary and 10m from internal boundaries;(c) There is a maximum of 30 heavy vehicle movements per day (excluding internal movements within the mineral extraction site);(d) There shall be no offensive or objectionable dust nuisance at or beyond the property boundary as a result of the activity;(e) Noise meets the Permitted Activity Standards in Rule NOISE - R7; and(f) Light and glare meet the Permitted Activity standards in Rule LIGHT - R4.
Alistair Cameron (S452)	S452.003	Rules	Amend	Provision should be made to allow appropriate land uses after mining is completed	Add Rule MINZ – Rx: Activities after Mining Works Completed Activity Status Permitted Where:1. All mineral extraction works have been completed on a site, and the land fully rehabilitated in accordance with the mine closure plan and rehabilitation programme in the Mineral Extraction Management Plan required by Rule MINZ –

					R2;2. The Permitted Activity rules for the GRUZ – General Rural Zone shall apply as if the site were located in that zone, except that:(a) No sensitive activities shall be located within [xx] metres of land in the Mineral Extraction Zone that has not been mined.Proposed Rule MINZ – Rx: Activities after Mining Works Completed not meeting Permitted Activity StandardsActivity Status Discretionary
Alistair Cameron (S452)	S452.004	MINZ - R9	Amend	S452.003 consequential amendment	Consequential amendment: MINZ - R9 Residential Activities not meeting Permitted Activity Standard MINZ – Rx
Alistair Cameron (S452)	S452.005	SASM -R7	Oppose	pounamu itself is already protected by law	Delete R7(3)
Alistair Cameron (S452)	S452.006	SASM -R7	Amend	pounamu itself is already protected by law	Amend Rule SASM – R7(3) to require notification to iwi prior to mining, rather than requiring approval from iwi.
Alistair Cameron (S452)	S452.007	Mineral Extraction Zone	Support	Ensure economic opportunities on the West Coast into the future	Retain
Alistair Cameron (S452)	S452.008	Mineral Extraction	Support	Ensure economic opportunities on the West Coast into the future	Retain

Alistair Cameron (S452)	S452.009	Mineral Extraction Zone	Support	The restriction on incompatible activities being established before and during mining, including residential activity	Retain
Alistair Cameron (S452)	S452.010	SUB - R14	Support	allow appropriate land uses to establish in the zone after mining is completed	Retain
Allan Hinch (S219)	S219.001	Sites and Ares of Significance to Māori	Oppose	Insufficient consultation and an undemocratic process.	Remove the SASM affecting 36 Chapel Street, Greymouth
Allan Hinch (S219)	S219.002	Sites and Areas of Significance to Māori Rules	Oppose	The process is undemocratic and their has been insufficient consultation.	Rules not to have "immediate effect".
Alvin & Kay Godfrey (S580)	S580.001	MINZ	Support	Quarry provides local employment directly and indirectly	Retain
Alvin & Kay Godfrey (S580)	S580.002	Rural Zones	Support	Recognise the importance of farming	Retain
Alvin & Kay Godfrey (S580)	S580.003	SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS	Amend	Quarry provides essential product for local agriculture	Add Koiterangi Lime Co properties to Schedule nine: Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315, Pt Lot 2 DP315

Alvin & Kay Godfrey (S580)	S580.004	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
Alvin & Kay Godfrey (S580)	S580.005	Rural Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Alvin & Kay Godfrey (S580)	S580.006	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Alvin & Kay Godfrey (S580)	S580.007	Mineral Extraction Zone	Support		Retain
Alvin & Kay Godfrey (S580)	S580.008	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

Amanda Jenkins (S575)	S575.001	Natural Features and Landscapes	Amend	the ONL (Outstanding Natural Landscape) boundary on our property be reviewed.	Amend the ONL (Outstanding Natural Landscape) boundary at 5263 State Highway 6, Fox River
Amanda Jenkins (S575)	S575.002	Natural Character and the Margins of Waterbodies	Amend	High Natural Character boundary to be reviewed as well.	Amend the High Natural Character boundary at 5263 State Highway 6, Fox River

Amy Paterson (S128)	S128.001	Sites and Ares of Significance to Māori	Oppose	(Property and SASM number not indicated)Embrace the love shown for land but oppose the restrictions implemented.	Remove SASM restrictions on the property
Amy Paterson (S128)	S128.002	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	Oppose		Request for more information about identification process for SNAs and about the rules.
Amy Paterson (S128)	S128.003	Identification and access to significant sites and areas	Amend		Request for more information about the identification of SASM
Andrew Beaumont (S225)	S225.001	Rezoning Requests	Oppose	Planning comm: {This property is on 'Rural Lifestyle' not 'Rural Residential'}	Oppose Rural Residential map 34 Fox/Punakaiki/Grey
Andrew Beaumont (S225)	S225.002	Open Space Zone	Support	Support Land use change punakaiki-stewardship land and Ngāti Waewae	Retain Punakaiki stewardship land as zoned
Andrew Beaumont (S225)	S225.003	Sites and Areas of Significance to Māori	Support		Support protection of historic Maori significant areas

Andrew Wright (S364)	S364.001	NHR44	Amend	Intention to build a dwelling in the Coastal Severe Overlay.	Keep the existing rules that provide adequate protection
Angela Sweetman (Trustee) Patrick William Kennedy (S418)	S418.001	SASM 36	Amend	Land owned and developed by the family over five generations.	Oppose the TTPP identifying this land as containing sites and areas of significance to Maori.
Angela Sweetman (Trustee) Patrick William Kennedy (S418)	S418.002	SASM 36	Amend		Request for proof/verification of the original reserve relating to our land.
Angela Sweetman (Trustee) (S413)	S413.001	SASM 36	Amend	Land owned and developed by the family over five generations.	Oppose the TTPP identifying this land as containing Sites and Areas of Significance to Maori.
Angela Sweetman (Trustee) (S413)	S413.002	SASM 36	Amend		Request for proof/verification of the original Maori reserve relating to the land affected.
Annabel Boland (S324)	S324.001	Whole plan	Neutral	So any future development rules for the development of the property can	That the rules will be clearly and simply stated and property owners will be informed.

				be easily understood and implemented.	
Anna Bradley (S90)	S90.001	Ecosystems and Indigenous Biodiversity	Support	As I understand the proposed new plan is for only the SNA area itself to be on your title. I am in favour of this if this is correct.	Retain the approach to SNAs in the Grey District.
Anna Bradley (S90)	S90.002	Ecosystems and Indigenous Biodiversity	Amend	I object to paying rates on SNA ground.	Introduce Rates Relief for SNA land.
Anna & Jeremy Hart (S582)	S582.001	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
Anna & Jeremy Hart (S582)	S582.002	Rural Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Anna & Jeremy Hart (S582)	S582.003	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Anna & Jeremy Hart (S582)	S582.004	Mineral Extraction Zone	Support		Retain
Anna & Jeremy Hart (S582)	S582.005	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
Ann Bradley (S371)	S371.001	SASM 104	Amend	Area developed and used for dairy farming The described SASM104 Kawhaka Creek area goes well	To remove the property at 437 Old Christchurch road from SASM 104.

				beyond the banks of the Kawhaka Creek and needs to be amended. No backgrounds that can justify these boundaries.	
Ann Bradley (S371)	S371.002	Sites and Areas of Significance to Māori	Oppose		Object to the use of the RMA by local authorities when it should be a treaty settlement between the TOW tribunal and the Crown.
Anne Chapman (S425)	S425.001	Natural Hazards	Oppose	I have concerns about the huge amount of land that is scheduled as flood zone, Huge river and valley locations are significant. This will very much effect the farmers, they will have no voice on their own properties. we have lived with floods all our lives and our floods are over in a couple of days our rivers can do damage yes but the worse is over after two tides.	Review / delete the flood overlays
Anne Chapman (S425)	S425.002	Sites and Areas of Significance to Māori	Oppose	We need to know more about the the "Land of significant to Maori" sometimes 5 generation farmers have lived on their land and have no idea this has been noted within this document and nowhere else. these same farmers will find when they want to upgrade sheds or build a new house, they will have to jump	Review/remove sites of significance to Māori at Punakaiki,

				through hoops not just with the RMA but ask the local tribe for permission. I believe this is the thin end of the wedge.	
Anne Chapman (S425)	S425.003	Whole plan	Amend	There is a lot of land covered and a lot of new rules applied, lots of land of significance, cliffs, river valleys, and just nice places, but we must be careful not to go overboard with regulations, that are time consuming and costly with no great benefits to the West Coast as a whole.	Ensure no unnecessary regulation within the plan
Anne Chapman (S425)	S425.004	Ecosystems and Indigenous Biodiversity	Amend	This report leaves out SNA's on- land i believe there is no legal justification for leaving them out	Include all identified SNAs
Anne Chapman (S425)	S425.005	Sites and Areas of Significance to Māori	Amend	I believe that this should have be brought back to a line East of the Arnold River and North of the Grey River as there is no know deposits in this area, unless it was left by some tribe on a raid.	Amend the pounamu overlay to be brought back to a line East of the Arnold River and North of the Grey River
Anne Chapman (S425)	S425.006	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	Support	I agree with the SNA process that has been completed in the Grey district, Over the years the Grey District has updated its 10 year plan with research and taking into consideration history of flood levels, water requirements and got ahead of	Retain Grey District SNAs

				three waters with its sewerage and water provision.	
Anne Chapman (S425)	S425.007	Mineral Extraction Zone	Support	I support the Mineral extraction zones as stated in this report. Mineral extraction is an important industry on the West Coast, with Coal, Gold and heavy metals. We have a work force who are trained to work in these industries	Retain Mineral Extraction Zone
Anne Chapman (S425)	S425.008	ECO - R1	Support	I agree with permitted activities for the extraction of wind blown timber as stated, this resource is wisely used in the furniture manufacturing industry, i watch the large furniture vans leaving town twice a week supplying furniture to the whole of New Zealand well done that business.	Support Permitted Activity for extraction of wind thrown timber.
Anne Chapman (S425)	S425.009	Natural Features and Landscapes	Amend	This report leaves out ONLs on- land i believe there is no legal justification for leaving them out	Include all identified ONLs

Anthony Eden (S578)	S578.001	Natural Hazards	Amend	The report done by GNS contradicts the NIWA report in relation to what might happen to the Okuru lagoon.	The effects of climate change on the Okurulagoon are reassessed taking into account both the GNS and NIWA reports, and apractical reassessment of what has actually been happening there over the past22 years since the Okuru flood wall was constructed.
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Anthony Eden (S578)	S578.002	Natural Hazards	Amend	the model on which future planning rules and limitations have been applied to Okuru may be incorrect	The effects of climate change on the Okuru lagoon are reassessed taking into account both the GNS and NIWA reports, and a practical reassessment of what has actually been happening there over the past 22 years since the Okuru flood wall was constructed.
Anthony Eden (S578)	S578.003	Whole plan	Amend	For an ordinary resident it is far too time consuming and complex to fully comprehend	The final plan needs to be more user friendly for non-planner readers and affected parties
Anthony Eden (S578)	S578.004	Planning Maps and Overlays	Amend	No summary of the accumulated effects of each section on particular areas	Amend to combine the cumulative effects of the plan on particular areas.

Anthony Eden (S578)	S578.005	Natural Hazards Policies	Amend	Clear and concise policy on who should be funding the cost of flood and disaster mitigation	New policy on who should be funding the cost of flood and disaster mitigation on individual communities, and ensure this is fair and consistent across the region.
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Anthony Eden (S578)	S578.006	SASM 197	Amend	The purpose of iwi interest in the Okuru village should be explained and justified.	Amend that iwi interest be removed from the developed land in private ownership, and be confined to the actual lagoon and any other specific sites of cultural value
Anthony Eden (S578)	S578.007	SASM 196	Amend	The purpose of iwi interest in the Okuru village should be explained and justified.	Amend that iwi interest be removed from the developed land in private ownership, and be confined to the actual lagoon and any other specific sites of cultural value.

Antony Burt (S132)	S132.001	Natural Hazards	Oppose	We are over 300m inland from the Mean High Tide mark with sand dunes , that according to our neighbour who has farmed there for more than 25 years, and is closer to the coast than us, the dunes have grown in size and he has reclaimed more land than when he started due to beach deposits. We border the main arterial road network SH7 for the West Coast and the KiwiRail lines that service the Dairy Factory and believe if the risk was such that future development need to be ceased as the risk of coastal erosion was so severe and the likelihood medium to high, that the council would have gone forward with a future plan for managing the roading and rail networks	Remove the overlay on coastal land to the south of the Arahura River defined as a coastal alert hazard overlay, which prevents any further development and consented dwellings.
Antony Burt (S132)	S132.002	Natural Hazards	Oppose	The current modelling plan dated 1995 on the TTPP site models erosion at the most extreme rate of 5m per year (this is not actual), we have lived here for 3 years, and our neighbour who is coastal for 25 years, has said the dunes have grown	Provide more information justifying the coastal alert overlay on the property at Greyhound Road, Arahura. Remove the hazard overlay unless there is better information and proof.

				on his property and not retreated at all.	
Antony Burt (S180)	S180.001	Natural Hazards	Amend	Planning to build some dwellings on the land.	To remove the property from the Coastal Hazard severe Overlay. [Hokitika to Arahura coastline]
Ara Poutama Aotearoa, Department of Corrections (S349)	S349.001	COMMUNITY CORRECTIONS ACTIVITY	Support	Ara Poutama requests that the definition of “community corrections activity” is retained. The definition is consistent with the wording provided for in the National Planning StandardsCommunity corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety.	Retain the definition of “community corrections activity”
Ara Poutama Aotearoa, Department of Corrections (S349)	S349.002	RESIDENTIAL ACTIVITY	Support	Ara Poutama requests that the definition of “residential activity” is retainedThe definition is consistent with the wording provided for in the National Planning Standards. This definition applies to supported accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support	Retain the definition of “residential activity”.

				and/or supervision by Ara Poutama. Supported residential accommodation activities, such as those provided for by Ara Poutama are an important component of the reintegration process for people under Ara Poutama's care. It enables people and communities to provide for their social and cultural well-being and for their health and safety.	
Ara Poutama Aotearoa, Department of Corrections (S349)	S349.003	RESIDENTIAL UNIT	Support	Ara Poutama requests that the definition of "residential unit" is retainedThe definition is consistent with the wording provided for in the National Planning StandardsThis definition applies to supported accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama. Supported residential accommodation activities, such as those provided for by Ara Poutama are an important component of the reintegration process for people under Ara Poutama's care. It enables people and communities to provide	Retain the definition of "residential unit".

				for their social and cultural well-being and for their health and safety.	
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<p>Ara Poutama Aotearoa, Department of Corrections (S349)</p>	<p>S349.004</p>	<p>Definitions</p>	<p>Amend</p>	<p>New Provision The definition residential unit refers to a “household”, which is not defined in the Proposed Plan. Ara Poutama seeks that a new definition be added, to clarify that a household is not necessarily limited to a family unit or a flatting arrangement (which are more commonly perceived household situations). The addition of a definition of “Household” will enable Ara Poutama to implement supported accommodation activities, subject to an appropriate regulatory framework, within the West Coast.</p>	<p>1. Insert new definition provision as follows: Household means a person or group of people who live together as a unit whether or not: a. any or all of them are members of the same family; or b. one or more members of the group (whether or not they are paid) provides day-to-day care, support and supervision to any other member(s) of the group. 2. Any consequential amendments required to give effect to this relief</p>
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<p>Ara Poutama Aotearoa, Department of Corrections (S349)</p>	<p>S349.005</p>	<p>SUPPORTED RESIDENTIAL ACCOMMODATION</p>	<p>Neutral</p>	<p>Ara Poutama’s position is that the definition of “residential activity” entirely captures supported accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama. That is, supported accommodation activities use “land and building(s) for people’s living accommodation” (as per the definition of “residential activity”) However, should Council disagree, the definition of “supported residential accommodation”, and the associated provisions throughout the Proposed Plan, would encapsulate these services provided by Ara Poutama and therefore the wording of the definition should be retained as notified.</p>	<p>Retain the definition of “supported residential accommodation” if the Council does not consider the definition of “residential activity” captures the supported accommodation activities provided by Ara Poutama.</p>
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Ara Poutama Aotearoa, Department of Corrections (S349)	S349.006	UFD - O1	Support	<p>Ara Poutama requests objective UFD - O1 is retained. Objective UFD-O1 appropriately includes reference to “support inclusivity and housing choice for the diversity within the community now and into the future”This provides for supported accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama. Supported residential accommodation activities, such as those provided for by Ara Poutama, are an important component of the rehabilitation and reintegration process for people under Ara Poutama’s care. They enable people and communities to provide for their social and cultural well-being and for their health and safety.</p>	Retain objective UFD - O1.
Ara Poutama Aotearoa, Department of Corrections (S349)	S349.007	CMUZ - O1	Support	<p>Ara Poutama requests objective and policy CMUZ - O1 is retained. Objective CMUZ – O1 appropriately enables the development of community corrections activities in commercial and mixed use zones.</p>	Retain objective CMUZ - O1

				<p>Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety.</p>	
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<p>Ara Poutama Aotearoa, Department of Corrections (S349)</p>	<p>S349.008</p>	<p>INZ - O1</p>	<p>Support in part</p>	<p>Ara Poutama requests the objective INZ – O1 is amended While community corrections activities are listed as a permitted activity in the General Industrial and Light Industrial zones, the associated Industrial Zoneobjective does not recognise the acceptability of, or enable those activitiesCommunity corrections activities do not fall under the Proposed Plan definition of “industrial activities”Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safetyAra Poutama accordingly requests the objective should be amended to also recognise and enable other compatible activities to ensure appropriateactivities, including non-custodial community corrections sites, are able to establish in the Industrial Zones consistent with the proposed rules</p>	<p>1. Amend Industrial Zone Objective INZ - O1 included in Part 3 –Area-Specific Matters / Zones / Industrial Zones as follows: “To provide for the efficient and effective operation and development of industrial activities and other compatible activities in the INZ – Industrial Zones in a manner that maintains a standard of amenity appropriate to these areas and does not compromise the amenity of adjoining areas”.</p>
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Ara Poutama Aotearoa, Department of Corrections (S349)	S349.009	RESZ - O1	Support	Ara Poutama requests objective RESZ - O1 is retained. Objective RESZ – O1 provide for supported accommodation activities, such as those provided for by Ara Poutama. i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain objective RESZ - O1
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Ara Poutama Aotearoa, Department of Corrections (S349)	S349.010	Commercial and Mixed Use Zones	Support	Ara Poutama requests that the permitted land use activity rules applying to community corrections activities in the Commercial Zone, Mixed Use Zone, Town Centre Zone, General Industrial and Light Industrial Zone are retained.	Retain the land use activity rules applying to “community corrections activity” in the Commercial Zone, Mixed Use Zone, Town Centre Zone, General Industrial and Light Industrial Zone. These include: • COMZ - R1 • MUZ - R2 • TCZ - R1 • GIZ - R6 • LIZ - R4
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<p>Ara Poutama Aotearoa, Department of Corrections (S349)</p>	<p>S349.011</p>	<p>General Residential Zone Rules</p>	<p>Support</p>	<p>Ara Poutama requests that the permitted land use activity rules applying to residential activity, residential unit and supported residential activities in the General Residential Zone, Large Lot Residential Zone and Medium Density Residential Zone are retained</p>	<p>Retain the land use activity rules applying to “residential activity”, “residential unit” and “supported residential accommodation” in the General Residential Zone, Large Lot Residential Zone and Medium Density Residential Zone. These include: • GRZ - R1 • GRZ - R8 • LLRZ - R1 • LLRZ - R8 • MRZ - R1 • MRZ - R8</p>
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<p>Ara Poutama Aotearoa, Department of Corrections (S349)</p>	<p>S349.012</p>	<p>Planning Maps and Overlays</p>	<p>Support in part</p>	<p>The e-plan incorrectly refers to the address for designation MCOR 1 – CCS Johnston Street, Greymouth as being 12 Johnston Street. Ara Poutama requests the address on the e-plan for designation MCOR 1 - CCS Johnston Street, Greymouth is amended to 20 Johnston Street. The e-plan incorrectly refers to the address for designation MCOR 2 – CCS Russell Street, Westport as being 76A Russell Street. Ara Poutama requests the address on the e-plan for designation MCOR 2 - CCS Russell Street, Westport is amended to 76 Russell Street. The Proposed District Plan Zoning PDF Map 149 does not show designation MCOR 2 – CCS Russell Street, Westport. Ara Poutama requests designation MCOR 2 – CCS Russell Street is shown on the Proposed District Plan Zoning PDF Map 149. The Proposed District Plan Zoning PDF Map 171 shows designation MCOR 3– CCS Revell Street, Hokitika. This site is no longer owned or operated by Ara Poutama, and the site is no longer required for</p>	<p>1. Amend the address on the e-plan for designation MCOR 1- CCS Johnston Street, Greymouth is amended to 20 Johnston Street. 2. Amend the address on the e-plan for designation MCOR 2 - CCS Russell Street, Westport is amended to 76 Russell Street. 3. Amend the Proposed District Plan Zoning PDF Map 144 to show designation MCOR 2 – CCS Russell Street. 4. Amend the Proposed District Plan Zoning PDF Map 171 to delete designation MCOR 3 – CCS Revell Street, Hokitika. 5. Any consequential amendments required to give effect to this relief</p>
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				<p>community correction purposes. Ara Poutama requests the designation MCOR 3 – CCS Revell Street, Hokitikais deleted from the Proposed District Plan Zoning PDF Map 171</p>	
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Ara Poutama Aotearoa, Department of Corrections (S349)	S349.013	CMUZ - P2	Support	<p>Ara Poutama requests policy CMUZ - P2 is retained. CMUZ – P2 appropriately enables the development of community corrections activities in commercial and mixed use zones. Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety.</p>	Retain CMUZ - P2
Ara Poutama Aotearoa, Department of Corrections (S349)	S349.014	INZ - P6	Support	<p>Ara Poutama requests the policy INZ-P6 is retainedCommunity corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safetyAra Poutama accordingly requests the objective should be amended to also recognise and enable other compatible activities to ensure appropriateactivities, including non-custodial community corrections sites, are able to</p>	Retain INZ - P6

				establish in the Industrial Zones consistent with the proposed rules	
Ara Poutama Aotearoa, Department of Corrections (S349)	S349.015	RESZ - P1	Support	Ara Poutama requests policy RESZ - P1 is retained. Policy RESZ – P1 provides for supported accommodation activities, such as those provided for by Ara Poutama. i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain policy.
A & S Marshal (S542)	S542.001	Natural Features and Landscapes	Oppose	Section 8 Town of Weld, at Bruce Bay has been in the Marshall family for years, and they would like to be able to build on it without another restriction.	Remove the Outstanding Natural Landscape from Section 8 Town of Weld at Bruce Bay
Avery Bros (S510)	S510.001	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.
Avery Bros (S510)	S510.002	Definitions	Not Stated	We operate industrial activities from our property covered by SASM14.	Develop a definition for “offensive industries”.

				We believe that there needs to be a clear definition for “offensive industries” as it is listed in SASM – P11.	
Avery Bros (S510)	S510.003	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”.
Avery Bros (S510)	S510.004	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.
Avery Bros (S510)	S510.005	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”.
Avery Bros (S510)	S510.006	NHP11	Support	We support this provision.	Retain as notified.
Avery Bros (S510)	S510.007	NHP12	Oppose in part	This policy is very restrictive.	Retain point b. Delete point g.

Avery Bros (S510)	S510.008	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.
Avery Bros (S510)	S510.009	NHR8	Oppose in part	Point two in this rule is too restrictive.	Delete point 2.
Avery Bros (S510)	S510.010	NHR9	Oppose in part	The activity status when compliance is not achieved is too restrictive.	Amend status when compliance is not achieved to Discretionary.
Avery Bros (S510)	S510.011	NHR12	Support	We support this rule.	Retain as notified.
Avery Bros (S510)	S510.012	NHR13	Support	We support this rule.	Retain as notified.
Avery Bros (S510)	S510.013	NHR14	Oppose	Activity status is too restrictive.	Amend status to Discretionary.
Avery Bros (S510)	S510.014	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.
Avery Bros (S510)	S510.015	NHR39	Support	We support this rule.	Retain as notified.
Avery Bros (S510)	S510.016	NHR40	Oppose in part	Point two in this rule is too restrictive.	Delete point 2.
Avery Bros (S510)	S510.017	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.

Avery Bros (S510)	S510.018	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.
Avery Bros (S510)	S510.019	NHR43	Support	We support this rule.	Retain as notified.
Avery Bros (S510)	S510.020	NHR44	Oppose	Activity status is too restrictive.	Amend status to Discretionary.
Avery Bros (S510)	S510.021	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
Avery Bros (S510)	S510.022	SASM -R2	Oppose in part	Too restrictive.	Delete iii. a. and b.
Avery Bros (S510)	S510.023	SASM -R3	Support	We support the rule with SASM14 being excluded.	Retain as notified with SASM14 being excluded from point 2.
Avery Bros (S510)	S510.024	SASM -R6	Oppose	Too restrictive.	SASM14 should be excluded from Schedule Three referred to in 1.i. The rule is generally too restrictive.
Avery Bros (S510)	S510.025	SASM -R9	Oppose	Too restrictive.	Delete rule or include SASM14 on the list of sites.
Avery Bros (S510)	S510.026	SASM - R10	Oppose	Too restrictive.	Delete.
Avery Bros (S510)	S510.027	SASM - R11	Oppose	Too restrictive.	Delete.
Avery Bros (S510)	S510.028	SASM - R12	Oppose	Too restrictive.	Delete.

Avery Bros (S510)	S510.029	SASM - R13	Oppose	Too restrictive.	Delete.
Avery Bros (S510)	S510.030	SASM - R14	Oppose	Too restrictive.	Delete.
Avery Bros (S510)	S510.031	SASM - R15	Oppose	Too restrictive.	Delete.
Avery Bros (S510)	S510.032	SASM - R16	Oppose	Too restrictive.	Delete.
Avery Bros (S510)	S510.033	SASM - R17	Oppose	Too restrictive.	Delete.
Avery Bros (S510)	S510.034	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.
Avery Bros (S510)	S510.035	ECO - P3	Support	We support this policy.	Retain as notified.
Avery Bros (S510)	S510.036	ECO - P4	Support	We support this policy.	Retain as notified.
Avery Bros (S510)	S510.037	ECO - P7	Oppose in part	We support that this policy provides for consideration of “the appropriateness of any biodiversity	Retain as notified.

				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.”	
Avery Bros (S510)	S510.038	ECO - P9	Support	We support this policy.	Retain as notified.
Avery Bros (S510)	S510.039	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.
Avery Bros (S510)	S510.040	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.

Avery Bros (S510)	S510.041	ECO - R4/SUB - R7	Oppose in part		
Avery Bros (S510)	S510.042	ECO - R6/SUB - R9	Oppose in part		
Avery Bros (S510)	S510.043	ECO - R8/SUB - R15	Oppose in part		
Avery Bros (S510)	S510.044	ECO - R9/SUB - R27	Oppose		
Avery Bros (S510)	S510.045	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.
Avery Bros (S510)	S510.046	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.
Avery Bros (S510)	S510.047	SASM - R14	Oppose	We oppose SASM14 and the rules associated with it.	Delete SASM 14 or provide exclusions for it in associated rules.
Avery Bros (S510)	S510.048	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.
Avery Bros (S510)	S510.049	SUB - R7/ECO - R4	Oppose in part	The provision heading is unclear given SNAs are yet to be mapped.	Amend heading to read: Subdivision to create allotment(s) of Land Containing an Scheduled

				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.	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
Avery Bros (S510)	S510.050	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 noncompliance with point should be Discretionary. There should be no escalation to NonComplying status.
Avery Bros (S510)	S510.051	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 a 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
Avery Bros (S510)	S510.052	SUB - R13	Support	We support the provision.	Retain as notified.
Avery Bros (S510)	S510.053	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
Avery Bros (S510)	S510.054	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.
Avery Bros (S510)	S510.055	SUB - R17	Support	We support the provision.	Retain as notified.
Avery Bros (S510)	S510.056	SUB - R18	Support	We support this provision.	Retain
Avery Bros (S510)	S510.057	SUB - R20	Support	We support this provision.	Retain
Avery Bros (S510)	S510.058	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.
Avery Bros (S510)	S510.059	SUB - R23	Support	We support this provision.	Retain
Avery Bros (S510)	S510.060	SUB - R25	Oppose	The rule is too restrictive.	Delete

Avery Bros (S510)	S510.061	SUB - R27/ECO - R9	Oppose	The rule is too restrictive.	Delete
Avery Bros (S510)	S510.062	Coastal Environment	Oppose	This overlay is far too extensive. The extent inland that overlay covers is inappropriate and will unduly restrict development.	Amend overlay extent to exclude our properties.
Avery Bros (S510)	S510.063	CE - P5	Support	We support this provision.	Retain as notified.
Avery Bros (S510)	S510.064	CE - P6	Support	We support this provision.	Retain as notified.
Avery Bros (S510)	S510.065	CE - R1	Support	We support this provision.	Retain as notified.
Avery Bros (S510)	S510.066	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. i. Delete point 2. a. iii.
Avery Bros (S510)	S510.067	CE - R12	Support	We support this rule.	Retain as notified.
Avery Bros (S510)	S510.068	CE - R19	Support	We support this rule.	Retain as notified.
Avery Bros (S510)	S510.069	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	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

				Residential Zone at Alma Road if that proceeds to any extent.	activities built at the proposed residential development at Alma Road.
Avery Bros (S510)	S510.070	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.
Avery Bros (S510)	S510.071	Residential Zones	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.
Avery Bros (S510)	S510.072	General Residential Zone	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.
Avery Bros (S510)	S510.073	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.
Avery Bros (S510)	S510.074	GRUZ	Support	We support that the land we own at 107 Alma Road is zoned General Rural Zone (i.e. Lot 4 DP 15375, PT	Retain as notified.

				Lot 2 DP 7181, Section 1 SO 14701 and Section 2 SO 14701).	
Avery Bros (S510)	S510.075	GRUZ	Support	We support that Lot 1 DP 17523 is zoned General Rural Zone (i.e. part of 103 Alma Road). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from surrounding land use and housing density changes.	Retain as notified.
Avery Bros (S510)	S510.076	GRUZ	Support	We support that the land between our quarry and Pakihi Road is zoned General Rural Zone (i.e. Lot 2 DP 404550, Lot 2 DP 418652 and Pt Section 24 Blk VII Kawatiri SD). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from	Retain as notified

				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.	
Avery Bros (S510)	S510.077	GRUZ	Support	We support that the land that we own between Bulls Road and Bradshaws Road north of State Highway 67A is zoned General Rural Zone (i.e. Sections 26 and 27 Blk II Steeples SD).	Retain as notified.
Avery Bros (S510)	S510.078	GRUZ	Oppose	We oppose that the land we own between Bulls Road and Bradshaws Road south of State Highway 67A is zoned General Rural Zone (i.e. Section 1 SO 14694, Part Section 2 Blk II Steeples SD, Section 3 Blk II Steeples SD, Section 4 Blk II Steeples SD, Section 5 Blk II Steeples SD, Section 42 Blk II Steeples SD and Section 71 Blk II Steeples SD). We submit that this should be zoned Rural Residential Precinct.	Amend to Rural Residential Precinct.
Avery Bros (S510)	S510.079	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	Retain as notified.

				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.	
Avery Bros (S510)	S510.080	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.
Avery Bros (S510)	S510.081	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.
Avery Bros (S510)	S510.082	Coastal Severe and Coastal Alert Overlay	Oppose in part	This overlay is too extensive.	Amend overlay extent to exclude our properties.
Avery Bros (S510)	S510.083	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.
Avery Bros (S510)	S510.084	CE - O1	Support	We support these objectives.	Retain as notified.
Avery Bros (S510)	S510.085	CE - O2	Support	We support these objectives.	Retain as notified.

Avery Bros (S510)	S510.086	CE - O3	Support in part	The term “functional need” does not go far enough in recognising that some activities are required to operate in the coastal environment e.g. due to the location of mineral deposits.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Avery Bros (S510)	S510.087	CE - P1	Support	We support this provision.	Retain as notified.
Avery Bros (S510)	S510.088	CE - P4	Support in part	We believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.
Avery Bros (S510)	S510.089	CE - P5	Support in part	We support this provision but believe this needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Avery Bros (S510)	S510.090	CE - P6	Support	We support this provision.	Retain as notified.
Avery Bros (S510)	S510.091	CE - R1	Support	We support this provision.	Retain as notified.
Avery Bros (S510)	S510.092	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. i. Delete point 2. A. iii.

Avery Bros (S510)	S510.093	CE - R5	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.094	CE - R6	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.095	CE - R7	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.096	CE - R8	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.097	CE - R9	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.098	CE - R10	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.099	CE - R11	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.100	CE - R12	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.101	CE - R14	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.102	CE - R15	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.103	CE - R16	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.104	CE - R17	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.105	CE - R18	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.

Avery Bros (S510)	S510.106	CE - R19	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.107	CE - R21	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Avery Bros (S510)	S510.108	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 from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Avery Bros (S510)	S510.109	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 from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Avery Bros (S510)	S510.110	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	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.

				take an excessively restrictive approach to hazard management and mitigation.	
Avery Bros (S510)	S510.111	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 from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Avery Brothers (S609)	S609.001	INTENSIVE INDOOR PRIMARY PRODUCTION	Amend	Definition 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.
Avery Brothers (S609)	S609.002	Definitions	Amend	There needs to be a clear definition for “offensive industries” as it is listed in SASM – P11.	Develop a definition for “offensive industries”
Avery Brothers (S609)	S609.003	Definitions	Amend	There needs to be a clear definition for “hazardous facilities”	Develop a definition for “hazardous facilities”.

Avery Brothers (S609)	S609.004	Natural Hazards Objectives	Amend	Similarly, to NH – O4, 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 rock walls and stopbanks is recognised and protected.
Avery Brothers (S609)	S609.005	NHP10	Amend	The wording is too restrictive and precludes seeking other expert input or utilising 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
Avery Brothers (S609)	S609.006	NHP11	Support	We support this provision.	Retain
Avery Brothers (S609)	S609.007	NHP12	Amend	This policy is very restrictive.	Retain b. Technological and engineering mitigation measures and other nonengineered options; Delete g. The functional or operational need to locate in these areas; and
Avery Brothers (S609)	S609.008	NHR1	Amend	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.

Avery Brothers (S609)	S609.009	NHR8	Amend	Point two in this rule is too restrictive	Delete 2. Any new buildings or additions and alterations have a finished floor level of 300mm above a 1% annual exceedance probability (AEP) flood event.
Avery Brothers (S609)	S609.010	NHR9	Amend	The activity status when compliance is not achieved is too restrictive.	Amend status when compliance is not achieved to Discretionary.

Avery Brothers (S609)	S609.011	NHR12	Support	We support this rule.	Retain
Avery Brothers (S609)	S609.012	NHR13	Support	We support this rule.	Retain
Avery Brothers (S609)	S609.013	NHR38	Amend	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 and if compliance is not achieved, this should be a Discretionary Activity.
Avery Brothers (S609)	S609.014	NHR39	Support	We support this rule.	Retain

Avery Brothers (S609)	S609.015	NHR40	Amend	Point two in this rule is too restrictive.	Delete 2. Where any increase in net floor area meets a minimum finished floor level of 300mm above a 1% annual exceedance probability (AEP) event.
Avery Brothers (S609)	S609.016	NHR41	Amend	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.

Avery Brothers (S609)	S609.017	NHR42	Amend	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.
Avery Brothers (S609)	S609.018	NHR43	Support	We support this rule.	Retain
Avery Brothers (S609)	S609.019	NHR44	Amend	Activity status is too restrictive.	Amend status to Discretionary.
Avery Brothers (S609)	S609.020	SASM 14	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
Avery Brothers (S609)	S609.021	SASM -R2	Amend	Too restrictive.	Delete iii. a. and b.
Avery Brothers (S609)	S609.022	SASM -R3	Amend	We support the rule with SASM14 being excluded.	Retain as notified with SASM14 being excluded from point 2.
Avery Brothers (S609)	S609.023	SASM -R4	Oppose	Too restrictive	SASM14 should be excluded from Schedule Three referred to in 1.i.The rule is generally too restrictive.
Avery Brothers (S609)	S609.024	SASM -R9	Oppose	Too restrictive.	Delete rule or include SASM14 on the list of sites.

Avery Brothers (S609)	S609.025	SASM - R10	Oppose	Too Restrictive	Delete
Avery Brothers (S609)	S609.026	SASM - R11	Oppose	Too restrictive.	Delete
Avery Brothers (S609)	S609.027	SASM - R12	Oppose	Too restrictive	Delete
Avery Brothers (S609)	S609.028	SASM - R13	Oppose	Too restrictive	Delete
Avery Brothers (S609)	S609.029	SASM - R14	Oppose	Too restrictive	Delete
Avery Brothers (S609)	S609.030	SASM - R15	Oppose	Too restrictive	Delete
Avery Brothers (S609)	S609.031	SASM - R16	Oppose	Too restrictive	Delete
Avery Brothers (S609)	S609.032	SASM - R17	Oppose	Too restrictive	Delete
Avery Brothers (S609)	S609.033	ECO - P1	Support	Support that areas of significant indigenous vegetation and fauna	Retain

				habitat will be identified through the resource consent process	
Avery Brothers (S609)	S609.034	ECO - P3	Support	We support this policy.	REtain
Avery Brothers (S609)	S609.035	ECO - P4	Support	We support this policy.	REtain
Avery Brothers (S609)	S609.036	ECO - P7	Support	Support that this policy provides for consideration of “the appropriateness of anybiodiversity offsetting or compensation...”	Retain
Avery Brothers (S609)	S609.037	ECO - P9	Support	We support this policy.	retain
Avery Brothers (S609)	S609.038	Ecosystems and Indigenous Biodiversity Rules	Support	Request that provision is made for low-level clearance for building sites within SNAs (including for future/not yet approved subdivisions)	Amend wording to provide for building sites where these types of living options can facilitate predator and pest management and control
Avery Brothers (S609)	S609.039	ECO - R4/SUB - R7	Amend	The provision heading is unclear	Amend heading to read:Subdivision to create allotment(s) of Land Containing a Scheduled Area of Significant Indigenous Biodiversity
Avery Brothers (S609)	S609.040	ECO - R6/SUB - R9	Amend	The provision is unclear given SNAs are yet to be mapped	Amend heading to read:Subdivision of Land to create allotment(s) Containing a Scheduled Area of Significant Indigenous Biodiversity not meeting Rule SUB – R7.

Avery Brothers (S609)	S609.041	ECO - R8/SUB - R15	Amend	Activity status where there is noncompliance should be deleted as there should be no escalation to Non-Complying status.	Delete points 1 and 2
Avery Brothers (S609)	S609.042	ECO - R9/SUB - R27	Oppose	The rule is too restrictive.	Delete
Avery Brothers (S609)	S609.043	SUB - P9	Amend	Esplanade reserves and strips should not be required to be wider than 20m	Delete references to widths greater than 20m
Avery Brothers (S609)	S609.044	SUB - R5	Amend	Where compliance is not achieved, status should be Discretionary	Amend status when compliance with point 6 is not achieved to Discretionary.
Avery Brothers (S609)	S609.045	SUB - R6	Amend	There are parts of this rule that are too restrictive.	Activity status where there is non-compliance with point should be Discretionary. There should be no escalation to Non-Complying status
Avery Brothers (S609)	S609.046	SUB - R13	Support	We support the provision.	Retain
Avery Brothers (S609)	S609.047	SUB - R16	Amend	the escalation to Non-Complying is inappropriate and too restrictive.	Delete point 1
Avery Brothers (S609)	S609.048	SUB - R17	Support	We support the provision.	Retain

Avery Brothers (S609)	S609.049	SUB - R18	Support	We support the provision.	Retain
Avery Brothers (S609)	S609.050	SUB - R20	Support	We support the provision.	Retain
Avery Brothers (S609)	S609.051	SUB - R21	Support	Note the error	Amend to:Activity status where compliance not achieved:Non-complying N/A.
Avery Brothers (S609)	S609.052	SUB - R23	Support	We support this provision.	retain
Avery Brothers (S609)	S609.053	SUB - R25	Oppose	The rule is too restrictive.	Delete
Avery Brothers (S609)	S609.054	Coastal Environment	Oppose	This overlay is far too extensive. The extent inland that overlay covers is inappropriate and will unduly restrict development.	Amend overlay extent to exclude our properties.
Avery Brothers (S609)	S609.055	CE - P5	Support	We support this provision.	retain
Avery Brothers (S609)	S609.056	CE - P6	Support	We support this provision.	retain

Avery Brothers (S609)	S609.057	CE - R1	Support	We support this provision.	retain
Avery Brothers (S609)	S609.058	CE - R4	Amend	The maximum height limit of buildings and structures and gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. i. & a. iii.
Avery Brothers (S609)	S609.059	CE - R12	Support	We support this rule.	retain
Avery Brothers (S609)	S609.060	CE - R19	Support	We support this rule.	retain
Avery Brothers (S609)	S609.061	NOISE - R3	Amend	That these acoustic insulation requirements should apply within 100m of our consented quarry to new buildings used for sensitive activities	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.
Avery Brothers (S609)	S609.062	NOISE - R5	Amend	Opposition due to reverse sensitivity concerns regarding our quarry operations.	Amend to explicitly exclude consented quarrying operations and similar.
Avery Brothers (S609)	S609.063	Planning Maps and Overlays	Support	That the properties owned by our family on Orowaiti Road and Brougham Street are zoned residential	Retain

Avery Brothers (S609)	S609.064	Planning Maps and Overlays	Amend	Oppose the entire enclave of General Residential Zoning at Alma Road. We believe this should be General Rural Zone or Rural Lifestyle Zone.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as General Rural Zone or Rural Lifestyle Zone.
Avery Brothers (S609)	S609.065	Planning Maps and Overlays	Support	95 Snodgrass Road is zoned Settlement Zone	Retain
Avery Brothers (S609)	S609.066	Planning Maps and Overlays	Support	The land we own at 107 Alma Road is zoned General Rural Zone	Retain
Avery Brothers (S609)	S609.067	Planning Maps and Overlays	Support	That Lot 1 DP 17523 is zoned General Rural Zone (i.e. part of 103 Alma Road).	retain
Avery Brothers (S609)	S609.068	Planning Maps and Overlays	Support	That the land between our quarry and Pakihi Road is zoned General Rural Zone	retain
Avery Brothers (S609)	S609.069	Planning Maps and Overlays	Support	That the land that we own between Bulls Road and Bradshaws Road north of State Highway 67A is zoned General Rural Zone	Retain
Avery Brothers (S609)	S609.070	Planning Maps and Overlays	Oppose	That the land we own between Bulls Road and Bradshaws Road south of State Highway 67A is zoned General Rural Zone	Amend to Rural Residential Precinct.
Avery Brothers (S609)	S609.071	Planning Maps and Overlays	Support	That part of 103 Alma Road and 20 Gillows Dam Road are zoned Commercial Zone	Retain

Avery Brothers (S609)	S609.072	SASM 14	Oppose	SASM14 and the rules associated with it.	Delete SASM14 or provide exclusions for it in associated rules.
Avery Brothers (S609)	S609.073	Planning Maps and Overlays	Amend	Westport Hazard Overlay is inappropriate.	Amend overlay
Avery Brothers (S609)	S609.074	NHR52	Oppose	Westport Hazard Overlay and associated Natural Hazard and Subdivision objectives, policies and rules. 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.
Avery Brothers (S609)	S609.075	Planning Maps and Overlays	Oppose	Coastal Tsunami Hazard Overlay - This overlay is too extensive.	Amend overlay extent to exclude our properties
Avery Brothers (S609)	S609.076	Planning Maps and Overlays	Amend	This overlay is far too extensive. The extent inland that the overlay covers is inappropriate and will unduly restrict development	Amend and reduce the inland extent of the Coastal Environment Overlay.
Avery Brothers (S609)	S609.077	Coastal Environment Objectives	Support	O1-O2 We support these objectives.	Retain
Avery Brothers (S609)	S609.078	CE - O3	Amend	The term “functional need” does not go far enough in recognising that some activities are required to operate in the coastal environment	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

				e.g. due to the location of mineral deposits.	the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Avery Brothers (S609)	S609.079	CE - P1	Support	We support this provision.	retain
Avery Brothers (S609)	S609.080	CE - P4	Amend	We believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.
Avery Brothers (S609)	S609.081	CE - P5	Amend	We support this provision but believe this needs amending	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Avery Brothers (S609)	S609.082	CE - P6	Support	We support this provision.	Retain
Avery Brothers (S609)	S609.083	CE - R1	Support	We support this provision.	Retain
Avery Brothers (S609)	S609.084	CE - R4	Amend	The maximum height limit of buildings and structures should be that specified for the particular zone The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. i. Delete point 2. A. iii.

Avery Brothers (S609)	S609.085	Coastal Environment Rules	Amend	CE – R5-R12 We believe this is too restrictive.	Amend rules to be more enabling of development.
Avery Brothers (S609)	S609.086	Coastal Environment Rules	Amend	CE – R14- R19 We believe this is too restrictive.	Amend rules to be more enabling of development.
Avery Brothers (S609)	S609.087	CE - R21	Amend	We believe this is too restrictive	Amend to be more enabling of development
Avery Brothers (S609)	S609.088	Planning Maps and Overlays	Support	Flood Hazard Severe Overlay support current extent	Retain overlay extent as notified
Avery Brothers (S609)	S609.090	Flood Severe Overlay and Flood Susceptibility Overlay	Support	Do not support our properties being included in this overlay	Oppose any extension from what has been notified that would include our properties
Avery Brothers (S609)	S609.092	Coastal Severe and Coastal Alert Overlay	Support	if Coastal hazard overlay is extended from what is notified in the proposed plan. We do not support our properties being included in any extension	Retain extent notified
Avery Brothers (S609)	S609.093	Coastal Setback Overlay	Amend	Coastal Hazard Overlay associated provisions take an excessively restrictive approach to hazard management and mitigation	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.

Avery Brothers (S609)	S609.095	Planning Maps and Overlays	Support	Coastal Hazard Severe Overlay	Retain in extent notified
Avery Brothers (S609)	S609.096	Mineral Extraction Zone	Support	Recognising the importance of mining to the West Coast	Retain Mineral Extraction Zone
Avery Brothers (S609)	S609.097	Mineral Extraction	Support	Recognising the importance of mining to the West Coast.	Retain provisions
Avery Brothers (S609)	S609.098	Open Space and Recreation Zones	Support	Recognising the importance of mining to the West Coast.	Retain provisions
Avery Brothers (S609)	S609.099	ECO - R6/SUB - R9	Amend	Point 2 is not necessary	Delete Point 2.

Avery Brothers (S609)	S609.100	ECO - R6/SUB - R9	Amend	Point 3 should allow biodiversity offsetting or compensation etc. to be considered within this point.	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...
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Avery Brothers (S609)	S609.101	SASM 14	Oppose	We oppose SASM14 and the rules associated with it.	Delete SASM 14 or provide exclusions for it in associated rules.
Avery Brothers (S609)	S609.102	ECO - R4/SUB - R7	Support	Point 3 should allow biodiversity offsetting or compensation etc. to be considered within this point.	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...
Avery Brothers (S609)	S609.103	ECO - R4/SUB - R7	Amend	Point 2 is not necessary and a SNA does not need to be within a single allotment.	Delete point 2.
Avery Brothers (S609)	S609.104	Westport Hazard Overlay	Oppose	Associated provisions take an excessively restrictive approach to hazard management and mitigation.	Delete
Ballance Agri-Nutrients (S345)	S345.001	NOISE - O1	Support	Ballance supports enabling strategies so that primary production activities (including ancillary activities such as	Retain Objective

				agricultural aviation) can continue to operate efficiently and effectively	
Ballance Agri-Nutrients (S345)	S345.002	NOISE - O2	Support	Ballance supports the recognition that existing noisy activities that support primary production, especially in the General Rural Zone and Rural Lifestyle Zone, should be protected from reverse sensitivity effects.	Retain objective
Ballance Agri-Nutrients (S345)	S345.003	NOISE - P1	Support	Ballance supports the enabling of noisy activities that are appropriate to the zone. Agricultural aviation plays a critical supporting role for primary production on the West Coast.	Retain policy
Ballance Agri-Nutrients (S345)	S345.004	NOISE - P4	Support	It is important that noise associated with agricultural aviation taking place within the General Rural Zone and Rural Lifestyle Zone is recognised as appropriate for the predominant role, function and character of the zone.	Retain policy
Ballance Agri-Nutrients (S345)	S345.005	NOISE - R2	Support	Ballance supports agricultural aviation as a Permitted Activity. Agricultural aviation plays a vital support role for primary production on the West Coast.	Retain rule

Ballance Agri-Nutrients (S345)	S345.006	RURZ - O1	Support	Ballance agrees with supporting the productive rural working environment in order to maintain primary production	Retain objective
Ballance Agri-Nutrients (S345)	S345.007	RURZ - O2	Support	Ballance supports the recognition that rural lifestyle development should not conflict with productive rural land use which includes agricultural support activities such as agricultural aviation	Retain Objective
Ballance Agri-Nutrients (S345)	S345.008	RURZ - P4	Support	Ballance supports the recognition that rural lifestyle development should not conflict with productive rural land use which includes agricultural support activities such as agricultural aviation	Retain policy
Ballance Agri-Nutrients (S345)	S345.009	RURZ - P15	Support	Ballance supports the recognition of reverse sensitivity and importance of new development not impacting established primary production support activities including agricultural aviation	Retain policy
Ballance Agri-Nutrients (S345)	S345.010	RURZ - P26	Support	Ballance agrees with the intent to provide for the development of rural airstrips as this is vital for agricultural aviation in support of primary production	Retain policy

Ballance Agri-Nutrients (S345)	S345.011	RURZ - P27	Amend	Rural airstrips are typically located where physical conditions on a farm allows. In line with RURZ - O1, it is important to support the productive rural working environment. Use of rural airstrips is season and intermittent and considering this and existing physical locational constraints, it is recommended that locations of airstrips are not restricted by proximity to residential areas located within the working rural environment.	Revise policy to include "...of the surrounding rural and settlement areas where there are practicable alternative locations for airstrips and landing areas
Ballance Agri-Nutrients (S345)	S345.012	RURZ - P28	Support	Ballance supports the enablement of aircraft and helicopter movements within the rural area as part of agricultural aviation activities.	Retain policy
Ball Developments Ltd (S453)	S453.001	Rezoning Requests	Amend	OSZ – Open Space is a more appropriate zoning	Amend Lot 508 DP 404171 to Open Space Zone
Ball Developments Ltd (S453)	S453.002	Rezoning Requests	Amend	The roading layout has been amended	Amend to give effect to roading layout in Appendix 1 of submission
Ball Developments Ltd (S453)	S453.003	Rezoning Requests	Amend	Lot 123 DP 404171 is now split in accordance with subdivision consent SD3025/22	Amend to rezone Lot 1 of SD 3025/22 to GRZ – General Residential

Ball Developments Ltd (S453)	S453.004	Rezoning Requests	Support	Open Space is the most appropriate zoning over the wastewater ponds and surrounding.	Amend to extend Open Space zone around the wastewater ponds as shown in Appendix 1 of submission.
Ball Developments Ltd (S453)	S453.005	OSRZ - O2	Support	Recognises the different functions of open space, including local purposes.	Retain
Ball Developments Ltd (S453)	S453.006	Rezoning Requests	Support	Areas of zoning over sections east of Sutton Road, Kaiata Park have been amended.	Amend to give effect to existing residential and commercial buildings, and intended development in Appendix 1 of submission.
Ball Developments Ltd (S453)	S453.007	FC - O2	Support		Retain
Ball Developments Ltd (S453)	S453.008	FC - P1	Support		Retain
Ball Developments Ltd (S453)	S453.009	FC - P3	Support		Retain
Ball Developments Ltd (S453)	S453.010	FC - P4	Support		Retain
Ball Developments Ltd (S453)	S453.011	FC - P5	Support		Retain
Ball Developments Ltd (S453)	S453.012	FC - P4	Amend	That the wording be clarified.	Where land is provided by way of a financial contribution to ensure that such land shall be suitable for the intended use bearing in mind

					the community to be served. The value of works undertaken to make the land suitable for the intended use shall be taken into consideration, in discussion with the applicant but at the final discretion of the Council. This shall include streetscape improvements, shared pathways, landscaping, planting, recreation facilities and community facilities provided.
Ball Developments Ltd (S453)	S453.013	FC - R1	Amend	No monetary contribution should be imposed on land that is to be vested.	Any allotment that is vested in Council or the Crown: e.g., local purpose or open space reserves.
Ball Developments Ltd (S453)	S453.014	FC - R1	Amend	Council will not be disadvantaged by exempting amalgamated allotments.	(ii) Allotments that are amalgamated with any other allotment at the time of subdivision.
Ball Developments Ltd (S453)	S453.015	FC - R2	Amend	In accordance with the requested amendment to FC – P4.	Add:Where a financial contribution is, or includes works, the relevant District Council may specify any one or more of the following in the conditions of the resource consent:(a) The nature of works included in the financial contribution;(b) A minimum and/or maximum value of the works to be included.
Ball Developments Ltd (S453)	S453.016	FC - R10	Amend	Will result in Council “double-dipping” for contributions.	The five-year time frame should be deleted from Rule FC – R10(2)(ii) and(iii).
Barbara King (S71)	S71.001	Rezoning Requests	Amend	My home is literally straddling two different settlement zone categories	Request amending to a single zone according to land title boundaries - 42 Hatters Tce,

					Nelson Creek [part site is Settlement Zone and part is Rural Lifestyle]
Barbara King (S71)	S71.002	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	Nelson Creek Township has History - Non Mentioned in plan- it is primarily a township arising from 1800's gold mining, including many different immigrant groups EG Chinese, Irish, Polish. There is much evidence of this gold mining history preserved but nothing noted in the proposed district plan [refer original submission for more detail]	Review heritage features of Nelson Creek and map within a historic reserve with recreation.
Barbara King (S71)	S71.003	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	Nelson Creek Community Church is a historic building, Built 1840	Include Nelson Creek Community Church as a historic heritage item in the Plan.
Barnabas Young (S50)	S50.001	Natural Hazards	Amend	The area is a raised terrace and the draft Plan identified it as Flood Susceptibility. I have attached the hazard management report I received on the 15th June 2022 for this property. I propose that real data is used and that anything above the 5m LIDAR line on this property (pg 6) in purple is reverted back to the flood susceptibility zone. Refer	Amend the Flood Hazard over Rural Section 1884, State Highway 6, Tatara bordering the Northern side of the Tartara stream in Franz Josef from Flood Hazard Severe to Flood Hazard Susceptibility.

				to submission for more detail on the flood hazard situation.	
Barry Mason (S208)	S208.001	Rezoning Requests	Oppose	<p>first and foremost barrytown is a rural lifestyle zone and has been settled by property owners with the understanding that the area as zoned will continue to zoned as such furthermore the particular section of the west coast highway (thru , but not only) barrytown is considered one of the 10 most beautiful coastal highways IN THE WORLD how would it then look if all the barrytown flats were ripped up and inhabited with noisy (proposed 24 hours-a-day) mining infrastucture, There are protected areas of wetlands on the barrytown flats significant areas of natural habitat and the only place in the world where the petrels land to nest, how would they manage with 24hour mining with lights on and constant noise. Another point of consideration is the fact that the proposed mining will mean excavation below the water table this will therefore have a marked</p>	To remove proposed MINZ from Barrytown

				effect on the natural aquifers and the likelihood the the adjacent sea water will find its way into the excavated areas and effect any natural habitats and the water table. The size of the garnets are too small to be profitable.	
Barry Mason (S208)	S208.002	GRUZ - R12	Oppose	The provision as it stands would allow a mining company to commence mining at any time on a 3 hectare block and mine up to 20,000 cubic meters per year without resource consent being required ! and then on completion move on and mine the next (adjacent) 3 hectare block (again without resource consent) on and on and on until a whole limitless area is mined	i wish to oppose GRUZ-R12 and wish to make mineral extraction a discretionary and restricted activity in rural zones
Barry Mason (S208)	S208.003	General Rural Zone Rules	Amend	there are already many protected and precious areas on the barrytown flats eg the only place in the world where the petrels nest, impacts on other businesses ie tourism how will the coastal highway cope with 24 hour trucks carrying heavy mineral concentrate not to mention the proposed blasting, heavy mineral concentrate mining is new in nz and	to make any form of mining activity in barrytown and over the barrytown flats a discretionary activity requiring public notification and resource consent

				<p>therefore as such has no proven background on the potential effects on the community and environment. The coastline along Barrytown is being constantly eroded and any mining proposal which begins with a (fixed) margin of 250 meters could well find the sea has progressed much further inland as the proposed mining takes place resulting in vast areas not only unsuitable for subsequent mining activity but which could be awash with sea water AFTER having BEEN mined !</p>	
<p>Bathurst Resources Limited and BT Mining Limited (S491)</p>	S491.001	Whole plan	Amend	<p>The Plan will impact the ability for Bathurst to continue existing operations.</p>	<p>Any consequential amendments to give effect to the submission</p>
<p>Bathurst Resources Limited and BT Mining Limited (S491)</p>	S491.002	Whole plan	Support	<p>Properly recognises the significance of mining and mineral resources on the West Coast.</p>	<p>Retain</p>

Bathurst Resources Limited and BT Mining Limited (S491)	S491.003	Whole plan	Amend	consistent with the intended objectives and provisions of Mineral Extraction and Buller Coalfield Zones	Amend to ensure that the permissions and rights intended to be granted by the Mineral Extraction and Buller Coalfield Zones are able to be fully implemented at least for the life of the Plan.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.004	LAWFULLY ESTABLISHED	Amend	activities established under a Coal Mining Licence continue to be lawful and permitted.	Amend: means activities permitted through a rule in a plan, a resource consent, a national environmental standard or by an existing use right (as provided for in Section 10 of the RMA). In the case of mineral extraction it also includes an ongoing activity that was established under the provisions of a Coal Mining Licence or Ancillary Coal Mining Licence issued under the Coal Mines Act (1979).
Bathurst Resources Limited and BT Mining Limited (S491)	S491.006	MINERAL EXTRACTION	Amend	Not all these activities occur at the same site.	means the excavation, blasting and processing (crushing, screening, washing and blending), storage and distribution of mineral products and includes ancillary activities such as earthworks, landscaping and rehabilitation works, stormwater and wastewater treatment facilities, together with ancillary buildings and structures, maintenance and repair, vehicle movements and access within, to, from and between the mineral extraction sites and ancillary sites.

Bathurst Resources Limited and BT Mining Limited (S491)	S491.007	STRATEGIC DIRECTION	Support		Retain
Bathurst Resources Limited and BT Mining Limited (S491)	S491.008	MIN - O6	Amend	Include the full effects hierarchy in the objective	Amend To: (a) Avoid, remedy, mitigate, offset or compensate the adverse effects of mineral extraction activities on the West Coast/Te Tai o Poutini's significant natural and cultural features, sites and heritage, and amenity values, including:
Bathurst Resources Limited and BT Mining Limited (S491)	S491.009	NENV - O3	Support	To include other activities that have a functional and operational need for their location.	Amend: To recognise:a. ... b. The need for infrastructure activities with a functional or operational need to sometimes be located in significant areas; and c. ...
Bathurst Resources Limited and BT Mining Limited (S491)	S491.010	TRN - R12	Amend	Clear that vehicle movements is to and from the site and not within the site.	Amend: Mining and Quarrying >30 heavy vehicle movements to or from the site per day
Bathurst Resources Limited and BT Mining Limited (S491)	S491.011	HH - P7	Amend	A suitably qualified professional at considerable cost is not always necessary.	Amend: Demolition and destruction of historic heritage items identified in Schedule One will not be allowed unless it can be demonstrated, through investigation and assessment by a

Limited (S491)					<p>suitably qualified heritage professional that:a. ...c ... been fully considered. A suitably qualified professional may be required to undertake an assessment where it is deemed necessary by the Consent Authority having regard to the nature of the protected heritage item.</p>
Bathurst Resources Limited and BT Mining Limited (S491)	S491.012	ECO- O2	Amend	Recognising existing lawfully established activities and the special purpose zones.	Amend: To provide for appropriate subdivision, use and development within areas of significant indigenous vegetation and significant habitats of indigenous fauna or within the special purpose Buller Coalfield and Mineral Extraction Zones (BCZ, MINZ) or where the values of the area can be maintained or enhanced.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.013	ECO- O2	Amend	Effects hierarchy should be considered.	To provide for appropriate subdivision, use and development within areas of significant indigenous vegetation and significant habitats of indigenous fauna or where the values of the area can be maintained or enhanced, offset or compensated for.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.014	ECO - P2	Amend	Should also recognise the intent of the Mineral extraction and Buller Coal fields Zones.	Amend: Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where: a. This is for a lawfully established activity; or b. It is for a Poutini Ngāi Tahu cultural purpose; or

					<p>c. This is undertaken on Poutini Ngāi Tahu or Te Rūnanga o Ngāi Tahu land in accordance with an Iwi/Papatipu Rūnanga Management Plan; or</p> <p>d. The activity has a functional need to be located in the area; or</p> <p>e. The activity is an anticipated activity within the BCZ or MINZ zone; or</p> <p>f</p>
Bathurst Resources Limited and BT Mining Limited (S491)	S491.015	ECO - P2	Amend	Recognise the functional need requirements.	<p>Amend: Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where:</p> <p>a. ... The activity has a functional or operational need to be located in that area; or</p> <p>e. The activity has no more than minor adverse effects on the significant indigenous vegetation or fauna habitat.</p>
Bathurst Resources Limited and BT Mining Limited (S491)	S491.016	ECO - P6	Amend	The use of the term “avoid” needs to be qualified with the ability to apply the effectshierarchy	<p>Amend: When assessing consents for subdivision, use and development, avoid activities which will: apply the effects hierarchy to avoid, remedy, mitigate, offset or compensate the effects of activities to:</p> <ol style="list-style-type: none"> a. Prevent Enable an indigenous species or community being able to persist in their habitats within their natural range in the Ecological District; b. Result in no a degradation of the threat status, no more than a minor

					<p>measurable loss of indigenous cover or disruption to ecological processes, functions or connections in land environments in category one or two of the Threatened Environment Classification at the Ecological District level; and</p> <p>c. Result in a no material reduction in the ongoing viability of the local population of threatened taxa in the Department of Conservation Threat Categories 1 – 3a - nationally critical, nationally endangered and nationally vulnerable.</p>
Bathurst Resources Limited and BT Mining Limited (S491)	S491.017	ECO - P8	Amend	Preserve protected wildlife is inconsistent with RMA s(6)(a) relates to natural character.	<p>Amend: Maintain indigenous habitats and ecosystems across the West Coast/Te Tai o Poutini by:</p> <p>a. ...; d. Preserving protected wildlife; and Protecting significant habitats of indigenous fauna, and e. Recognising the benefits of active management of indigenous biodiversity, including voluntary animal and plant pest and stock control and/or formal legal protection.</p>
Bathurst Resources Limited and BT Mining	S491.018	ECO - R1	Amend	To acknowledge the lawfully established activities.	Amend: 1. ... 3. It is necessary for one of the following purposes:i. It is an anticipated activity within the following zones, BCZ or MINZ; or ...

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Bathurst Resources Limited and BT Mining Limited (S491)	S491.019	ECO - R1	Amend	where there is a functional or operational need for an activity to occur there.	1. ... 3. It is necessary for one of the following purposes:i. ... ii. There is a functional or operational need; or iii.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.020	ECO - R7	Amend	This rule needs to acknowledge the lawfully established activities.	Amend Advice Note:1. Where assessing resource consents for indigenous vegetation clearance under this rule, assessment against the objectives and policies of the MINZ, and BCZ zones, and of both the Ecosystems and Biodiversity Chapter, and Natural Features and Landscapes Chapters will be required. 2. This rule also applies to plantation forestry activities, where this provision is more stringent than the NES – PF.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.021	NFL - P1	Amend	That existing land uses and lawfully established activities include mining activities.	Amend: Provide for activities within outstanding natural landscapes described in Schedule Five and outstanding natural features described in Schedule Six where they do not adversely affect the values that contribute to a natural feature or landscape being outstanding and are for:a. Existing land uses and lawfully established activities including mineral extraction, mineral exploration, and , anticipated activities in the

					BCZ and MINZ , existing network utilities, energy activities, agricultural, horticultural, and pastoral activities; b. ...
Bathurst Resources Limited and BT Mining Limited (S491)	S491.022	NFL - P5	Amend	The list of considerations needs to consider existing lawfully established activities.	Minimise adverse effects on outstanding natural landscapes and outstanding natural features by considering the following matters when assessing proposals for land use or subdivision: ... k. The extent to which an activity or structure is lawfully established.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.023	NFL - R10	Amend	to consider existing functional or operation need, lawfully established activities, and activities within the MINZ and BCZ zones.	Amend Where: 1. These are for:a. Earthworks within the MINZ or BCZ; or b. There is a functional or operational need for the activity to occur at this location; or c. ...
Bathurst Resources Limited and BT Mining Limited (S491)	S491.024	NC - O3	Amend	To include operational as well as functional need.	Amend: To provide for activities which have a functional or operational need to locate in the margins of lakes, rivers and wetlands in such a way that the impacts on natural character are minimised.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.025	NC - P2	Support	To broaden the consideration of lawfully established structures, to include all lawfully established activities.	Amend NC-P2 (e) as follows:Provide for indigenous vegetation ... as far as practicable and: ... (e) It is to undertake legally established activities or for the repair and maintenance of legally established structures; or

Bathurst Resources Limited and BT Mining Limited (S491)	S491.026	NC - P3	Amend	include operational need along with functional need.	Amend: Provide for buildings and structures within riparian margins of lakes, rivers and wetlands where these: a. Have a functional or operational need for their location; and
Bathurst Resources Limited and BT Mining Limited (S491)	S491.027	NC - R1	Support		Amend (e) To undertake legally established activities or for the M maintenance and repair of lawfully established structures; or
Bathurst Resources Limited and BT Mining Limited (S491)	S491.028	NC - R2	Amend	Structures associated with lawfully established activities, or operational or functional need.	Add h. Associated with a lawfully established activity, and have an operational or functional need to be in that location.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.029	CE - O3	Amend	Activities and structures located or required to be located in the Coast Environment.	Amend:To provide for activities which have a functional or operational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised . avoided, remedied, mitigated, offset or compensated.
Bathurst Resources Limited and	S491.030	CE - R4	Amend	There is some inconsistency with this rule and BCZ- R3.	Amend: Where 1. ... 2. These: a. Comply with the rules for buildings and structures within the relevant zone, except that within the

BT Mining Limited (S491)					GRUZ - General Rural Zone, RLZ - Rural Lifestyle and SETZ - Settlement Zone, MINZ Minerals Extraction Zone and BCZ - Buller Coalfields Zone:
Bathurst Resources Limited and BT Mining Limited (S491)	S491.031	BCZ - R3	Amend	Alternative relief to CE - R4	Amend BCZ – R3 to be consistent with CE – R4 so that the existing structures remain permitted.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.032	EW - R1	Amend	In mining as not all material moved on a mine-site meets the definition of cleanfill.	Amend Advice Notes: 1. Clause 2 does not apply to mining activities in the BCZ, MINZ, General Rural Zones or Open Space Zone where a Mineral Extraction Plan is prepared in accordance with Appendix Seven.2.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.033	EW - R3	Amend	To be greater provision for earthworks where there is a functional or operational need.	Amend: Where:1. ... 2. The activity is associated with a lawfully established activity, or ...
Bathurst Resources Limited and BT Mining Limited (S491)	S491.034	Rezoning Requests	Amend	Regionally and nationally significant coal resources are present across the Denniston Plateau.	Add the Upper Waimangaroa Valley and Denniston Plateau to the BCZ

Bathurst Resources Limited and BT Mining Limited (S491)	S491.035	OSRZ - O2	Amend	To take into account the wide variety of uses both historic and current on the Buller Plateau.	Amend c. The OSZ - Open Space Zone with a very wide range of values including passive and active recreation, mineral extraction , local purposes and pastoral farming.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.036	OSRZ - P14	Amend	Include exploration and prospecting activities consistent with the definitions in Part 1.	Amend: Provide for mineral extraction, exploration and prospecting activities within the OSZ - Open Space Zone where: ...
Bathurst Resources Limited and BT Mining Limited (S491)	S491.037	OSRZ - P14	Support	avoid duplication Clause (a) is a subset of (c) and also inconsistent with RMA terminology;	Amend: Provide for ... OSZ - Open Space Zone where: a. Impacts on open space and recreation values of the site are minimised;
Bathurst Resources Limited and BT Mining Limited (S491)	S491.038	OSRZ - P14	Amend	This is independent of the RMA process. It is a requirement of the Conservation Act process;	Amend: Provide for ... within the OSZ - Open Space Zone where:a.... b. This is provided for within any Open Space Management Plan for the area;
Bathurst Resources Limited and BT Mining Limited (S491)	S491.039	OSRZ - P14	Amend	Structure (c) to be consistent with the structure of s5(2)(c) of the RMA.	Amend: Provide for ... OSZ - Open Space Zone where:a. ...c. Adverse effects on open space and recreation values and the environment

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Bathurst Resources Limited and BT Mining Limited (S491)	S491.040	OSZ - R11	Support		Retain
Bathurst Resources Limited and BT Mining Limited (S491)	S491.041	RURZ - O5	Support		Retain
Bathurst Resources Limited and BT Mining Limited (S491)	S491.042	Mineral Extraction	Support	Ensure that this section applies to minerals extraction, exploration and prospecting	Amend the heading: Mineral Extraction, Exploration and Prospecting
Bathurst Resources Limited and BT Mining Limited (S491)	S491.043	RURZ - P18	Amend	Include the full effects hierarchy	Amend: Recognise that mineral resources are fixed in location and enable mineral extraction activities provided adverse effects are avoided, remedied or mitigated, offset or compensated.

Bathurst Resources Limited and BT Mining Limited (S491)	S491.044	RURZ - P24	Amend	Where applies to BCZ, it would be more appropriate to include in this zone, rather than the MINZ.	Amend: When mineral resources of regional or national significance are identified, consider including these areas within the MINZ - Mineral Extraction Zone, or the BCZ - Buller Coalfields Zone, whichever is more appropriate and relevant.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.045	RURZ - P25	Amend	Include provision for offsetting and compensation.	Amend: Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by:1. Avoiding, or mitigating, remedying or offsetting or compensating impacts on significant indigenous vegetation and significant habitats of indigenous fauna;
Bathurst Resources Limited and BT Mining Limited (S491)	S491.046	GRUZ - R18	Amend	There are no restricted discretionary rules for minerals exploration and prospecting.	Include a new rule in the restricted discretionary status for minerals exploration and prospecting.
Bathurst Resources Limited and BT Mining Limited (S491)	S491.047	GRUZ - R32	Oppose	There are no restricted discretionary rules for minerals exploration and prospecting.	Delete

Bathurst Resources Limited and BT Mining Limited (S491)	S491.048	BCZ - R2	Support	Supports on the provision that amendments to definition of Lawfully Established are accepted.	Retain
Bathurst Resources Limited and BT Mining Limited (S491)	S491.049	BCZ - R3	Amend	the activities that are lawfully established at the time of notification should continue.	Delete BCZ- R3 (2) and (3)
Bathurst Resources Limited and BT Mining Limited (S491)	S491.050	BCZ - R5	Amend	BCZ- R5(1)(i) creates significant impediments to achieving the purpose of the zone.	Remove BCZ- R5(1)(i)
Bathurst Resources Limited and BT Mining Limited (S491)	S491.051	SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS	Amend	Bathurst holds either mining permits, mining licences, ancillary mining licences, exploration or prospecting permits over significant coal resources	Ensure Schedule includes all areas in Appendix 1 of submission
Bathurst Resources Limited and	S491.052	Schedule Ten:Previously Mined Locations in	Amend	Bathurst holds either mining permits, mining licences, ancillary mining licences, exploration or prospecting	Ensure Schedule includes all areas in Appendix 1 of submission

BT Mining Limited (S491)		the Rural and Open Space and Recreation Zones		permits over significant coal resources	
Bathurst Resources Limited and BT Mining Limited (S491)	S491.053	Mineral Extraction Zone	Amend	Bathurst holds either mining permits, mining licences, ancillary mining licences, exploration or prospecting permits over significant coal resources	Ensure maps include all areas in Appendix 1 of submission
Bathurst Resources Limited and BT Mining Limited (S491)	S491.054	SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS	Amend	Bathurst holds either mining permits, mining licences, ancillary mining licences, exploration or prospecting permits over significant coal resources	Ensure Schedule includes all areas in Appendix 1 of submission
Bathurst Resources Limited and BT Mining Limited (S491)	S491.055	Whole plan	Amend	ensure that Bathurst's operations enable society to meet its present needs without compromising the ability of future generations to meet their needs.	Ensure plan provides for continuity of coal supply
Bede Udy (S154)	S154.001	Rezoning Requests	Amend	Five years spent improving the land (fencing off rail way lines, earthworks, trees planting). Planning to subdivide for kids future.	Request to rezone a 2.9 hectare block from General Rural to Rural Residential.

Belinda Dempster (S169)	S169.001	SASM 91	Amend	No prior consultation and negative impact on property value.	Remove SASM91 form property.
Benjamin and Shari Ferguson (S173)	S173.001	Rezoning Requests	Amend	Map A shows our properties which comprise of approx. 13ha. We do not feel we breach any of the rezoning principles and we meet the "good practice approaches" being a) the zone boundaries are clearly defensible by the Waipuna Road and boundaries b) the zone follows the property boundaries c) we do not feel it is spot zoned being 4 existing residences of 13ha d) while zoning is not determined by the existing use rights we feel in this case they should be taken into account as this area has been used for "lifestyle living" for a significant period of time. The soil types of our properties are very stoney and hard to dig and have a brown clay element which means that the areas in paddocks around our houses can in areas be swampy and grow quite mossy and rushy vegetation. With fertiliser and drainage they can allow grazing for animals but revert quickly. The	Amend zoning of 13 ha of Land at Waipuna, Grey District from General Rural Zone to Rural Lifestyle Zone.

				properties all have our own water and sewerage services we have rubbish services and new bins. And we are fully serviced by a tarseal road.	
Benjamin and Shari Ferguson (S173)	S173.002	Natural Hazards	Oppose	a). our properties located on Map a - Waipuna Settlement are 18m above the river level and protected by a significant natural terrace that runs up the length of the valley. Map B and C [refer submission maps] show the natural terraces of the valley with the red line being the high terrace which ranges from approx. 20 - 30m above river level between us and 966 Waipuna Road b). We have concerns that our properties are shown as being in a flood plain then there is a risk that in the future this could affect our insurance ability and premiums as is happening in Westport c) we believe that being classed as a flood plain will de-value and affect the resale of our properties at any future time.	Amend the Flood Plain Overlay on the Natural Hazard map for the Waipuna area to reflect the true risk and use the natural terraces and contour maps along with GPS to do so.
Bernard Hands (S350)	S350.001	Sites and Areas of Significance to Māori	Oppose	There does not appear to be any information available about how my land has come to be identified nor	I seek that the SASM provisions be removed.

				<p>why my land is significant. The rules are hard to navigate and it is difficult to determine what exactly the consequences of having my land identified as SASM are. I have not been involved in the process of determining whether my land was a SASM. I am concerned about the decrease in land value that will result. The TTPP purports to impose restrictions on what I can do with my land without a resource consent. This is against my right to indefeasibility of title which is a core component of our land transfer system and protects me against competing interests and claims not appearing on the land register. There is nothing stopping the next district plan or further amendments imposing further restrictions on my land and continuously encroaching more of my rights as the landowner.</p>	
Bert Hofmans (S504)	S504.001	Whole plan	Support	Well structured plan easy to follow. Colour coding of tables is very helpful. Online website is easy to use.	Retain the functionality of the plan.
Bert Hofmans (S504)	S504.002	Natural Hazards	Support		Support a risk based approach to natural hazards.

Bert Hofmans (S504)	S504.003	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".
Bert Hofmans (S504)	S504.004	Natural Hazards	Amend	Insufficient justification for inclusion - the property is not shown as flooding under the NIWA Karamea Floodplain Investigation Report 2010 Significant unnecessary cost to landowner.	Remove Lots 1-3 DP 395733 Block ix Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Flood Susceptibility Overlay.
Bert Hofmans (S504)	S504.005	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.
Bert Hofmans (S504)	S504.006	Natural Hazards	Oppose	The basis and process by which the areas have been defined is hard to follow. The layer seems to be simplistic and hard to follow - the bathtub model is overly simplistic and the overlay is overly restrictive given the level of risk.	Remove Lots 1-3 DP 395733 Block ix Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Coastal Hazard Alert Overlay.
Bert Hofmans (S504)	S504.007	NHR43	Oppose	Provides an unnecessary additional level of compliance for properties already in the flood alert overlay,	Amend to Permitted or at least Restricted Discretionary Activity.

				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	
Bert Hofmans (S504)	S504.008	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.
Bert Hofmans (S504)	S504.009	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"
Bert Hofmans (S504)	S504.010	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"
Bert Hofmans (S504)	S504.011	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
Bert Hofmans (S504)	S504.012	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".
Bert Hofmans (S504)	S504.013	GRUZ - R3	Support	support continued recognition of existing compliant titles	Retain GRUZ 3.1.a as notified
Bert Hofmans (S504)	S504.014	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.
Bert Hofmans (S504)	S504.015	AIRPZ - O4	Support	Existing airports should be allowed to operate provided adverse effects are managed.	Retain as notified
Betty Harris (S405)	S405.001	Whole plan	Amend	Need to ensure that the plan is easily understood	<p class="MsoNormal" style="color:rgb(54, 54, 54);">The plan and maps should be simplified to ensure that it is user-friendly for everyone. Some rules could be condensed where they are similar and essentially seeking to achieve the same outcome.Grammar and formatting issues need to be fixed.
Betty Harris (S405)	S405.002	Natural Hazards	Amend	Need to ensure that natural hazard overlays are justified and supported with evidence	Ensure all overlays are supported with a relevant technical report that has been prepared by a suitably qualified person.
Bevan Te Tai (S75)	S75.001	Rezoning Requests	Amend	The sections on Larsen Street can be subdivided providing more opportunities to move to higher ground and out of potential flood areas. There are 10 existing houses in Larsen Street right next to each other. The properties are ranging in	Rezone for Larsen Street at Cape Foulwind to be zoned "Residential" instead of 'Rural'.

				size from 2500sqm up to 4000sqm approximately.	
Bill Baxter (S210)	S210.001	SASM 104	Oppose	Very angry Concerned about how rules apply to property Planting of trees, goldmine whatever use may want to do in the future Unhappy with restrictions that may apply Does not understand why site applies to property The plan is unclear how rules apply Online information is disgusting as it is insufficient and impossible to search	Would like property to be purchased if unfairly restricted
Bill Baxter (S210)	S210.002	Sites and Areas of Significance to Māori Rules	Not Stated	Difficult to understand rules	clarify rules that apply
Bill Baxter (S210)	S210.003	Sites and Areas of Significance to Māori Rules	Oppose		Opposes restrictions on planting of trees, goldmining
Birchfield Coal Mines Ltd (S601)	S601.001	Whole plan	Neutral	To enable alternative relief which may give effect to the matters in the submission.	Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.
Birchfield Coal Mines Ltd (S601)	S601.002	Description of the Districts	Support	Sets out the history of the three districts and highlight the strong history of mining	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.003	Mineral Extraction Zone	Amend	To reflect that mineral extraction and ancillary activities are the dominant use.	Amend the explanation of the Mineral Extraction Zone as follows: Areas where mineral extraction and ancillary activities are

					enabled and expected to be the predominant use.
Birchfield Coal Mines Ltd (S601)	S601.004	Definitions	Amend	A new definition is sought as is contained in the 2019 National Planning Standards.	Insert PRIMARY PRODUCTION definition: means: a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product.
Birchfield Coal Mines Ltd (S601)	S601.005	EARTHWORKS	Amend	Would currently capture minerals extraction, exploration and prospecting.	Amend the definition of earthworks: means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavating of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, mineral prospecting, mineral extraction, mineral exploration and disturbance of land for the installation of fenceposts.
Birchfield Coal Mines Ltd (S601)	S601.006	FUNCTIONAL NEED	Support	Birchfield Coal Mines supports the inclusion of the National Planning Standards definition	Retain as notified.

Birchfield Coal Mines Ltd (S601)	S601.007	INDUSTRIAL ACTIVITY	Support	Supports the inclusion of the definition from the National Planning Standards.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.008	MINERAL EXPLORATION	Amend	Should provide for ancillary activities which are reasonably necessary to occur	has the same meaning as in the Crown Minerals Act 1991 (as set out below) ... includes any drilling, dredging or excavations (whether surface or subsurface) and any ancillary activities that are reasonably necessary to determine the nature and size of a mineral deposit.
Birchfield Coal Mines Ltd (S601)	S601.009	MINERAL EXTRACTION	Amend	Seeks the inclusion of indigenous vegetation clearance/vegetation clearance.	... and includes ancillary activities such as earthworks, indigenous vegetation clearance/vegetation clearance , landscaping and rehabilitation works ...
Birchfield Coal Mines Ltd (S601)	S601.010	MINERAL PROSPECTING	Amend	Should provide for ancillary activities which are reasonably necessary to occur.	has the same meaning as in the Crown Minerals Act 1991 (as set out below) ... iii. Taking samples by hand or hand held methods; and iv. Taking small samples offshore by low-impact mechanical methods; and v. ancillary activities reasonably necessary to identify land likely to contain mineral deposits or occurrences.
Birchfield Coal Mines Ltd (S601)	S601.011	OPERATIONAL NEED	Support	Supports the inclusion of the National Planning Standards definition.	Retain as notified.

Birchfield Coal Mines Ltd (S601)	S601.012	TRADE RETAIL AND TRADE SUPPLIERS	Amend	In the context of the West Coast Region, the definition should include firewood and coal supplies.	Amend the definition of trade retail and trade suppliers as follows: means a commercial activity involving sales to businesses, institutional customers and the general public, with a focus on supplying goods in one or more of the following categories: automotive and marine supplies; building supplies; farming and agricultural supplies; garden and patio supplies; hire services; firewood and coal supplies ; and industrial clothing and safety equipment.
Birchfield Coal Mines Ltd (S601)	S601.013	Strategic Directions Overview	Support	The requirement for all other objectives and policies to be read and achieved in a manner consistent with the strategic directions	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.014	Connections and Resilience Strategic Objectives	Amend	To recognise the critical importance of land transport infrastructure	Include a new objective in the Connections and Resilience section (move from Transport Section) as follows: "To recognise and provide for the critical role land transport infrastructure plays in supporting communities including emergency services, and economic activity on the West Coast/Te Tai o Poutini."
Birchfield Coal Mines Ltd (S601)	S601.015	CR - O2	Support	Recognises the importance of critical infrastructure.	Retain as notified.

Birchfield Coal Mines Ltd (S601)	S601.016	MIN - O1	Support	Recognises and provides for mining, and seeks to avoid duplication of regulation	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.017	MIN - O2	Support	Recognises that mineral extraction, prospecting and exploration occur	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.018	MIN - O3	Support	Recognises that minerals only occur in certain locations	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.019	MIN - O4	Amend	May preclude consideration of effects where activity is not currently occurring.	Amend the objective as follows: "To ensure that new subdivision, use and development does not compromise existing mineral extraction activities, including through reverse sensitivity to effects such as dust, noise and traffic generation."
Birchfield Coal Mines Ltd (S601)	S601.020	MIN - O6	Support	This objective recognises that there may be effects associated with mining, and provides for the effects to be avoided, remedied or mitigated.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.021	NENV - O3	Amend	Should also recognise the fixed-in-location nature of minerals extraction	Amend NENV - O3 as follows: "To recognise: a. The substantial contribution to the protection of natural environment values that is made by the existence of public conservation land in protecting significant areas, habitats and features; b. The functional and operational need for infrastructure and

					<p>mineral extraction activities to sometimes be located in significant areas; and c. The need to support the ethic of stewardship and to consider the positive effects of the conservation estate in achieving the requirements of the RMA.</p>
<p>Birchfield Coal Mines Ltd (S601)</p>	S601.022	NENV - O4	Amend	This objective is directive.	<p>Amend NENV - O4 as follows: "To clearly identify: a. Unique and important natural environment areas and features on the West Coast/Te Tai o Poutini which require a greater degree of protectionmust be protected; and b. Areas where subdivision, use and development to enable community economic, cultural and social wellbeing can be sustainably managed."</p>

Birchfield Coal Mines Ltd (S601)	S601.023	Transport Objectives	Amend	To give effect to the West Coast Regional Policy Statement (RPS)	Add new objectives 1. To provide for the safe, effective and efficient operation and use of land transport infrastructure to enable the movement of goods and people across the region.2. Land transport corridors and land transport infrastructure are protected from incompatible land use activities and subdivision development, where these are defined as critical infrastructure
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Birchfield Coal Mines Ltd (S601)	S601.024	Connections and Resilience Strategic Objectives	Amend	This objective is strongly supported, however given the significance of the land transport infrastructure network to the local economy and communities, this objective should be located in the Strategic Directions chapter.	Retain, but move to CONNECTIONS AND RESILIENCE under STRATEGIC DIRECTIONS. Include an additional objective within the Transport chapter which similarly recognises the importance of protecting the land transport infrastructure.
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Birchfield Coal Mines Ltd (S601)	S601.025	TRN - O2	Oppose	The requirement to consider amenity effects of land transport is contrary to CR - O2.	Delete objective TRN - O2, or alternatively amend as follows: "To provide for the safe and efficient operation of land transport infrastructure, while managing adverse effects on the surrounding environment. "
Birchfield Coal Mines Ltd (S601)	S601.026	TRN - O3	Amend	Introduces the requirement to consider amenity effects of land transport infrastructure.	Amend as follows: To enable accessibility, safety and connectivity of land transport infrastructure and consider the amenity of for all transport users, including pedestrians and cyclists.
Birchfield Coal Mines Ltd (S601)	S601.027	Transport Policies	Amend	TFo not adequately protect or enable vital land transport links.	New policy: Recognise, protect and enable the function of land transport infrastructure to ensure the safe and efficient movement of people and goods.
Birchfield Coal Mines Ltd (S601)	S601.028	TRN - P1	Amend	Requires amenity effects of road and rail networks to be minimised	Amend TRN - P1 as follows: "The road and rail networks shall; a. Be maintained or enhanced to provide safe and efficient transportation; b. Consider the needs of all transport users and modes of transport; and c. Minimise effects on adjoining properties including the impacts of vibration, noise and glare. "
Birchfield Coal Mines Ltd (S601)	S601.029	HS - P3	Amend	Does not reference the Minerals Extraction Zones.	Amend HS - P3 as follows: "Provide for the establishment and expansion of major hazard facilities within the Industrial, Port, Minerals Extraction and General Rural Zones, where adequate separation distances are maintained

					from sensitive activities and valued natural, cultural and historic heritage features."
Birchfield Coal Mines Ltd (S601)	S601.030	SASM - P6	Amend	Should be clarified to ensure that unintentional disturbance is not captured by this policy.	Amend SASM - P6 as follows: "Within the Pounamu and Aotea Management overlay, enable tino rangatiratanga and kaitiakitanga of the pounamu and aotea resource by Poutini Ngāi Tahu and avoid minimise the potential for the unintentional disturbance or removal of this resource by non-hapū members.
Birchfield Coal Mines Ltd (S601)	S601.031	SASM - R15	Amend	Continue to recognise the importance of the SASM zone and while allowing assessment of resource consent applications	Activity Status Non-Complying Discretionary
Birchfield Coal Mines Ltd (S601)	S601.032	Ecosystems and Indigenous Biodiversity Objectives	Amend	That vast tracts of land are afforded a greater degree of protection by being in public conservation land.	New objective: When considering resource consent applications which have effects on ecosystems and indigenous biodiversity, have regard to the protection afforded to other similar ecosystems and indigenous biodiversity within public conservation land.
Birchfield Coal Mines Ltd (S601)	S601.033	ECO- O2	Support	Supports mineral extraction where values can be maintained.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.034	ECO- O4	Support	This objective supports the maintenance of the range and diversity of ecosystems on the West Coast.	Retain as notified.

Birchfield Coal Mines Ltd (S601)	S601.035	ECO - P2	Amend	Should similarly recognise that activities may also have an operational need to locate	Amend: Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where: a. ... d. The activity has a functional or operational need to be located in the area; e. ...
Birchfield Coal Mines Ltd (S601)	S601.036	ECO - P3	Support	Subsections b and c are supported. Minerals extraction activities often provide the ability for restoration and rehabilitation of ecological corridors.	Retain subsections b and c as notified.
Birchfield Coal Mines Ltd (S601)	S601.037	ECO - P6	Amend	Inconsistent with the West Coast Regional Policy Statement	Amend ECO P6 as follows: "When assessing consents for subdivision, use and development, avoid activities shall be designed and undertaken in a way that does not: which will: a. ... b. Result in a degradation of the threat status, further measurable loss of indigenous cover (with the exception of Manuka and Kanuka) or disruption to ecological processes, functions or connections in land environments in category one or two of the Threatened Environment Classification at the Ecological District level; and .
Birchfield Coal Mines Ltd (S601)	S601.038	ECO - P7	Amend	Should also recognise the fixed-in-location nature of minerals extraction	Amend ECO - P7 as follows: When assessing resource consents in areas of significant indigenous vegetation and significant habitats of indigenous fauna, consider the following matters: a. ...; h. The functional or

					operational need for the activity to occur within areas of significant indigenous vegetation or significant habitats of indigenous fauna; and hi...
Birchfield Coal Mines Ltd (S601)	S601.039	ECO - P9	Support	Recognises the need to provide for offsetting or compensation	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.040	ECO - R1	Support	provides for a number of vegetation clearance activities	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.041	ECO - R2	Oppose	The 500m2 clearance rule is considered to be unduly restrictive and unnecessary.	Delete ECO - R2. Alternatively, set a higher vegetation clearance activity, such as 2,000m2 and allow any activity (not just residential, network utility, tracks etc) to carry out limited clearance works.
Birchfield Coal Mines Ltd (S601)	S601.042	ECO - R5	Amend	Should include a matter to be considered on the functional and/or operational need	Amend to read: Discretion is restricted to: a. ... and i. The functional or operational need for the activity to locate within the area where indigenous vegetation clearance is proposed to occur.
Birchfield Coal Mines Ltd (S601)	S601.043	ECO - R7	Support	The discretionary activity status for vegetation clearance within the specified areas is supported	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.044	NFL - P1	Amend	Should recognise the fixed-in-location nature and functional or operational need of activities	Amend NFL - P1 as follows: a. ...; o i. The alteration, maintenance or removal of existing buildings or structures; j. Activities

					with a functional or operational need to locate within these areas, including mineral extraction, exploration and prospecting.
Birchfield Coal Mines Ltd (S601)	S601.045	NFL - P2	Support	Recognises that sometimes adverse effects are not possible to avoid	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.046	NFL - P3	Amend	Should also include minerals extraction, exploration and prospecting.	Amend NFL P3 as follows: Recognise that there are settlements, farms, minerals extraction, exploration and prospecting , 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.
Birchfield Coal Mines Ltd (S601)	S601.047	NFL - P5	Amend	Should be amended to include consideration of short term, in addition to temporary, effects.	Amend NFL P5 as follows: Minimise adverse effects on outstanding natural landscapes and outstanding natural features by considering the following matters when assessing proposals for land use or subdivision: a. ... d. The temporary, short term or permanent nature of any adverse effects;
Birchfield Coal Mines Ltd (S601)	S601.048	NFL - R6	Amend	Other provisions already adequately provide for these activities to be appropriately assessed.	Amend NFL - R6 as follows: Earthworks, excluding minerals extraction, exploration and prospecting activities , within an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature

					described in Schedule Six ... Alternatively, amend the definition of earthworks to specifically exclude minerals extraction, exploration and prospecting activities so that these rules do not apply to these activities.
Birchfield Coal Mines Ltd (S601)	S601.049	NC - O1	Support	This objective provides for activities to occur, provided adverse effects are avoided or mitigated.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.050	NC - O3	Amend	Should recognise that some activities also have an operational need to locate within these environments.	Amend NC - O3 as follows: To provide for activities which have a functional or operational need to locate in the margins of lakes, rivers and wetlands in such a way that the impacts on natural character are minimised.
Birchfield Coal Mines Ltd (S601)	S601.051	NC - P2	Amend	To provide for these activities which also have a functional or operational need to occur within the margins of waterbodies.	Amend NC - P2 as follows: Provide for indigenous vegetation removal, minerals extraction, exploration and prospecting activities and earthworks within riparian margins of lakes, rivers and wetlands where significant adverse effects on natural character are minimised as far as practicable and:
Birchfield Coal Mines Ltd (S601)	S601.052	NC - P3	Amend	Should recognise that some activities also have an operational need to locate within these environments.	Amend NC - P3 as follows: Provide for buildings and structures within riparian margins of lakes, rivers and wetlands where these: a. Have a functional or operational need for their location; and

Birchfield Coal Mines Ltd (S601)	S601.053	NC - R3	Amend	Other provisions already adequately provide for these activities	Amend NC - R3 as follows: Indigenous Vegetation Clearance and Earthworks excluding minerals extraction, exploration and prospecting activities , not meeting the Permitted Activity Rules Activity Status Discretionary Alternatively, amend the definition of earthworks to specifically exclude minerals extraction, exploration and prospecting activities so that these rules do not apply to these activities.
Birchfield Coal Mines Ltd (S601)	S601.054	CE - O1	Support	Recognises that many people in the West Coast region derive benefit from the coastal environment.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.055	CE - O3	Amend	Should recognise that some activities also have an operational need to locate within these environments.	Amend CE - O3 as follows: To provide for activities which have a functional or operational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Birchfield Coal Mines Ltd (S601)	S601.056	CE - P3	Amend	The New Zealand Coastal Policy Statement recognises that activities "have a functional need to locate and operate within the coastal environment"	Amend CE - P3 as follows: Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where: a. ... d. It is for a Poutini Ngāi Tahu cultural purpose; or e. It is National Grid infrastructure an activity that has a

					functional and operational need to locate in these areas.
Birchfield Coal Mines Ltd (S601)	S601.057	CE - P5	Support	Recognises the functional and operational need for buildings and structures within the coastal environment.	Retain as notified.

Birchfield Coal Mines Ltd (S601)	S601.058	CE - R4	Oppose	The proposed floor area and height limits are considered unduly restrictive.	Delete Section 2 of CE-R4 entirely, or alternatively allow an increased gross floor area and height limit which is in line with what is permitted in the current District Plans.
Birchfield Coal Mines Ltd (S601)	S601.059	CE - R8	Amend	Changes to buildings being limited to 50m ² is considered to be unduly restrictive.	Amend CE - R8 as follows: Additions and Alterations to Buildings and Structures in the Outstanding Coastal Environment Area Activity Status Permitted Where: 1. The

					addition or alteration increases the building footprint or footprint of the structure by no more than 50100m2;
Birchfield Coal Mines Ltd (S601)	S601.060	CE - R11	Amend	Other provisions already adequately provide for these activities to be appropriately assessed without adding another rule.	Amend CE - R11 as follows: CE - R11 Earthworks, excluding minerals extraction, exploration and prospecting , in the Outstanding Coastal Environment
Birchfield Coal Mines Ltd (S601)	S601.061	EW - O1	Support	Seeks for minerals extraction, exploration and prospecting activities to be excluded from the definition of earthworks.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.062	EW - P1	Amend	Should enable all earthworks, instead of just temporary or small scale earthworks.	Amend EW - P1 as follows: Enable temporary and small scale earthworks for the subdivision, use and development of land, the provision of utilities, and hazard mitigation, while managing those with the potential to create significant adverse effects.
Birchfield Coal Mines Ltd (S601)	S601.063	EW - R1	Amend	Seek that the spreading of vegetative matter is provided for within this permitted activity rule.	Amend EW - R1 as follows: All Permitted activities must comply with the following relevant standards. Earthworks must not exceed a maximum depth or height above ground level of 1.5m measured vertically within 1.5m of a boundary except where these are undertaken by a network utility operator for the purpose of: Pole foundations; Backfilled trenches; or Installation of services by trenchless methods such as directional drilling; All fill must consist of cleanfill

					material except for any vegetative matter which is being used as fill on the same site;
Birchfield Coal Mines Ltd (S601)	S601.064	EW - R2	Amend	Other provisions already adequately provide for these activities to be appropriately assessed	Amend EW - R2 as follows: EW - R2 Earthworks excluding minerals extraction, exploration and prospecting activities - All Zones
Birchfield Coal Mines Ltd (S601)	S601.065	EW - R4	Amend	Other provisions already adequately provide for these activities to be appropriately assessed.	Amend EW - R4 as follows: Earthworks excluding minerals extraction, exploration and prospecting activities in the GRUZ - General Rural Zone, RLZ - Rural Lifestyle Zone, any INZ - Industrial Zone, FUZ - Future Urban Zone, AIRPZ - Airport Zone, any OSRZ - Open Space and Recreation Zone and the MPZ - Māori Purpose Zone
Birchfield Coal Mines Ltd (S601)	S601.066	EW - R6	Oppose	The zone provisions adequately provide for consideration of these activities.	Delete EW - R6
Birchfield Coal Mines Ltd (S601)	S601.067	EW - R8	Amend	Other provisions already adequately provide for these activities to be appropriately assessed without adding another rule.	Amend EW - R8 as follows: EW - R8 Earthworks excluding minerals extraction, exploration and prospecting activities in any Zone not meeting Permitted Activity standards
Birchfield Coal Mines Ltd (S601)	S601.068	LIGHT - O2	Amend	There are only certain areas where there is a need to protect views of the night sky.	Amend LIGHT - O2 as follows: Artificial outdoor lighting is located, designed and operated to maintain the character and amenity values within zones, so that it does not adversely affect the health and safety of

					people, the safe operation of the transport network, protects views of the night sky , the habitats and ecosystems of nocturnal native fauna and the species themselves.
Birchfield Coal Mines Ltd (S601)	S601.069	LIGHT - P1	Amend	The wording is inconsistent with the corresponding objective.	Amend LIGHT - P1 as follows: Provide for the use of artificial outdoor lighting that: a. Allows people and communities to enjoy and use sites and facilities during night time hours and contributes to the security and safety of private and public spaces; b. Maintains the character and amenity values of the zone and surrounding area; c. Supports the social, cultural, and economic wellbeing or health and safety of people and communities, including road safety; d. Minimises sky glow and light spill; and e. Protects Minimises the adverse effects on the health and well-being of people and ecosystems.
Birchfield Coal Mines Ltd (S601)	S601.070	LIGHT - P2	Amend	It is not always necessary to protect these views and doing so could affect operational requirements.	Amend LIGHT - P2 as follows: Control the intensity, location and direction of any artificial outdoor lighting to: a. Ensure that any artificial outdoor lighting avoids conflict with existing light sensitive areas and uses; b. Internalise light spill within the site where the outdoor lighting is located; c. Minimises adverse effects on views of the night sky and intrinsically dark landscapes including in areas of outstanding coastal natural character;

Birchfield Coal Mines Ltd (S601)	S601.071	LIGHT - R1	Oppose	This rule requires the discretion of the relevant territorial authority to assess compliance.	Delete LIGHT - R1
Birchfield Coal Mines Ltd (S601)	S601.072	LIGHT - R2	Oppose	A particularly restrictive Lux limit after 10pm in industrial zones, which is considered inappropriate.	Amend LIGHT - R2 as follows: Where: 1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels: a. 7.00am – 10.00pm: 25 Lux; b. 10.00pm – 7.00am: 10 Lux in the PORTZ - Port Zone, and MINZ - Mineral Extraction Zone ; and c. 10.00pm - 7am: 5 Lux in the TCZ - Town Centre, MUZ - Mixed Use, COMZ - Commercial, HOSZ - Hospital, STADZ - Stadium, AIRPZ - Airport and all INZ - Industrial Zones;
Birchfield Coal Mines Ltd (S601)	S601.073	LIGHT - R4	Amend	A limit which is consistent with the current plans generally is sought.	Amend LIGHT - R4 as follows: Where: 1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels: a. 7.00am – 10.00pm: 10 Lux; and b. 10.00pm – 7.00am: 2 Lux;
Birchfield Coal Mines Ltd (S601)	S601.074	NOISE - R6	Amend	Do not consider there is an appropriate justification to limit the weekend/public holiday daytime hours	Amend NOISE - R6 as follows: Where: 1. Noise generated by any activity shall not exceed the following noise limits at any point within the notional boundary of any sensitive activity within any site receiving noise: a. 7:00am to 10:00pm Monday to Sunday Friday and 8:00am to 8:00pm weekends and public holidays : 55 dB LAeq (15 min) b. 10:00pm to 7:00am Monday to Sunday Friday and 8:00pm

					to 8:00am weekends and public holidays: 45 dB LAeq (15min) c. 10:00pm to 7:00am all days - 75 dB LAFmax
Birchfield Coal Mines Ltd (S601)	S601.075	NOISE - R11	Support	The submitter supports the inclusion of an appropriate noise standard for the Mineral Extraction Zone.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.076	Open Space and Recreation Zones	Oppose	The need for an Open Space Zone over rural public conservation land is not considered necessary.	In the Planning Maps, replace the Open Space Zones with General Rural Zone on rural public conservation land
Birchfield Coal Mines Ltd (S601)	S601.077	Overview	Support	The overview notes that minerals extraction can occur within the Open Space Zones.	Retain the following wording: "The nature of the West Coast, with its extensive mineral deposits, combined with 84% of the land area being located in public conservation estate, means that provision is also made for mineral extraction within the Open Space Zone."
Birchfield Coal Mines Ltd (S601)	S601.078	OSRZ - P9	Amend	This policy seeks to provide for a range of activities, and provides for minerals extraction.	Amend OSRZ - P9 as follows: Provide for the range of purposes where compatible with the open space values including: a. The ongoing operation and appropriate management of cemeteries; b. Camping opportunities at rivers, lakes and coastal areas where this is compatible with the values of the open space; c. Gravel and shingle extraction for roading networks and other local purposes; d. Quarries for rock; e. Pastoral farming including grazing as a management tool; f. Mineral extraction, exploration and prospecting of resources where there is a

					functional or operational need to locate these are limited in their location; and g. Water supply and drainage networks where this supports local community needs.
Birchfield Coal Mines Ltd (S601)	S601.079	OSRZ - P14	Amend	Contains duplication of both wording and regulation.	Amend OSRZ - P14 as follows: Provide for mineral extraction activities within the OSZ - Open Space Zone where: a. Impacts on open space and recreation values of the site are minimised; b. This is provided for within any Open Space Management Plan for the area; c. Adverse effects on open space and recreation values and the environment are avoid, mitigated, remedied, offset or compensated; d. Sites are rehabilitated at the end of the mineral extraction activity to enable the land to be used for an appropriate activity.
Birchfield Coal Mines Ltd (S601)	S601.080	NOSZ - R16	Amend	Not considered necessary to have a non-complying activity status for mineral extraction	Amend NOSZ as follows: NOSZ - R16 Mineral Extraction Activities Activity Status Discretionary Non-complying
Birchfield Coal Mines Ltd (S601)	S601.081	OSZ - R19	Support	Recognises that minerals are located within open space and recreation zones.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.082	OSZ - R22	Support	Recognises that minerals are located within open space and recreation zones.	Retain as notified.

<p>Birchfield Coal Mines Ltd (S601)</p>	<p>S601.083</p>	<p>LIZ - R1</p>	<p>Amend</p>	<p>This rule contains a number of problematic provisions for industrial activities. This rule requires as a condition that there is no dust nuisance at the Light Industrial Zone Boundary. While dust nuisance is often a matter of discretion when considering land use consents required by a District Plan, it would be unusual to have a rule which effectively seeks to limit air discharges. The West Coast Regional Air Plan controls air discharges and the rule is inappropriate. Similarly the West Coast Regional Land and Water Plan is the appropriate plan to control stormwater discharge, and there is no requirement for a stormwater disposal rule in the Proposed Plan.</p>	<p>Amend LIZ - R1 as follows: Activity Status Permitted Where: 1. ... 6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ – Light Industrial Zone boundary as a result of the activity; 7. ...8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and ...</p>
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Birchfield Coal Mines Ltd (S601)	S601.084	RURZ - O1	Amend	Should refer to primary production which is defined in the National Planning Standards 2019.	Amend RURZ - O1 as follows: "To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment."
Birchfield Coal Mines Ltd (S601)	S601.085	RURZ - O5	Amend	Many mineral extraction activities within the West Coast Region occur outside of minerals extraction zones	Amend RURZ - O5 as follows: To support provide for the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects are minimised and rehabilitation of land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations.
Birchfield Coal Mines Ltd (S601)	S601.086	RURZ - P1	Support	Supports a wide range of activities, which includes minerals extraction.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.087	RURZ - P3	Amend	Should be extended to all primary production activities.	Amend RURZ - P3 as follows: Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary production values.

Birchfield Coal Mines Ltd (S601)	S601.088	RURZ - P15	Support	The policy provides for management of reverse sensitivity effects and is supported.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.089	RURZ - P18	Amend	Should include the ability to offset or compensate	Amend RURZ - P18 as follows: Recognise that mineral resources are fixed in location and enable mineral extraction activities provided adverse effects are avoided, remedied, or mitigated, offset or compensated for .
Birchfield Coal Mines Ltd (S601)	S601.090	RURZ - P19	Amend	Amendments are sought for consistency	Amend RURZ - P19 as follows: Manage conflicts between mineral extraction activities and other land uses by ensuring that: a. Standards to manage adverse effects minimise impacts on the amenity, rural character and natural values of rural areas are met; and b. Activities that are incompatible with the effects of mineral extraction activities are not established close to existing mineral extraction activities.
Birchfield Coal Mines Ltd (S601)	S601.091	RURZ - P21	Support	This policy requires the provision of adequate information to assess effects	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.092	RURZ - P22	Support	Requires rehabilitation of land following mineral extraction in an appropriate manner	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.093	RURZ - P23	Support	Supports co-ordination which will avoid duplication	Retain as notified.

Birchfield Coal Mines Ltd (S601)	S601.094	RURZ - P24	Support	Supports the creation of Minerals Extraction Zones	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.095	RURZ - P25	Amend	The policy does not reflect the full effects management hierarchy.	Amend RURZ - P25 as follows: RURZ - P25 Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by: a. Utilising management, mitigation and rehabilitation plans as a key tool; b. Managing dust, noise, vibration, access and lighting to maintain amenity values; c. Managing traffic generation impacts on the operation and maintenance of the transport network; d. Avoiding or mitigating impacts Managing adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna;
Birchfield Coal Mines Ltd (S601)	S601.096	GRUZ - R11	Support	This rule provides for minerals exploration and prospecting.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.097	GRUZ - R12	Support	Provides for minerals extraction as a permitted activity	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.098	GRUZ - R24	Oppose	Non-rural activities is not defined.	Delete GRUZ - R24

<p>Birchfield Coal Mines Ltd (S601)</p>	<p>S601.099</p>	<p>GRUZ - R25</p>	<p>Amend</p>	<p>Matters of discretion include water quality. This is not a district planning matter and should be addressed through discharge permits sought through regional consenting. In order to be consistent with GRUZ-R11, this rule should apply to minerals prospecting and exploration also. The West Coast Regional Policy Statement seeks to achieve integrated management, which includes avoiding unnecessary duplication of resource management responsibilities, which including water quality as a matter of discretion in this rule would not achieve.</p>	<p>GRUZ - R25 Mineral Extraction, Prospecting and Exploration Activities not meeting Permitted or Controlled Activity Standards ... Discretion is restricted to: a. Management of access, parking and traffic generation; b. Noise, glare, light, dust, blasting and vibration management; c. Hours of operation; d. Hazardous substances and waste management; e. Historic and Poutini Ngāi Tahu cultural heritage requirements; f. Extent and management of earthworks and indigenous vegetation clearance; g. Effects on any threatened fauna or flora or their habitats; h. Design and location of buildings, structures and infrastructure; i. Landscape measures; j. Maintaining public access; k. Effects on riparian margins and water quality; l. Monitoring, reporting and community liaison requirements; m. Financial contributions and any</p>
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					requirement for bonds; and n. Site rehabilitation and mine closure requirements.
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Birchfield Coal Mines Ltd (S601)	S601.100	GRUZ - R32	Oppose	This rule becomes superfluous, as the activity status cannot default to discretionary, as GRUZ -R25 refers the plan user to the relevant overlay chapters.	Delete GRUZ-32.
Birchfield Coal Mines Ltd (S601)	S601.101	Mineral Extraction Zone	Support	Recognises the uniquely high importance of mineral extraction activities to the West Coast Economies.	Retain the Minerals Extraction Zone, with amendments as proposed in relation to specific provisions throughout this submission.
Birchfield Coal Mines Ltd (S601)	S601.102	MINZ - O1	Support	This objective enables mineral extraction activities in the MINZ and is supported	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.103	MINZ - O2	Amend	To allow for the full effects management hierarchy.	Amend MINZ - O2 as follows: To ensure exploration, extraction and processing of minerals within the MINZ - Mineral Extraction Zone minimises manages 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.
Birchfield Coal Mines Ltd (S601)	S601.104	MINZ - P1	Support	Encourages the recognition of important mineral resources through mineral extraction zones	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.105	MINZ - P2	Support	Recognises the need to protect mineral resources from reverse sensitivity effects	Retain as notified.

Birchfield Coal Mines Ltd (S601)	S601.106	MINZ - P3	Amend	To refer to the best practicable environmental outcome rather than best practice.	Amend MINZ - P3 as follows: To ensure that after mineral extraction, all mine sites in the MINZ - Mineral Extraction Zone are rehabilitated to the best practicable practice environmental standards and to provide for future use and activities appropriate to the area.
Birchfield Coal Mines Ltd (S601)	S601.107	MINZ - P4	Amend	To allow for the full effects management hierarchy.	Amend MINZ - P4 as follows: Maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practicable by: a. Utilising management, monitoring, rehabilitation and mine closure plans as a key tool; b. Managing dust, noise, vibration, access and lighting to maintain amenity values; c. Managing traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network; d. Managing adverse effects impacts on significant indigenous vegetation and significant habitats of indigenous fauna;
Birchfield Coal Mines Ltd (S601)	S601.108	MINZ - P5	Support	This policy provides for adverse effects to be managed using the effects management hierarchy and is supported.	Retain as notified.

Birchfield Coal Mines Ltd (S601)	S601.109	MINZ - P6	Support	Recognises the need for Poutini Ngai Tahu involvement in certain resource consent processes	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.110	MINZ - P7	Amend	A wording amendment is proposed for consistency.	Amend MINZ - P7 as follows: Manage conflicts between mineral extraction activities and other land uses by ensuring that: a. Performance standards to manage adverse effects minimise impacts on the amenity, rural character and natural values of adjacent areas are met; and b. Activities that are incompatible with the effects of mineral extraction and ancillary activities are not established in the MINZ - Mineral Extraction Zone.
Birchfield Coal Mines Ltd (S601)	S601.111	MINZ - P8	Support	This policy seeks to ensure coordination with the West Coast Regional Council	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.112	MINZ - R2	Amend	Providing for activities which may already be provided for through the protection of consented activities, or existing use rights	An additional advice note is sought as follows: "This rule does not override the protection of consented activities under Section 9(3)(a) of the Resource Management Act 1991 or existing use rights provided for under Section 10 of the Act."
Birchfield Coal Mines Ltd (S601)	S601.113	MINZ - R3	Support	This rule provides for ancillary activities and is supported.	Retain as notified.

Birchfield Coal Mines Ltd (S601)	S601.114	MINZ - R6	Support	The activity status for vegetation clearance is supported.	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.115	MINZ - R7	Support	The activity status for mineral extraction activities is supported	Retain as notified.
Birchfield Coal Mines Ltd (S601)	S601.116	BLA - P002	Oppose	It was previously agreed between the Department of Conservation and the Grey District Council that this Significant Natural Area would be removed. This proposed SNA covers an extensive mineral extraction resource and is extensive in area, suggesting that the area is not unique or rare. The SNA places additional restrictions on an area which has been identified as a State Coal Reserve, and mineral extraction activities have been anticipated in this area.	Delete BLA - P002 from SCHEDULE 4 and the Planning Maps.
Birchfield Coal Mines Ltd (S601)	S601.117	SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS	Amend	The submitter's current applications should be added to Schedule 9.	Include any lawfully established minerals processing and extraction area consented before decisions are made on this Proposed Plan.

<p>Birchfield Coal Mines Ltd (S601)</p>	<p>S601.118</p>	<p>Outline of Content Requirements for a Mineral Extraction Management Plan</p>	<p>Amend</p>	<p>Requirements are presented in a confusing manner, and not all matters listed in the outline may be required.</p>	<p>Amend Outline of Content Requirements for a Mineral Extraction Management Plan as follows: 1.... 3. Management of Environmental Effects i. Terrestrial Ecology (address all that are relevant) a. Native vegetation b. Native fauna c. Significant natural areas d. Key species e. Key risks to be managed f. Any specific species or ecosystem management plans ii. Landscape values and Amenity (address all that are relevant) a. Landscape values b. Neighbouring landuses iii. Management of hazardous substances iv. Acid mine management v. Dust vi. Noise vii. Erosion and Sediment Control viii. Traffic ix. Lighting x. Archaeological and cultural values xi. Weed and pest management xii. Site rehabilitation and mine closure Appendices: Specific Management Plans (if required) 4. Key issues to be managed i. Heritage and Culture (address all that are relevant) a. Any archaeological or historic heritage values b. Poutini Ngāi Tahu Cultural landscape values ii. Acid Mine Drainage Management (where relevant) a. Prevention and minimisation measures b. Treatment and Control measures c. Monitoring, maintenance and contingency programme iii. Erosion and Sediment Control</p>
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					<p>a. Drawings and specifications of erosion control measures b. Sizing and location of sediment controls (eg diversions, silt fences etc) c. Management of sediment retention ponds (where relevant) d. Decommissioning of sediment control structures e. Chemical treatment programme for sediment laden water (where relevant) f. Monitoring, maintenance and contingency programme iv. Waste Rock/Overburden Management a. Waste rock placement methods and procedures b. Slope stability c. Monitoring and maintenance 5. Specific Management Plans i. Hazardous Substances & Spill Contingency Management Plan ii. Dust Management Plan iii. Noise Management Plan iv. Traffic Management Plan v. Lighting Management Plan vi. Fire Management Plan vii. Archaeological Management Plan viii. Annual Monitoring Plan ix. Site Rehabilitation Management Plan x. Weed and Pest Management Plan xi. Mine Closure Plan</p>
Birchfield Coal Mines Ltd (S601)	S601.119	Definitions	Amend	New definition	<p>Insert MAJOR HAZARD FACILITY definition: Has the same meaning as the Health and Safety at Work (Major Hazard Facilities) Regulations 2016 means a facility that WorkSafe has designated as a lower tier</p>

					major hazard facility or an upper tier major hazard facility under regulation 19 or 20
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Birchfield Coal Mines Ltd (S601)	S601.124	CE - O3	Amend	The New Zealand Coastal Policy Statement recognises that activities have a functional need to locate and operate within the coastal environment	Amend CE - O3 as follows: To provide for activities which have a functional or operational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
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Birchfield Coal Mines Ltd (S601)	S601.127	CE - R8	Amend	Does not accurately identify areas of outstanding character.	Amend to remove the Outstanding Coastal Natural Character Overlay from the Birchfield Coal Mines site and Kiwirail designated land at Rapahoe.
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Birchfield Coal Mines Ltd (S601)	S601.128	LIZ - R1	Amend	The West Coast Regional Land and Water Plan is the appropriate plan to control stormwater discharge	Amend LIZ - R1 as follows: Activity Status Permitted Where: 1. 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and ... 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and ...
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Birchfield Coal Mines Ltd (S601)	S601.129	GRUZ - R25	Amend	The West Coast Regional Policy Statement seeks to avoiding unnecessary duplication of resource management responsibilities	Amend GRUS - R25 as follows: GRUZ - R25 Mineral Extraction, Prospecting and Exploration Activities not meeting Permitted or Controlled Activity Standards ... Discretion is restricted to: a. ...k. Effects on riparian margins > and water quality; l. ...
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Birchfield Ross Mining Limited (S604)	S604.001	Whole plan	Neutral	To enable alternative relief which may give effect to the matters	Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.
Birchfield Ross Mining Limited (S604)	S604.002	Description of the Districts	Support	Highlight the strong history of mining, and mining as a key industry.	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.003	Mineral Extraction Zone	Amend	To enable those activities as the areas subject to this zone	Amend as follows: Locations Areas where mineral extraction and ancillary activities are enabled and expected to be the predominant use.
Birchfield Ross Mining Limited (S604)	S604.004	Definitions	Amend	A new definition is sought - PRIMARY PRODUCTION as in the 2019 National Planning Standards.	Insert PRIMARY PRODUCTION definition: "means: a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product."
Birchfield Ross Mining Limited (S604)	S604.005	Earthworks	Amend	The definition of earthworks would currently capture minerals extraction, exploration and prospecting.	Amend the definition of earthworks to exclude minerals extraction prospecting and exploration, as follows: "means the alteration or disturbance of land, including by

					moving, removing, placing, blading, cutting, contouring, filling or excavating of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, mineral prospecting, mineral extraction, mineral exploration and disturbance of land for the installation of fenceposts."
Birchfield Ross Mining Limited (S604)	S604.006	FUNCTIONAL NEED	Support	The submitter supports the inclusion of the National Planning Standards definition of functional need.	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.007	INDUSTRIAL ACTIVITY	Support	The submitter supports the inclusion of the definition of industrial activity from the National Planning Standards.	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.008	MINERAL EXPLORATION	Amend	Should provide for ancillary activities which are reasonably necessary to occur.	has the same meaning as in the Crown Minerals Act 1991 (as set out below) ... includes any drilling, dredging or excavations (whether surface or subsurface) and any ancillary activities that are reasonably necessary to determine the nature and size of a mineral deposit.
Birchfield Ross Mining Limited (S604)	S604.009	MINERAL EXTRACTION	Amend	Seeks the inclusion of indigenous vegetation clearance/vegetation clearance.	... and includes ancillary activities such as earthworks, indigenous vegetation clearance/vegetation clearance, landscaping and rehabilitation works ...

Birchfield Ross Mining Limited (S604)	S604.010	MINERAL PROSPECTING	Amend	Should provide for ancillary activities which are reasonably necessary to occur.	has the same meaning as in the Crown Minerals Act 1991 (as set out below) ... iii. Taking samples by hand or hand held methods; and iv. Taking small samples offshore by low-impact mechanical methods.; and v. ancillary activities reasonably necessary to identify land likely to contain mineral deposits or occurrences.
Birchfield Ross Mining Limited (S604)	S604.011	OPERATIONAL NEED	Support	The submitter supports the inclusion of the National Planning Standards definition of Operational Need.	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.012	Strategic Directions Overview	Support	The requirement for all other objectives and policies to be read and achieved consistent with the strategic directions,	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.013	MIN - O1	Support	Recognises and provides for mining, and seeks to avoid duplication of regulation	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.014	MIN - O2	Support	Recognises that mineral extraction, prospecting and exploration occur	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.015	MIN - O3	Support	Recognises that minerals only occur in certain locations	Retain as notified.

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Birchfield Ross Mining Limited (S604)	S604.016	MIN - O4	Amend	Protect mineral extraction activities from reverse sensitivity effects.	Amend the objective as follows: "To ensure that new subdivision, use and development does not compromise existing mineral extraction activities, including through reverse sensitivity to effects such as dust, noise and traffic generation."
Birchfield Ross Mining Limited (S604)	S604.017	MIN - O6	Support	Recognises that there may be effects associated with mining	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.018	NENV - O3	Amend	Recognises the fact that the West Coast has a large proportion of land protected by virtue of being public conservation land	Amend NENV - O3 as follows: "To recognise: a. The substantial contribution to the protection of natural environment values that is made by the existence of public conservation land in protecting significant areas, habitats and features; b. The functional and operational need for infrastructure and mineral extraction activities to sometimes be located in significant areas; and c. ...
Birchfield Ross Mining Limited (S604)	S604.019	NENV - O4	Amend	This objective is directive.	Amend NENV - O4 as follows: "To clearly identify: a. Unique and important natural environment areas and features on the West Coast/Te Tai o Poutini which require a greater degree of protection must be protected ; and b. Areas where subdivision, use and development to enable community economic,

					cultural and social wellbeing can be sustainably managed."
Birchfield Ross Mining Limited (S604)	S604.020	POU - P10	Amend	should seek consideration of the values and significance and management	Amend POU - P10 as follows: Protect Manage adverse effects on Poutini Ngāi Tahu taonga and cultural sites, including sites and areas of significance to Māori identified in Schedule Three while ensuring Poutini Ngāi Tahu's key role in decision making around their management.
Birchfield Ross Mining Limited (S604)	S604.021	SASM - O3	Amend	To provide a consenting pathway for these activities.	Amend SASM - O3 as follows: The values of sites and areas of significance to Māori and cultural landscapes are protected from by managing adverse effects associated with inappropriate subdivision, use and development including inappropriate modification, demolition or destruction.
Birchfield Ross Mining Limited (S604)	S604.022	SASM - P1	Amend	For consistency with SASM - O3	Amend SASM - P1 as follows: Protect Poutini Ngāi Tahu cultural landscapes from significant adverse effects of inappropriate subdivision, use and development while enabling their values to be enhanced through ongoing Poutini Ngāi Tahu access and cultural use.
Birchfield Ross Mining Limited (S604)	S604.023	SASM - P6	Amend	The policy should be clarified to ensure that unintentional disturbance is not captured by this policy.	Amend SASM - P6 as follows: "Within the Pounamu and Aotea Management overlay, enable tino rangatiratanga and kaitiakitanga of the pounamu and aotea resource by Poutini Ngāi Tahu and avoid the intentional

					disturbance or intentional removal of this resource by non-hapū members.
Birchfield Ross Mining Limited (S604)	S604.024	SASM - P7	Amend	To reflect changes requested to SASM - O3.	Amend SASM - P7 as follows: Protect and maintain sites and areas of significance to Māori from adverse effects by: a. Ensuring identified sites and areas of significance to Māori are not disturbed, destroyed, removed and/or visually encroached upon by inappropriate activities; and b. Requiring activities on sites and areas of significance to Māori to minimise manage adverse effects on cultural, spiritual and/or heritage values, interests or associations of importance to Poutini Ngāi Tahu.
Birchfield Ross Mining Limited (S604)	S604.025	SASM - P8	Amend	Should also recognise that activities may have an operational need to locate	Amend SASM - P8 as follows: Where an activity is proposed within any site or area of significance to Māori identified in Schedule Three ensure that: a. ...; c. Any adverse effects on identified values are avoided, unless it can be demonstrated that due to the functional or operational needs of the activity it is not possible to avoid all adverse effects; and d. ...
Birchfield Ross Mining Limited (S604)	S604.026	Ecosystems and Indigenous Biodiversity Objectives	Amend	Recognises that vast tracts of land are afforded a greater degree of protection by virtue of being in public conservation land.	Add new objective: " When considering resource consent applications which have effects on ecosystems and indigenous biodiversity, have regard to the protection afforded to other similar ecosystems and

					indigenous biodiversity within public conservation land."
Birchfield Ross Mining Limited (S604)	S604.027	ECO- O2	Support	Supports mineral extraction where values can be maintained.	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.028	ECO- O4	Support	Supports the maintenance of the range and diversity of ecosystems	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.029	ECO - P2	Amend	Recognises that some activities have a functional need to be located	Amend ECO - P2 as follows: Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where: a. ... d. The activity has a functional or operational need to be located in the area; e. ...
Birchfield Ross Mining Limited (S604)	S604.030	ECO - P3	Support	Provide the ability for restoration and rehabilitation of ecological corridors.	Retain subsections b and c as notified.
Birchfield Ross Mining Limited (S604)	S604.031	ECO - P6	Amend	Language which is inconsistent with the same policy in the West Coast Regional Policy Statement	Amend ECO P6 as follows: When assessing consents for subdivision, use and development, avoid activities shall be designed and undertaken in a way that does not: which will: a.Prevent an indigenous species or community being able to persist in

					<p>their habitats within their natural range in the Ecological District;</p> <p>b. Result in a degradation of the threat status, further measurable loss of indigenous cover (with the exception of Manuka and Kanuka) or disruption to ecological processes, functions or connections in land environments in category one or two of the Threatened Environment Classification at the Ecological District level; and</p> <p>c. Result in a reasonably measurable reduction in the local population of threatened taxa in the Department of Conservation Threat Categories 1 –</p>
Birchfield Ross Mining Limited (S604)	S604.032	ECO - P7	Amend	Recognises the need to provide for offsetting or compensation	<p>Amend ECO - P7 as follows:</p> <p>When assessing resource consents in areas of significant indigenous vegetation and significant habitats of indigenous fauna, consider the following matters:</p> <p>a. The necessity for the activity to provide for critical infrastructure or renewable electricity generation;</p> <p>b. Whether formal protection and active management of all or part of any area of significant indigenous vegetation or</p>

					<p>habitat will occur as part of the subdivision, use or development;</p> <p>c. The extent to which the proposed activity recognises and provides for Poutini Ngāi Tahu cultural and spiritual values, rights and interests;</p> <p>d. The cumulative effects of activities within or adjacent to any area of significant indigenous vegetation or habitat;</p> <p>e. The effects the activity may have on the introduction or spread of exotic weed species and pest animals both terrestrial and aquatic;</p> <p>f. The impacts on mahinga kai;</p> <p>g. The impact of the activity on the values of any area of significant indigenous vegetation or habitat, or threatened species and how any potential impact could be avoided, remedied or mitigated;</p> <p>h. The functional or operational need for the activity to occur within areas of significant indigenous vegetation or significant habitats of indigenous fauna; and</p> <p>hi. The appropriateness of any biodiversity offsetting or compensation in accordance</p>
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					with Policy 9 to offset any residual adverse effects that remain after avoiding, remedying and mitigating measures have been applied.
Birchfield Ross Mining Limited (S604)	S604.033	ECO - P9	Support	Recognises the need to provide for offsetting or compensation	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.034	ECO - R1	Support	Recognises the unique context associated with the large area of land which is public conservation land.	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.035	ECO - R2	Oppose	The 500m2 clearance rule is considered to be unduly restrictive and unnecessary	Delete ECO - R2. Alternatively, set a higher vegetation clearance activity, such as 2,000m2 and allow any activity (not just residential, network utility, tracks etc) to carry out limited clearance works.
Birchfield Ross Mining Limited (S604)	S604.036	ECO - R5	Amend	The functional and/or operational need of the activity to carry out such vegetation clearance.	Amend: Discretion is restricted to: a. ; and h. The matters outlined in Policies ECO - P6 and ECO - P7; and i. The functional or operational need for the activity to locate within the area where indigenous vegetation clearance is proposed to occur.
Birchfield Ross Mining Limited (S604)	S604.037	ECO - R7	Support	The discretionary activity status for vegetation clearance	Retain as notified.

<p>Birchfield Ross Mining Limited (S604)</p>	<p>S604.038</p>	<p>NFL - P1</p>	<p>Amend</p>	<p>This policy is supported as it seeks to provide for activities to locate within outstanding natural landscapes</p>	<p>Amend NFL - P1 as follows:</p> <ul style="list-style-type: none"> a. Existing land uses and lawfully established activities including existing network utilities, energy activities, agricultural, horticultural and pastoral activities; b. Conservation activities; c. Recreational activities; d. Natural hazard mitigation activities; e. Operation, maintenance and upgrade of renewable electricity generation facilities; f. Operation, maintenance and upgrading of network infrastructure; g. Upgrading and/or new infrastructure and renewable electricity generation facilities where there is a functional need for it to be located in these areas; h. Poutini Ngāi Tahu uses; or i. The alteration, maintenance or removal of existing buildings or structures; j. <u>Activities with a functional or operational need to locate within these areas, including mineral extraction, exploration and prospecting.</u>
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Birchfield Ross Mining Limited (S604)	S604.039	NFL - P2	Support	Recognises that sometimes adverse effects are not possible to avoid	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.040	NFL - P3	Amend	This policy is supported, however it should also include minerals extraction, exploration and prospecting.	Amend NFL P3 as follows: Recognise that there are settlements, farms, minerals extraction, exploration and prospecting, and infrastructure located within outstanding natural landscapes ...
Birchfield Ross Mining Limited (S604)	S604.041	NFL - P5	Amend	Minerals extraction activities often generate relatively short term effects	Amend NFL P5 as follows: Minimise adverse effects on outstanding natural landscapes and outstanding natural features by considering the following matters when assessing proposals for land use or subdivision: a. ... d. The temporary, short term or permanent nature of any adverse effects;

Birchfield Ross Mining Limited (S604)	S604.042	NFL - R6	Amend	Other provisions already adequately provide for these activities	Amend NFL - R6 as follows: Earthworks, excluding minerals extraction, exploration and prospecting activities , within ...Alternatively, amend the definition of earthworks to specifically exclude minerals extraction, exploration and prospecting activities so that these rules do not apply to these activities
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Birchfield Ross Mining Limited (S604)	S604.043	NC - O1	Support	This objective provides for activities to occur	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.044	NC - O3	Amend	Should recognise that some activities also have an operational need to locate	Amend NC - O3 as follows: To provide for activities which have a functional or operational need to locate in the margins of lakes, rivers and wetlands in such a way that the impacts on natural character are minimised.
Birchfield Ross Mining Limited (S604)	S604.045	NC - P2	Amend	To provide for these activities which also have a functional or operational need to occur within the margins of waterbodies.	Amend NC - P2 as follows: Provide for indigenous vegetation removal, minerals extraction, exploration and prospecting activities and earthworks within riparian margins of lakes, rivers and wetlands where significant adverse effects on natural character are minimised as far as practicable and:
Birchfield Ross Mining Limited (S604)	S604.046	NC - P3	Amend	Should recognise that some activities also have an operational need to locate within these environments.	Amend NC - P3 as follows: Provide for buildings and structures within riparian margins of lakes, rivers and wetlands where these: a. Have a functional or operational need for their location; and
Birchfield Ross Mining Limited (S604)	S604.047	NC - R3	Amend	Earthworks definition does not exclude minerals extraction, exploration and prospecting activities.	Amend NC - R3 as follows: Indigenous Vegetation Clearance and Earthworks <u>excluding minerals extraction,</u>

					<p><u>exploration and prospecting activities</u>, not meeting the Permitted Activity Rules Activity Status Discretionary</p> <p>Alternatively, amend the definition of earthworks to specifically exclude minerals extraction, exploration and prospecting activities so that these rules do not apply to these activities.</p>
Birchfield Ross Mining Limited (S604)	S604.048	SUB - S1	Oppose	4ha is too small to be an economic farming unit, and too large for the lifestyle block market.	Reduce the minimum allotment size to 5,000m2 as is currently provided for in the Westland District Plan as a discretionary activity
Birchfield Ross Mining Limited (S604)	S604.049	CE - O1	Support	Recognises that many people in the West Coast region derive benefit from the coastal environment	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.050	CE - O3	Amend	The New Zealand Coastal Policy Statement recognises that activities "have a functional need to locate and operate within the coastal environment"	Amend CE - O3 as follows: To provide for activities which have a functional or operational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Birchfield Ross Mining	S604.051	CE - P3	Amend	The New Zealand Coastal Policy Statement recognises that activities "have a functional need to locate and	Amend CE - P3 as follows: Only allow new subdivision, use and development within areas of outstanding and high coastal natural

Limited (S604)				operate within the coastal environment"	character, outstanding coastal natural landscapes and outstanding coastal natural features where: a. ... e. It is National Grid infrastructure an activity that has a functional and operational need to locate in these areas.
Birchfield Ross Mining Limited (S604)	S604.052	CE - P5	Support	The functional and operational need for buildings and structures within the coastal environment.	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.053	CE - R4	Oppose	Do not provide for residential or rural activities which are both anticipated by the underlying zones which make up the Coastal Environment	Remove gross ground floor area size limit for buildings in the GRUZ, RLZ and SETZ zones by deleting CE-R4.2.iii.l
Birchfield Ross Mining Limited (S604)	S604.054	EW - O1	Support	This objective is supported	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.055	EW - P1	Amend	Should enable all earthworks, instead of just temporary or small scale earthworks.	Amend EW - P1 as follows: Enable temporary and small scale earthworks for the subdivision, use and development of land, the provision of utilities, and hazard mitigation, while managing those with the potential to create significant adverse effects.
Birchfield Ross Mining	S604.056	EW - R1	Amend	The spreading of vegetative matter is provided for within this permitted activity rule.	Amend EW - R1 as follows: All Permitted activities must comply with the following relevant standards. Earthworks must not

Limited (S604)					exceed a maximum depth or height above ground level of 1.5m measured vertically within 1.5m of a boundary except where these are undertaken by a network utility operator for the purpose of: Pole foundations; Backfilled trenches; or Installation of services by trenchless methods such as directional drilling; All fill must consist of cleanfill material except for any vegetative matter which is being used as fill on the same site;
Birchfield Ross Mining Limited (S604)	S604.057	EW - R2	Amend	Other provisions already adequately provide for these activities to be appropriately assessed without adding another rule.	Amend EW - R2 as follows: EW - R2 Earthworks excluding minerals extraction, exploration and prospecting activities - All Zones
Birchfield Ross Mining Limited (S604)	S604.058	EW - R4	Amend	Other provisions already adequately provide for these activities to be appropriately assessed without adding another rule.	Amend EW - R4 as follows: Earthworks excluding minerals extraction, exploration and prospecting activities in the GRUZ - General Rural Zone, RLZ - Rural Lifestyle Zone, any INZ - Industrial Zone, FUZ - Future Urban Zone, AIRPZ - Airport Zone, any OSRZ - Open Space and Recreation Zone and the MPZ - Māori Purpose Zone
Birchfield Ross Mining Limited (S604)	S604.059	EW - R6	Oppose	The zone provisions adequately provide for consideration of these activities.	Delete EW - R6
Birchfield Ross Mining	S604.060	EW - R8	Amend	Other provisions already adequately provide for these activities to be	Amend EW - R8 as follows: EW - R8 Earthworks excluding minerals extraction,

Limited (S604)				appropriately assessed without adding another rule.	exploration and prospecting activities in any Zone not meeting Permitted Activity standards
Birchfield Ross Mining Limited (S604)	S604.061	LIGHT - O2	Amend	There are only certain areas where there is a need to protect views of the night sky	Amend LIGHT - O2 as follows: Artificial outdoor lighting is located, designed and operated to maintain the character and amenity values within zones, so that it does not adversely affect the health and safety of people, the safe operation of the transport network, protects views of the night sky , the habitats and ecosystems of nocturnal native fauna and the species themselves.
Birchfield Ross Mining Limited (S604)	S604.062	LIGHT - P1	Amend	The wording of this policy is inconsistent with the corresponding objective.	Amend LIGHT - P1 as follows: Provide for the use of artificial outdoor lighting that: a. Allows people and communities to enjoy and use sites and facilities during night time hours and contributes to the security and safety of private and public spaces; b. Maintains the character and amenity values of the zone and surrounding area; c. Supports the social, cultural, and economic wellbeing or health and safety of people and communities, including road safety; d. Minimises sky glow and light spill; and e. Protects Minimises the adverse effects on the health and well-being of people and ecosystems.

Birchfield Ross Mining Limited (S604)	S604.063	LIGHT - P2	Amend	It is not always necessary to protect these views and doing so could affect operational requirements.	Amend LIGHT - P2 as follows: Control the intensity, location and direction of any artificial outdoor lighting to: a. Ensure that any artificial outdoor lighting avoids conflict with existing light sensitive areas and uses; b. Internalise light spill within the site where the outdoor lighting is located; c. Minimises adverse effects on views of the night sky and intrinsically dark landscapes including in areas of outstanding coastal natural character;
Birchfield Ross Mining Limited (S604)	S604.064	LIGHT - R1	Oppose	This rule requires the discretion of the relevant territorial authority to assess compliance, and is unnecessary if compliance with the relevant zone rules is achieved.	Delete LIGHT - R1
Birchfield Ross Mining Limited (S604)	S604.065	LIGHT - R2	Amend	Particularly restrictive which is considered inappropriate	Amend LIGHT - R2 as follows: Where: 1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels: a. 7.00am – 10.00pm: 25 Lux; b. 10.00pm – 7.00am: 10 Lux in the PORTZ - Port Zone, and MINZ - Mineral Extraction Zone ; and c. 10.00pm - 7am: 5 Lux in the TCZ - Town Centre, MUZ - Mixed Use, COMZ - Commercial, HOSZ - Hospital, STADZ - Stadium, AIRPZ - Airport and all INZ - Industrial Zones;

Birchfield Ross Mining Limited (S604)	S604.066	LIGHT - R4	Amend	Should not be more stringent in areas that are not considered particularly sensitive to lighting.	Amend LIGHT - R4 as follows: Where: 1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels: a. 7.00am – 10.00pm: 10 Lux; and b. 10.00pm – 7.00am: 2 Lux;
Birchfield Ross Mining Limited (S604)	S604.067	Rezoning Requests	Oppose	The need for an Open Space Zone over rural public conservation land is not considered necessary	In the Planning Maps, replace the Open Space Zones with General Rural Zone on rural public conservation land, except where the submitter has sought a Mineral Extraction Zone.
Birchfield Ross Mining Limited (S604)	S604.068	Overview	Support	Notes that minerals extraction can occur within the Open Space Zones. This is supported.	Retain the following wording: "The nature of the West Coast, with its extensive mineral deposits, combined with 84% of the land area being located in public conservation estate, means that provision is also made for mineral extraction within the Open Space Zone."
Birchfield Ross Mining Limited (S604)	S604.069	OSRZ - P9	Amend	provide for a range of activities, and provides for minerals extraction	Amend OSRZ - P9 as follows: Provide for the range of purposes where compatible with the open space values including: a. The ongoing operation and appropriate management of cemeteries; b. Camping opportunities at rivers, lakes and coastal areas where this is compatible with the values of the open space; c. Gravel and shingle extraction for roading networks and other local purposes;

					<p>d. Quarries for rock;</p> <p>e. Pastoral farming including grazing as a management tool;</p> <p>f. Mineral extraction, exploration and prospecting of resources where there is a functional or operational need to locate these these are limited in their location; and</p> <p>g. Water supply and drainage networks where this supports local</p>
Birchfield Ross Mining Limited (S604)	S604.070	OSRZ - P14	Amend	Contains duplication of both wording and regulation	Amend OSRZ - P14 as follows: Provide for mineral extraction activities within the OSZ - Open Space Zone where: a. Impacts on open space and recreation values of the site are minimised; b. This is provided for within any Open Space Management Plan for the area; c. Adverse effects on open space and recreation values and the environment are avoid, mitigated, remedied, offset or compensated; d. Sites are rehabilitated at the end of the mineral extraction activity to enable the land to be used for an appropriate activity.
Birchfield Ross Mining Limited (S604)	S604.071	OSZ - R20	Support	Recognises that minerals are located within open space and recreation zones.	Retain as notified.

Birchfield Ross Mining Limited (S604)	S604.072	OSZ - R22	Support	Recognises that minerals are located within open space and recreation zones.	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.073	GIZ - R1	Oppose	<p>This rule contains a number of problematic provisions for industrial activities.</p> <p>This rule requires as a condition that there is no dust nuisance at the Light Industrial Zone Boundary when it should say General Industrial Zone. While dust nuisance is often a matter of discretion when considering land use consents required by a District Plan, it would be unusual to have a rule which effectively seeks to limit air discharges. The West Coast Regional Air Plan controls air discharges and the rule is inappropriate.</p> <p>Similarly, the West Coast Regional Land and Water Plan is the appropriate plan to control stormwater discharge, and there is no requirement for a stormwater disposal rule in the Proposed Plan.</p>	<p>Amend LIZ - R1 as follows:</p> <p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The maximum building height above ground level is 12m; 2. Maximum site coverage is 65%; 3. Buildings are setback a minimum: <ol style="list-style-type: none"> i. 10m from State Highways; and ii. 5m from road boundaries, any Residential Zone, Open Space Zone or Settlement Zone boundary and the Rail Corridor; 4. All external storage and car parking areas shall be screened by a 1.8m fence or landscaping so that: <ol style="list-style-type: none"> i. It is not visible from any adjacent Residential Zone or Settlement Zone boundary or adjacent public place; and ii. The fence or landscaping is set back from the road boundary so that it does not restrict visibility;

					<p>5. No blasting or vibration shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on Saturdays with no blasting or vibration to be undertaken on Sundays or public holidays;</p> <p>6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ – Light Industrial Zone boundary as a result of the activity;</p> <p>7. The area adjoining the road frontage of all sites, and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space, SARZ - Sport and Recreation Zone or MUZ - Mixed Use Zone shall contain landscaping as follows:</p> <p>a. A minimum width of 2 metres that will, within two years of being planted, reach a minimum height of 1m, provided that lower heights are acceptable where this will otherwise restrict visibility within the State Highway corridor; and</p> <p>b. On sites adjoining a RESZ - Residential Zone shall be planted with species, which</p>
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					<p>at maturity, will provide screening from the adjoining sites; and</p> <p>c. The planting of 1 tree per 20 carparking spaces is encouraged within any carparking area.</p> <p>8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and</p> <p>...</p>
Birchfield Ross Mining Limited (S604)	S604.074	RURZ - O1	Amend	Should refer to primary production which is defined in the National Planning Standards 2019.	Amend RURZ - O1 as follows: "To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment."
Birchfield Ross Mining Limited (S604)	S604.075	RURZ - O5	Amend	Should provide for Mineral extraction these activities to occur in rural zones.	Amend RURZ - O5 as follows: To support provide for the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided

					adverse effects are minimised and rehabilitation of land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations.
Birchfield Ross Mining Limited (S604)	S604.076	RURZ - P1	Support	This policy supports a wide range of activities, which includes minerals extraction. The policy is supported.	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.077	RURZ - P3	Amend	Should be extended to all primary production activities	Amend RURZ - P3 as follows: Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary production values.
Birchfield Ross Mining Limited (S604)	S604.078	RURZ - P15	Support	The policy provides for management of reverse sensitivity effects and is supported.	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.079	RURZ - P18	Amend	Should include the ability to offset or compensate	Amend RURZ - P18 as follows: Recognise that mineral resources are fixed in location and enable mineral extraction activities provided adverse effects are avoided, remedied, or mitigated, offset or compensated for.
Birchfield Ross Mining	S604.080	RURZ - P19	Amend	Amendments are sought for consistency	Amend RURZ - P19 as follows: Manage conflicts between mineral extraction activities

Limited (S604)					and other land uses by ensuring that: a. Standards to manage adverse effects minimise impacts on the amenity, rural character and natural values of rural areas are met; and b. Activities that are incompatible with the effects of mineral extraction activities are not established close to existing mineral extraction activities.
Birchfield Ross Mining Limited (S604)	S604.081	RURZ - P21	Support	This policy requires the provision of adequate information to assess effects and is supported.	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.082	RURZ - P22	Support	Requires rehabilitation of land following mineral extraction in an appropriate manner	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.083	RURZ - P23	Support	This policy supports co-ordination which will avoid duplication	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.084	RURZ - P24	Support	Supports the creation of Minerals Extraction Zones	Retain as notified.
Birchfield Ross Mining	S604.085	RURZ - P25	Support in part	Does not reflect the full effects management hierarchy	Amend RURZ - P25 as follows: RURZ - P25 Maintain the quality of the environment and amenity of areas surrounding the mineral

Limited (S604)					extraction activities as far as practicable by: a. ... d. Avoiding or mitigating impacts Managing adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna;
Birchfield Ross Mining Limited (S604)	S604.086	GRUZ - R11	Support	This rule provides for minerals exploration and prospecting and is supported.	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.087	GRUZ - R12	Support	This rule provides for minerals extraction	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.088	GRUZ - R24	Oppose	Non-rural activities is not defined.	Delete GRUZ - R24
Birchfield Ross Mining Limited (S604)	S604.089	GRUZ - R25	Amend	This is not a district planning matter and should be addressed through discharge permits sought through regional consenting.	Does not include all relief sought. Should read: Amend GRUS - R25 as follows: <u>GRUZ - R25 Mineral Extraction, Prospecting and Exploration Activities not meeting Permitted or Controlled Activity Standards</u> ...

					<p>Discretion is restricted to:</p> <ul style="list-style-type: none">a. Management of access, parking and traffic generation;b. Noise, glare, light, dust, blasting and vibration management;c. Hours of operation;d. Hazardous substances and waste management;e. Historic and Poutini Ngāi Tahu cultural heritage requirements;f. Extent and management of earthworks and indigenous vegetation clearance;g. Effects on any threatened fauna or flora or their habitats;h. Design and location of buildings, structures and infrastructure;i. Landscape measures;j. Maintaining public access;k. Effects on riparian margins and water quality;l. Monitoring, reporting and community liaison requirements;m. Financial contributions and any requirement for bonds; and
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					n. Site rehabilitation and mine closure requirements.
Birchfield Ross Mining Limited (S604)	S604.090	GRUZ - R32	Oppose	If amendments are made as suggested to GRUZ-R25 to include minerals prospecting and exploration activities, then this rule becomes superfluous	Delete GRUZ-32.
Birchfield Ross Mining Limited (S604)	S604.091	Overview	Support	Supports the inclusion of the Minerals Extractions Zones	Retain the Minerals Extraction Zone
Birchfield Ross Mining Limited (S604)	S604.092	MINZ - O1	Support	This objective enables mineral extraction activities in the MINZ and is supported	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.093	MINZ - O2	Support in part	To allow for the full effects management hierarchy.	Amend MINZ - O2 as follows: To ensure exploration, extraction and processing of minerals within the MINZ - Mineral Extraction Zone minimises manages 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.
Birchfield Ross Mining Limited (S604)	S604.094	MINZ - P1	Support	This policy encourages the recognition of important mineral resources through mineral extraction zones and is supported	Retain as notified.

Birchfield Ross Mining Limited (S604)	S604.095	MINZ - P2	Support	To protect mineral resources from reverse sensitivity effects	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.096	MINZ - P3	Amend	To refer to the best practicable environmental outcome rather than best practice.	Amend MINZ - P3 as follows: To ensure that after mineral extraction, all mine sites in the MINZ - Mineral Extraction Zone are rehabilitated to the best practicable practice environmental standards and to provide for future use and activities appropriate to the area.
Birchfield Ross Mining Limited (S604)	S604.097	MINZ - P4	Amend	To allow for the full effects management hierarchy.	Amend MINZ - P4 as follows: Maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practicable by: a. ... d. Managing adverse effects impacts on significant indigenous vegetation and significant habitats of indigenous fauna;
Birchfield Ross Mining Limited (S604)	S604.098	MINZ - P5	Support	Manage the relationship between the MINZ and SNA/SASM	Retain
Birchfield Ross Mining Limited (S604)	S604.099	MINZ - P6	Support	These policies effectively manage the relationship between the MINZ and SNA/SASM, so recourse to rules for indigenous vegetation and SASM are not required.	Retain

Birchfield Ross Mining Limited (S604)	S604.100	MINZ - P7	Amend	To allow for the full effects management hierarchy.	Amend MINZ - P4 as follows: Maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practicable by: a. Utilising management, monitoring, rehabilitation and mine closure plans as a key tool; b. Managing dust, noise, vibration, access and lighting to maintain amenity values; c. Managing traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network; d. Managing adverse effects impacts on significant indigenous vegetation and significant habitats of indigenous fauna;
Birchfield Ross Mining Limited (S604)	S604.101	MINZ - P8	Support	This policy provides for adverse effects to be managed using the effects management hierarchy and is supported.	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.102	MINZ - R2	Amend	Appears to be providing for activities which may already be provided for under section 9 (3)(a) of the Resource Management Act 1991, or existing use rights afforded by section 10 of the Act.	An additional advice note is sought as follows: "This rule does not override the protection of consented activities under Section 9(3)(a) of the Resource Management Act 1991 or existing use rights provided for under Section 10 of the Act."
Birchfield Ross Mining	S604.103	MINZ - R3	Support	This rule provides for ancillary activities and is supported.	Retain as notified.

Limited (S604)					
Birchfield Ross Mining Limited (S604)	S604.104	MINZ - R6	Support	The activity status for vegetation clearance is supported.	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.105	MINZ - R7	Support	The activity status for mineral extraction activities is supported	Retain as notified.
Birchfield Ross Mining Limited (S604)	S604.106	Birchfields Ross Mine	Support	Supports the inclusion of the schedule of lawfully established minerals extraction and processing areas	Retain lawfully established minerals extraction zones.
Birchfield Ross Mining Limited (S604)	S604.107	R&M Mining Mine Ross Township	Support	Supports the inclusion of the schedule of lawfully established minerals extraction and processing areas	Retain lawfully established minerals extraction zones.
Birchfield Ross Mining Limited (S604)	S604.108	Outline of Content Requirements for a Mineral Extraction Management Plan	Amend	Amendments are proposed for consistency and clarity.	Amend Outline of Content Requirements for a Mineral Extraction Management Plan as follows: 1. Introduction i. Statutory Approvals – status ii. Location iii. Overview of the mineral extraction operations 2. Receiving Environment (address all that are relevant) i. Climate ii. Geology iii. Hydrology – including presence of lakes, wetlands and waterways iv. Terrestrial ecology including key species v.

					<p>Landscape context vi. Neighbouring land uses vii. Coastal environment 3. Management of Environmental Effects i. Terrestrial Ecology (address all that are relevant) a. Native vegetation b. Native fauna c. Significant natural areas d. Key species e. Key risks to be managed f. Any specific species or ecosystem management plans ii. Landscape values and Amenity (address all that are relevant) a. Landscape values b. Neighbouring landuses iii. Management of hazardous substances iv. Acid mine management v. Dust vi. Noise vii. Erosion and Sediment Control viii. Traffic ix. Lighting x. Archaeological and cultural values xi. Weed and pest management xii. Site rehabilitation and mine closure Appendices: Specific Management Plans (if required) 4. Key issues to be managed i. Heritage and Culture (address all that are relevant) a. Any archaeological or historic heritage values b. Poutini Ngāi Tahu Cultural landscape values ii. Acid Mine Drainage Management (where relevant) a. Prevention and minimisation measures b. Treatment and Control measures c. Monitoring, maintenance and contingency programme iii. Erosion and Sediment Control a. Drawings and specifications of erosion</p>
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					control measures b. Sizing and location of sediment controls (eg diversions, silt fences etc) c. Management of sediment retention ponds (where relevant) d. Decommissioning of sediment control structures e. Chemical treatment programme for sediment laden water (where relevant) f. Monitoring, maintenance and contingency programme iv. Waste Rock/Overburden Management a. Waste rock placement methods and procedures b. Slope stability c. Monitoring and maintenance 5. Specific Management Plans i. Hazardous Substances & Spill Contingency Management Plan ii. Dust Management Plan iii. Noise Management Plan iv. Traffic Management Plan v. Lighting Management Plan vi. Fire Management Plan vii. Archaeological Management Plan viii. Annual Monitoring Plan ix. Site Rehabilitation Management Plan x. Weed and Pest Management Plan xi. Mine Closure Plan
Birchfield Ross Mining Limited (S604)	S604.109	POU - O2	Neutral	No issue necessarily with this provision, but issue with the mineral extraction rule which flows from this	Review rule
Birchfield Ross Mining	S604.110	POU - P6	Amend	Why does an RMA document need to support the implementation of other legislation?	Delete reference to other legislation

Limited (S604)					
Birchfield Ross Mining Limited (S604)	S604.111	Definitions	Amend	A new definition is sought as in the Health and Safety at Work (Major Hazard Facilities) Regulations 2016.	Insert MAJOR HAZARD FACILITY definition: Has the same meaning as the Health and Safety at Work (Major Hazard Facilities) Regulations 2016 means a facility that WorkSafe has designated as a lower tier major hazard facility or an upper tier major hazard facility under regulation 19 or 20
Birchfield Ross Mining Limited (S604)	S604.123	Rezoning Requests	Amend	Recognises the uniquely high importance of mineral extraction activities to the West Coast Economy	Amend to include additional areas at Mikonui as shown in Attachment B of the submission.

<p>Black Singlet Investments Ltd (S395)</p>	<p>S395.001</p>	<p>Sites and Ares of Significance to Māori</p>	<p>Oppose</p>	<p>Re 130 Mawhera Quay, Greymouth We oppose SASM 57, 58 and 62 being recorded against the Property and oppose any other “Sites and Areas of Significance to Māori” being recorded against the Property in the future. The Property was purchased as freehold land on 5 February 2007 and at that time there was no reasonable detail to support that the Property may in the future be encumbered as a site and area of significance to Māori (noting that Mawhera sold the Property to the Vendor to whom we purchased the Property from). At the time the Property was acquired we were aware that it was classed as a Heritage Area (Reference: HH69 – Description: Government Building) Historic Place Category One Building. We consider the proposed designation(s) will have a negative impact on the future value of the Property and will likely lead to additional costs being incurred by the owners. We understand that SASM 57, 58 AND 62 of the Te Tai o</p>	<p>Remove all SASM identifications from the property at 130 Mawhera Quay, Greymouth.</p>
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				<p>Poutini Plan Proposed Plan currently states that there are “no relevant permitted activity rules” for each of the SASM against the Property. Given this, why do they need to be referenced against the Property at all?</p>	
<p>BP & CA JONES (S526)</p>	S526.001	Rezoning Requests	Amend	<p>The land was originally swamp and has been developed into pasture it is boggy and requires careful management to avoid pugging. It cannot be heavily grazed, or grazed by heavy stock and during winter cannot have tractors driven on it, and in some places even quads or on foot is inviting getting stuck. Referring to the attached map, the area outlined in green is currently native bush. It is also steep hillside. If anyone tried to farm this section of ‘highly productive land’ it would</p>	<p>Remove Highly Productive Land Precinct from the property at 4300 Karamea Highway</p>

				<p>require clearing and cultivation. Even if this were possible, any rain on the hillside would result in the 'highly productive land' washing onto the flat area below. This land is not capable of being productive in an agricultural sense. The area outlined in blue was inundated with salt water in tropical cyclone Fehi. It was under salt water for several days, and took a couple of months to recover to the point where it could be regressed. We did not find it highly productive at all. With the erosion of the foreshore by the Karamea River allowing the sea to have more direct access, and the sea level rise predicted with Climate Change, this land is also going to become even less productive.</p>	
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<p>BP & CA JONES (S526)</p>	<p>S526.002</p>	<p>SASM 7</p>	<p>Not Stated</p>	<p>I am submitting on the piece of land labelled SASM7. This is supposedly a piece of land of significance to Māori. Our copy of the Certificate of Title Under Land Transfer states the Māori Trustee had possession of the block on the 8th day of December one thousand nine hundred and sixty-seven. They approached the then owner of our farm and asked if he wished to purchase it. Title was transferred to Karl Owen Jones of Karamea on 13.6.1968 at 10.36 o'clock. Since then, no one has approached the farmers to view the land they had previously owned. No one has communicated to us that Māori still considered this block as of historical or cultural significance and asked us to take special care of it. They were aware of the use it would be put to and had no objections at the time. The Māori Trustees put no conditions on future use, or laid claims to future uses. It is an extremely scrappy title and has never been contiguous, even before the road was put through. I suspect the only reason the block has</p>	<p>We are willing to have the top three titles labelled as being of significance of Māori, but see no justification for the main piece of the block to be included. We should not have to go to the iwi if we wish to build another shed or dwelling on land we own</p>
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			<p>been included in the TTPP is someone took the simple way out and marked all blocks that have at some stage been owned by Māori Trustees. We are not aware of any permanent Māori settlement sites. Most of this block was never suitable for fortification or dwellings because it is either mud flat or swamp. No doubt the Māori passed through on their way down the coast, but they would have passed through a lot of land going from top to bottom of the South Island. The title includes our main sheds, part of our farm diary, and a residence. We are willing to have the top three titles labelled as being of significance of Māori, but see no justification for the main piece of the block to be included. We should not have to go to the iwi if we wish to build another shed or dwelling on land we own, that the Māori Trustees of the time wanted to be rid of. I am aware that it has been stated Māori will not stop development, but the Māori who sold the land originally did not want</p>	
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				<p>to keep any control over it. How can we expect future Māori to abide by statements made today? We are probably going to change the use of part of the area from dairy grazing to wetland. As I read things currently, this means we will have to go to the iwi and ask their permission. While I am sure this would be granted, it seems a waste of everyone's time just because Māori Trustees used to briefly officially own the area.</p>	
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Bradley Serong (S294)	S294.001	Sites and Ares of Significance to Māori	Oppose	My partner and I have just purchased and built a house on what is now 276C Arthurstown Rd which is showing as part of the property of 326 Arthurstown RdWe are very concerned about future ramifications for us so as property value, re sale, future costs and most importantly the right to make our own decisions on our own property and that we have bought within the normal council guidelines	Remove SASM 101 from 276c Arthurstown Road
Bradshaw Farms (S511)	S511.001	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.
Bradshaw Farms (S511)	S511.002	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	Develop a definition for “offensive industries”.

				industries” as it is listed in SASM – P11.	
Bradshaw Farms (S511)	S511.003	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”.
Bradshaw Farms (S511)	S511.004	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.
Bradshaw Farms (S511)	S511.005	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 ”.
Bradshaw Farms (S511)	S511.006	NHP11	Support	We support this provision.	Retain as notified.
Bradshaw Farms (S511)	S511.007	NHP12	Oppose in part	This policy is very restrictive.	Retain point b. Delete point g.

Bradshaw Farms (\$511)	S511.008	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.
Bradshaw Farms (\$511)	S511.009	NHR8	Oppose in part	Point two in this rule is too restrictive.	Delete point 2.
Bradshaw Farms (\$511)	S511.010	NHR9	Oppose in part	The activity status when compliance is not achieved is too restrictive.	Amend status when compliance is not achieved to Discretionary.
Bradshaw Farms (\$511)	S511.011	NHR12	Support	We support this rule.	Retain as notified.
Bradshaw Farms (\$511)	S511.012	NHR13	Support	We support this rule.	Retain as notified.
Bradshaw Farms (\$511)	S511.013	NHR14	Oppose	Activity status is too restrictive.	Amend status to Discretionary.
Bradshaw Farms (\$511)	S511.014	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.
Bradshaw Farms (\$511)	S511.015	NHR39	Support	We support this rule.	Retain as notified.
Bradshaw Farms (\$511)	S511.016	NHR40	Oppose in part	Point two in this rule is too restrictive.	Delete point 2.
Bradshaw Farms (\$511)	S511.017	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.

Bradshaw Farms (\$511)	S511.018	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.
Bradshaw Farms (\$511)	S511.019	NHR43	Support	We support this rule.	Retain as notified.
Bradshaw Farms (\$511)	S511.020	NHR44	Oppose	Activity status is too restrictive.	Amend status to Discretionary.
Bradshaw Farms (\$511)	S511.021	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
Bradshaw Farms (\$511)	S511.022	SASM -R2	Oppose in part	Too restrictive.	Delete iii. a. and b.
Bradshaw Farms (\$511)	S511.023	SASM -R3	Support	We support the rule with SASM14 being excluded.	Retain as notified with SASM14 being excluded from point 2.
Bradshaw Farms (\$511)	S511.024	SASM -R6	Oppose	Too restrictive.	SASM14 should be excluded from Schedule Three referred to in 1.i. The rule is generally too restrictive.
Bradshaw Farms (\$511)	S511.025	SASM -R9	Oppose	Too restrictive.	Delete rule or include SASM14 on the list of sites.
Bradshaw Farms (\$511)	S511.026	SASM - R10	Oppose	Too restrictive.	Delete.
Bradshaw Farms (\$511)	S511.027	SASM - R11	Oppose	Too restrictive.	Delete.
Bradshaw Farms (\$511)	S511.028	SASM - R12	Oppose	Too restrictive.	Delete.

Bradshaw Farms (\$511)	S511.029	SASM - R13	Oppose	Too restrictive.	Delete.
Bradshaw Farms (\$511)	S511.030	SASM - R14	Oppose	Too restrictive.	Delete.
Bradshaw Farms (\$511)	S511.031	SASM - R15	Oppose	Too restrictive.	Delete.
Bradshaw Farms (\$511)	S511.032	SASM - R16	Oppose	Too restrictive.	Delete.
Bradshaw Farms (\$511)	S511.033	SASM - R17	Oppose	Too restrictive.	Delete.
Bradshaw Farms (\$511)	S511.034	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.
Bradshaw Farms (\$511)	S511.035	ECO - P3	Support	We support this policy.	Retain as notified.
Bradshaw Farms (\$511)	S511.036	ECO - P4	Support	We support this policy.	Retain as notified.
Bradshaw Farms (\$511)	S511.037	ECO - P7	Oppose in part	We support that this policy provides for consideration of “the appropriateness of any biodiversity	Retain as notified.

				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.”	
Bradshaw Farms (\$511)	S511.038	ECO - P9	Support	We support this policy.	Retain as notified.
Bradshaw Farms (\$511)	S511.039	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.
Bradshaw Farms (\$511)	S511.040	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.

Bradshaw Farms (S511)	S511.041	ECO - R4/SUB - R7	Oppose in part		
Bradshaw Farms (S511)	S511.042	ECO - R6/SUB - R9	Oppose in part		
Bradshaw Farms (S511)	S511.043	ECO - R8/SUB - R15	Oppose in part		
Bradshaw Farms (S511)	S511.044	ECO - R9/SUB - R27	Oppose		
Bradshaw Farms (S511)	S511.045	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.
Bradshaw Farms (S511)	S511.046	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.
Bradshaw Farms (S511)	S511.047	SASM - R14	Oppose	We oppose SASM14 and the rules associated with it.	Delete SASM 14 or provide exclusions for it in associated rules.
Bradshaw Farms (S511)	S511.048	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.
Bradshaw Farms (S511)	S511.049	SUB - R7/ECO - R4	Oppose in part	The provision heading is unclear given SNAs are yet to be mapped.	Amend heading to read: Subdivision to create allotment(s) of Land Containing an Scheduled

				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.	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
Bradshaw Farms (\$511)	S511.050	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 noncompliance with point should be Discretionary. There should be no escalation to NonComplying status.
Bradshaw Farms (\$511)	S511.051	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 a 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
Bradshaw Farms (\$511)	S511.052	SUB - R13	Support	We support the provision.	Retain as notified.
Bradshaw Farms (\$511)	S511.053	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
Bradshaw Farms (\$511)	S511.054	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.
Bradshaw Farms (\$511)	S511.055	SUB - R17	Support	We support the provision.	Retain as notified.
Bradshaw Farms (\$511)	S511.056	SUB - R18	Support	We support this provision.	Retain
Bradshaw Farms (\$511)	S511.057	SUB - R20	Support	We support this provision.	Retain
Bradshaw Farms (\$511)	S511.058	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.
Bradshaw Farms (\$511)	S511.059	SUB - R23	Support	We support this provision.	Retain
Bradshaw Farms (\$511)	S511.060	SUB - R25	Oppose	The rule is too restrictive.	Delete

Bradshaw Farms (\$511)	S511.061	SUB - R27/ECO - R9	Oppose	The rule is too restrictive.	Delete
Bradshaw Farms (\$511)	S511.062	Coastal Environment	Oppose	This overlay is far too extensive. The extent inland that overlay covers is inappropriate and will unduly restrict development.	Amend overlay extent to exclude our properties.
Bradshaw Farms (\$511)	S511.063	CE - P5	Support	We support this provision.	Retain as notified.
Bradshaw Farms (\$511)	S511.064	CE - P6	Support	We support this provision.	Retain as notified.
Bradshaw Farms (\$511)	S511.065	CE - R1	Support	We support this provision.	Retain as notified.
Bradshaw Farms (\$511)	S511.066	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. i. Delete point 2. a. iii.
Bradshaw Farms (\$511)	S511.067	CE - R12	Support	We support this rule.	Retain as notified.
Bradshaw Farms (\$511)	S511.068	CE - R19	Support	We support this rule.	Retain as notified.
Bradshaw Farms (\$511)	S511.069	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	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

				Residential Zone at Alma Road if that proceeds to any extent.	activities built at the proposed residential development at Alma Road.
Bradshaw Farms (\$511)	S511.070	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.
Bradshaw Farms (\$511)	S511.071	Residential Zones	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.
Bradshaw Farms (\$511)	S511.072	General Residential Zone	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.
Bradshaw Farms (\$511)	S511.073	Settlement Zone	Support	We support that 95 Snodgrass Road is zoned Settlement Zone (i.e. Section 1 SO 14107 and Section 14 Town of Orowaiti).	Retain as notified.
Bradshaw Farms (\$511)	S511.074	GRUZ	Support	We support that the land we own at 107 Alma Road is zoned General Rural Zone (i.e. Lot 4 DP 15375, PT	Retain as notified.

				Lot 2 DP 7181, Section 1 SO 14701 and Section 2 SO 14701).	
Bradshaw Farms (\$511)	S511.075	GRUZ	Support	We support that Lot 1 DP 17523 is zoned General Rural Zone (i.e. part of 103 Alma Road). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from surrounding land use and housing density changes.	Retain as notified.
Bradshaw Farms (\$511)	S511.076	GRUZ	Support	We support that the land between our quarry and Pakihi Road is zoned General Rural Zone (i.e. Lot 2 DP 404550, Lot 2 DP 418652 and Pt Section 24 Blk VII Kawatiri SD). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from	Retain as notified

				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.	
Bradshaw Farms (S511)	S511.077	GRUZ	Support	We support that the land that we own between Bulls Road and Bradshaws Road north of State Highway 67A is zoned General Rural Zone (i.e. Sections 26 and 27 Blk II Steeples SD).	Retain as notified.
Bradshaw Farms (S511)	S511.078	GRUZ	Oppose	We oppose that the land we own between Bulls Road and Bradshaws Road south of State Highway 67A is zoned General Rural Zone (i.e. Section 1 SO 14694, Part Section 2 Blk II Steeples SD, Section 3 Blk II Steeples SD, Section 4 Blk II Steeples SD, Section 5 Blk II Steeples SD, Section 42 Blk II Steeples SD and Section 71 Blk II Steeples SD). We submit that this should be zoned Rural Residential Precinct.	Amend to Rural Residential Precinct.
Bradshaw Farms (S511)	S511.079	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	Retain as notified.

				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.	
Bradshaw Farms (\$511)	S511.080	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.
Bradshaw Farms (\$511)	S511.081	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.
Bradshaw Farms (\$511)	S511.082	Coastal Severe and Coastal Alert Overlay	Oppose in part	This overlay is too extensive.	Amend overlay extent to exclude our properties.
Bradshaw Farms (\$511)	S511.083	Coastal Environment	Oppose in part	This overlay is far too extensive. The extent inland that the overlay covers is inappropriate and will unduly restrict development.	Amend and reduce the inland extent of the Coastal Environment Overlay.
Bradshaw Farms (\$511)	S511.084	CE - O1	Support	We support these objectives.	Retain as notified.
Bradshaw Farms (\$511)	S511.085	CE - O2	Support	We support these objectives.	Retain as notified.

Bradshaw Farms (\$511)	S511.086	CE - O3	Support in part	The term “functional need” does not go far enough in recognising that some activities are required to operate in the coastal environment e.g. due to the location of mineral deposits.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Bradshaw Farms (\$511)	S511.087	CE - P1	Support	We support this provision.	Retain as notified.
Bradshaw Farms (\$511)	S511.088	CE - P4	Support in part	We believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.
Bradshaw Farms (\$511)	S511.089	CE - P5	Support in part	We support this provision but believe this needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Bradshaw Farms (\$511)	S511.090	CE - P6	Support	We support this provision.	Retain as notified.
Bradshaw Farms (\$511)	S511.091	CE - R1	Support	We support this provision.	Retain as notified.
Bradshaw Farms (\$511)	S511.092	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. i. Delete point 2. A. iii.

Bradshaw Farms (\$511)	S511.093	CE - R5	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (\$511)	S511.094	CE - R6	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (\$511)	S511.095	CE - R7	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (\$511)	S511.096	CE - R8	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (\$511)	S511.097	CE - R9	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (\$511)	S511.098	CE - R10	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (\$511)	S511.099	CE - R11	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (\$511)	S511.100	CE - R12	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (\$511)	S511.101	CE - R14	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (\$511)	S511.102	CE - R15	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (\$511)	S511.103	CE - R16	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (\$511)	S511.104	CE - R17	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (\$511)	S511.105	CE - R18	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.

Bradshaw Farms (S511)	S511.106	CE - R19	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.107	CE - R21	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Bradshaw Farms (S511)	S511.108	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 from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Bradshaw Farms (S511)	S511.109	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 from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Bradshaw Farms (S511)	S511.110	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	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.

				take an excessively restrictive approach to hazard management and mitigation.	
Bradshaw Farms (S511)	S511.111	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 from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Branch 49 (Westland) of the New Zealand Association of Radio Transmitters (Inc.). (S109)	S109.001	INF - R1	Amend	We believe that amateur radio activity needs it's own section in the plan - for ease of identifying qualifying activity and understanding. Amateur GURL lists permitted frequencies up to 1000 GHz.	A new rule specifically for Amateur RadioCommunications as a permitted activity be included with proposed wording as below. Amateur Radio Communications. 1. AmateurRadio Communication means that communication permitted by the General User Licence (Radio) (ZZ) for Amateur Radio Operators - issued Pursuant toRegulation 9 of the Radiocommunications Regulations 2001 ("Regulations") madeunder section 116(1)(b) of the Radiocommunications Act 1989 for thetransmission of radio waves by amateur radio operators in New Zealand, for thepurpose of communications in the

					<p>amateur radio service in accordance with the applicable terms, conditions and restrictions of such licence. Operators must have: [1] a current General Amateur Operator's Certificate of Competency (GAOC), and [2] a callsign.</p> <p>2. The following equipment shall be permitted under Amateur Radio Communications:</p> <ul style="list-style-type: none">a. A single tower with a maximum height of 25 metres.b. Four supplementary poles each having a maximum height of 15 metres, or including an antenna or lightning spike, 20 metres.c. A transmission building (including ancillary buildings) with a maximum area of 250 square metres. This shall apply in cases where transmission equipment is not located in an existing building, such as a house or shed/garage. <p>3. The</p>
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					<p>following equipment attached to or erected on the existing tower and buildings or at the site on a permanent basis (in addition to the masts referred to above: a.</p> <p>radio communication antennas including whip, grid, yagi, dipoles and panels or similar, and ancillary equipment, but no single dish or panel antenna shall have a solid frontal surface area greater than 7 square metres or 2.5 metres in diameter in the case of dish antenna unless otherwise coming within the abovementioned sections and/or Regulations.</p> <p>4. Any beacon or repeater established per the abovementioned Regulations shall be allowed.</p> <p>a. Where such repeater or beacon is permanently established and co-located in the premises of another qualifying operator/service (such as Kiwirail, Chorus, Department of Conservation etc) it shall meet any necessary conditions as agreed with that operator/service - such as not creating any unwanted interference with the operation of the transmission equipment</p>
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					<p>of the other operator/service. 5. Temporary or emergency operation of radio transmission equipment and antenna systems shall be permitted for a period of 7 days without notification – so long as no undue interference is created. Periods of operation longer than 7 days should be notified to the Regional/District Council concerned, with the reason for the temporary/emergency operation provided and indication of timeframe the communication is needed. a. With respect to any temporary or emergency operation of amateur radio equipment, the amateur radio operator(s) involved shall comply with any lawful direction from any officer if the Regional/District Council and/or Police or Civil Defence Officer.</p>
Brendan Te Amo (S85)	S85.001	Subdivision Objectives	Support	<p>Agree with the proposed new zonings, keeping the growth within the existing towns and not allowing lateral spread of housing here there and everywhere. Grows the population of existing zones and generates economic growth in these already established regions.</p>	<p>Agree with the proposed new zonings, keeping the growth within the existing towns and not allowing lateral spread of housing here there and everywhere.</p>

Brendan Te Amo (S85)	S85.002	Subdivision	Support		Support
Brendon McMahon (S306)	S306.001	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Support in part	As far as what I can't see in the plan, I am disappointed very little of the heritage value, including extant early sites of significance in the town of Kumara and surrounds have not been recognised or even identified within the Historic Heritage area or in the settlement overlayThe enhancement of the town's historic heritage value has promoted significant improvement to the amenity value of the township through interpretation boards and the 'village green' etc, but there appears to be no recognition in the plan of thisThe plan should at least identify individual buildings dating from the 19th century worthy of ongoing protection to continue the enhancement of the broader historic heritage precinct value, and amenity, of the placel can see very little reference to the amenity values of various historic sites in the town, apart from two referenced in the Historic Heritage schedule.. [refer	A full assessment of the historic heritage and amenity values of the township of Kumara, to include a schedule with all reserve sites apart from the two currently included in the draft TTPP , and other well known heritage buildings and sites within the township as a heritage precinct overlay to ensure all future development is sensitive to the existing townscape and its heritage value

				<p>submission for detailed information on historic values of various sites]I would like to see all sites of heritage and amenity value in the township -- including the various paper roads -- properly assessed and acknowledged for their potential amenity value. This is so that future development within Kumara is done sensitively and in keeping with the current ambiance of the townshipThat is to say, the village style, historic heritage and current low-scale development in Kumara should be recognised and given due acknowledgement through the appropriate provisions of the proposed TTPP .</p>	
Brent and Anne Newton (S235)	S235.002	Sites and Ares of Significance to Māori	Oppose	<p>We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.</p>	<p>That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.</p>
Brent and Anne Newton (S235)	S235.003	Sites and Areas of Significance to Māori Rules	Amend	<p>Tthe 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</p>	<p>That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately. Any Rules with immediate</p>

				totally rejected by the affected private landowners, who are submitting and requesting that these rules be withdrawn from the private properties identified.	effect be withdrawn from the currently effected private properties
Brett Avery (S513)	S513.001	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.
Brett Avery (S513)	S513.002	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”.
Brett Avery (S513)	S513.003	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”.

Brett Avery (S513)	S513.004	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.
Brett Avery (S513)	S513.005	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”.
Brett Avery (S513)	S513.006	NHP11	Support	We support this provision.	Retain as notified.
Brett Avery (S513)	S513.007	NHP12	Oppose in part	This policy is very restrictive.	Retain point b. Delete point g.
Brett Avery (S513)	S513.008	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.
Brett Avery (S513)	S513.009	NHR8	Oppose in part	Point two in this rule is too restrictive.	Delete point 2.
Brett Avery (S513)	S513.010	NHR9	Oppose in part	The activity status when compliance is not achieved is too restrictive.	Amend status when compliance is not achieved to Discretionary.
Brett Avery (S513)	S513.011	NHR12	Support	We support this rule.	Retain as notified.

Brett Avery (S513)	S513.012	NHR13	Support	We support this rule.	Retain as notified.
Brett Avery (S513)	S513.013	NHR14	Oppose	Activity status is too restrictive.	Amend status to Discretionary.
Brett Avery (S513)	S513.014	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.
Brett Avery (S513)	S513.015	NHR39	Support	We support this rule.	Retain as notified.
Brett Avery (S513)	S513.016	NHR40	Oppose in part	Point two in this rule is too restrictive.	Delete point 2.
Brett Avery (S513)	S513.017	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.
Brett Avery (S513)	S513.018	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.
Brett Avery (S513)	S513.019	NHR43	Support	We support this rule.	Retain as notified.
Brett Avery (S513)	S513.020	NHR44	Oppose	Activity status is too restrictive.	Amend status to Discretionary.
Brett Avery (S513)	S513.021	SASM - P14	Oppose	I believe our properties at 81 Brougham st and 21A Domett street Westport have been	Delete properties from SASM14

				wrongly/mistakenly categorised into SASM14	
Brett Avery (S513)	S513.022	SASM -R2	Oppose in part	Too restrictive.	Delete iii. a. and b.
Brett Avery (S513)	S513.023	SASM -R3	Support	We support the rule with SASM14 being excluded.	Retain as notified with SASM14 being excluded from point 2.
Brett Avery (S513)	S513.024	SASM -R6	Oppose	Too restrictive.	SASM14 should be excluded from Schedule Three referred to in 1.i. The rule is generally too restrictive.
Brett Avery (S513)	S513.025	SASM -R9	Oppose	Too restrictive.	Delete rule or include SASM14 on the list of sites.
Brett Avery (S513)	S513.026	SASM - R10	Oppose	Too restrictive.	Delete.
Brett Avery (S513)	S513.027	SASM - R11	Oppose	Too restrictive.	Delete.
Brett Avery (S513)	S513.028	SASM - R12	Oppose	Too restrictive.	Delete.
Brett Avery (S513)	S513.029	SASM - R13	Oppose	Too restrictive.	Delete.
Brett Avery (S513)	S513.030	SASM - R14	Oppose	Too restrictive.	Delete.
Brett Avery (S513)	S513.031	SASM - R15	Oppose	Too restrictive.	Delete.
Brett Avery (S513)	S513.032	SASM - R16	Oppose	Too restrictive.	Delete.
Brett Avery (S513)	S513.033	SASM - R17	Oppose	Too restrictive.	Delete.

Brett Avery (S513)	S513.034	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.
Brett Avery (S513)	S513.035	ECO - P3	Support	We support this policy.	Retain as notified.
Brett Avery (S513)	S513.036	ECO - P4	Support	We support this policy.	Retain as notified.
Brett Avery (S513)	S513.037	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.
Brett Avery (S513)	S513.038	ECO - P9	Support	We support this policy.	Retain as notified.
Brett Avery (S513)	S513.039	ECO - R1	Oppose in part	We request that provision is made for low-level clearance for building	Amend wording to provide for building sites.

				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.	
Brett Avery (S513)	S513.040	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.
Brett Avery (S513)	S513.041	ECO - R4/SUB - R7	Oppose in part		
Brett Avery (S513)	S513.042	ECO - R6/SUB - R9	Oppose in part		
Brett Avery (S513)	S513.043	ECO - R8/SUB - R15	Oppose in part		
Brett Avery (S513)	S513.044	ECO - R9/SUB - R27	Oppose		

Brett Avery (S513)	S513.045	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.
Brett Avery (S513)	S513.046	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.
Brett Avery (S513)	S513.047	SASM - R14	Oppose	We oppose SASM14 and the rules associated with it.	Delete SASM 14 or provide exclusions for it in associated rules.
Brett Avery (S513)	S513.048	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.
Brett Avery (S513)	S513.049	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
Brett Avery (S513)	S513.050	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 noncompliance with point should be Discretionary. There should be no escalation to NonComplying status.
Brett Avery (S513)	S513.051	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 a 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
Brett Avery (S513)	S513.052	SUB - R13	Support	We support the provision.	Retain as notified.
Brett Avery (S513)	S513.053	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

Brett Avery (S513)	S513.054	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.
Brett Avery (S513)	S513.055	SUB - R17	Support	We support the provision.	Retain as notified.
Brett Avery (S513)	S513.056	SUB - R18	Support	We support this provision.	Retain
Brett Avery (S513)	S513.057	SUB - R20	Support	We support this provision.	Retain
Brett Avery (S513)	S513.058	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.
Brett Avery (S513)	S513.059	SUB - R23	Support	We support this provision.	Retain
Brett Avery (S513)	S513.060	SUB - R25	Oppose	The rule is too restrictive.	Delete
Brett Avery (S513)	S513.061	SUB - R27/ECO - R9	Oppose	The rule is too restrictive.	Delete
Brett Avery (S513)	S513.062	Coastal Environment	Oppose	This overlay is far too extensive. The extent inland that overlay covers is inappropriate and will unduly restrict development.	Amend overlay extent to exclude our properties.
Brett Avery (S513)	S513.063	CE - P5	Support	We support this provision.	Retain as notified.

Brett Avery (S513)	S513.064	CE - P6	Support	We support this provision.	Retain as notified.
Brett Avery (S513)	S513.065	CE - R1	Support	We support this provision.	Retain as notified.
Brett Avery (S513)	S513.066	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. i. Delete point 2. a. iii.
Brett Avery (S513)	S513.067	CE - R12	Support	We support this rule.	Retain as notified.
Brett Avery (S513)	S513.068	CE - R19	Support	We support this rule.	Retain as notified.
Brett Avery (S513)	S513.069	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.
Brett Avery (S513)	S513.070	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.
Brett Avery (S513)	S513.071	Residential Zones	Support	We support that the properties owned by our family on Orowaiti Road and Brougham Street (through	Retain as notified.

				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).	
Brett Avery (S513)	S513.072	General Residential Zone	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.
Brett Avery (S513)	S513.073	Settlement Zone	Support	We support that 95 Snodgrass Road is zoned Settlement Zone (i.e. Section 1 SO 14107 and Section 14 Town of Orowaiti).	Retain as notified.
Brett Avery (S513)	S513.074	GRUZ	Support	We support that the land we own at 107 Alma Road is zoned General Rural Zone (i.e. Lot 4 DP 15375, PT Lot 2 DP 7181, Section 1 SO 14701 and Section 2 SO 14701).	Retain as notified.
Brett Avery (S513)	S513.075	GRUZ	Support	We support that Lot 1 DP 17523 is zoned General Rural Zone (i.e. part of 103 Alma Road). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support	Retain as notified.

				the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from surrounding land use and housing density changes.	
Brett Avery (S513)	S513.076	GRUZ	Support	We support that the land between our quarry and Pakihi Road is zoned General Rural Zone (i.e. Lot 2 DP 404550, Lot 2 DP 418652 and Pt Section 24 Blk VII Kawatiri SD). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from surrounding land use and housing density changes. We believe that there is a potential natural hazard risk in this area due to overland flow that requires evaluation.	Retain as notified
Brett Avery (S513)	S513.077	GRUZ	Support	We support that the land that we own between Bulls Road and Bradshaws Road north of State Highway 67A is zoned General Rural	Retain as notified.

				Zone (i.e. Sections 26 and 27 Blk II Steeples SD).	
Brett Avery (S513)	S513.078	GRUZ	Oppose	We oppose that the land we own between Bulls Road and Bradshaws Road south of State Highway 67A is zoned General Rural Zone (i.e. Section 1 SO 14694, Part Section 2 Blk II Steeples SD, Section 3 Blk II Steeples SD, Section 4 Blk II Steeples SD, Section 5 Blk II Steeples SD, Section 42 Blk II Steeples SD and Section 71 Blk II Steeples SD). We submit that this should be zoned Rural Residential Precinct.	Amend to Rural Residential Precinct.
Brett Avery (S513)	S513.079	Commercial Zone	Support	We support that Lot 4 DP 15375 and Lot 1 DP 15375 are zoned Commercial Zone (i.e. part of 103 Alma Road and 20 Gillows Dam Road). Our quarry is important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if adjacent land was zoned for urban/residential use. We support the proposed buffering areas to limit the likelihood of reverse sensitivity effects on our operation from surrounding land use and housing density changes.	Retain as notified.

Brett Avery (S513)	S513.080	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.
Brett Avery (S513)	S513.081	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.
Brett Avery (S513)	S513.082	Coastal Severe and Coastal Alert Overlay	Oppose in part	This overlay is too extensive.	Amend overlay extent to exclude our properties.
Brett Avery (S513)	S513.083	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.
Brett Avery (S513)	S513.084	CE - O1	Support	We support these objectives.	Retain as notified.
Brett Avery (S513)	S513.085	CE - O2	Support	We support these objectives.	Retain as notified.
Brett Avery (S513)	S513.086	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.
Brett Avery (S513)	S513.087	CE - P1	Support	We support this provision.	Retain as notified.

Brett Avery (S513)	S513.088	CE - P4	Support in part	We believe this policy needs amending.	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.
Brett Avery (S513)	S513.089	CE - P5	Support in part	We support this provision but believe this needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Brett Avery (S513)	S513.090	CE - P6	Support	We support this provision.	Retain as notified.
Brett Avery (S513)	S513.091	CE - R1	Support	We support this provision.	Retain as notified.
Brett Avery (S513)	S513.092	CE - R4	Oppose in part	The maximum height limit of buildings and structures should be that specified for the particular zone. The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. i. Delete point 2. A. iii.
Brett Avery (S513)	S513.093	CE - R5	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.094	CE - R6	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.095	CE - R7	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.096	CE - R8	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.097	CE - R9	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.

Brett Avery (S513)	S513.098	CE - R10	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.099	CE - R11	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.100	CE - R12	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.101	CE - R14	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.102	CE - R15	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.103	CE - R16	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.104	CE - R17	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.105	CE - R18	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.106	CE - R19	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.107	CE - R21	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Brett Avery (S513)	S513.108	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	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.

				approach to hazard management and mitigation.	
Brett Avery (S513)	S513.109	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 from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Brett Avery (S513)	S513.110	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 from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.
Brett Avery (S513)	S513.111	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	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.

				approach to hazard management and mitigation.	
Brian Anderson (S576)	S576.001	GRUZ - R18	Oppose	The idea that historically mined areas should be more permissive for modern mining is a flawed concept, and unworkable.	Delete
Brian Anderson (S576)	S576.002	Historic Heritage Rules	Amend	historic heritage needs to be assessed in detail for each piece of land.	Amend rules to assess the historic values as mining proposals arise.
Brian Anderson (S576)	S576.003	Schedule Ten:Previously Mined Locations in the Rural and Open Space and Recreation Zones	Oppose	Mining in Historically Mined areas is ideologically-driven and unworkable in the real world.	Delete
Brian Anderson (S576)	S576.004	Permitted Activities	Oppose	The permitted activity rule for mining in Historically Mined areas is ideologically-driven and unworkable	Delete
Brian Anderson (S576)	S576.005	Natural Hazards	Amend	The quality of Hazard mapping is highly variable	Amend mapping of flood plains to be specific and exclude the hill sides adjacent to flood plains which (a) are clearly not flood plains, and (b) are not susceptible to flood risk.
Brian Anderson (S576)	S576.006	Ecosystems and Indigenous Biodiversity	Oppose	SNAs one of the fundamental requirements under s6 of the RMA	add all Significant Natural Areas on the West Coast to maps

Brian Anderson (S576)	S576.007	Natural Features and Landscapes	Amend	mapping should objectively identify area with particular values	Amend Outstanding Natural Landscapes to objectively identify area with particular values
Brian Anderson (S576)	S576.008	Coastal Environment	Amend	the mapping does not extend to MHWS in all places	Amend accuracy of maps
Brian Anderson (S576)	S576.009	Permitted Activities	Oppose	indigenous vegetation clearance will result in irrecoverable carbon release.	Delete
Brian Anderson (S576)	S576.010	Permitted Activities	Oppose	Fossil fuel must be phased out by 2030 for thermal use	Oppose
Brian Anderson (S576)	S576.011	NHP4	Support	The West Coast is also extremely vulnerable to climate change	Retain
Brian Anderson (S576)	S576.012	NHP5	Support	the provisions regarding the increasing natural hazards from climate change are sound,	REtain
Brian Anderson (S576)	S576.013	Ecosystems and Indigenous Biodiversity Rules	Amend	Bewildering array of permitted and controlled rules for indigenous vegetation clearance	Amend indigenous vegetation clearance rules to discretionary activity
Brian Anderson (S576)	S576.014	Whole plan	Amend	biodiversity offsetting, the objectives and policies in the plan do not reflect best practise.	All mention of biodiversity offsetting should be removed from the plan.
Brian Anderson (S576)	S576.015	ECO - P9	Support		Retain

Brian Anderson (S576)	S576.016	MIN - O6	Oppose	biodiversity offsetting is a licence for unacceptable environmental impacts.	Delete
Brian Anderson (S576)	S576.017	Natural Features and Landscapes	Support	The ONLs must be accurately and completely documented	Amend ONL boundaries based on landscape values, not the underlying land tenure.
Brian Anderson (S576)	S576.018	Outstanding Natural Character	Support	ONL boundaries should be based on landscape values, not the underlying land tenure.	Amend Outstanding Coast Natural Character boundaries based on landscape values, not the underlying land tenure.
Brian Anderson (S576)	S576.019	Mineral Extraction Zone	Oppose	the MEZ and BCZ fail to fulfil s5(2)(b) of the RMA	Delete
Brian Anderson (S576)	S576.020	Buller Coalfield Zone	Oppose	the MEZ and BCZ fail to fulfil s5(2)(b) of the RMA	Delete
Brian Anderson (S576)	S576.021	Mineral Extraction Zone	Oppose	The MEZ precludes many common activities that would be undertaken in the General Rural Zone	delete
Brian Anderson (S576)	S576.022	Rezoning Requests	Amend	A Rural Lifestyle Zone surrounding the Ross township to allow for rural living close to the amenities of Ross	Amend to provide for Rural Lifestyle Zone surrounding the Ross township
Brian Anderson (S576)	S576.023	GRUZ - R11	Oppose	There is no limit on size of permitted exploration activities	Delete
Brian Anderson (S576)	S576.024	GRUZ - R12	Oppose	there is no limit on the area of disturbance rule	Delete

Brian Anderson (S576)	S576.025	GRUZ - R12	Oppose	the number of light and heavy vehicle movements is very high	Delete
Brian Jones (S525)	S525.001	Rezoning Requests	Amend		Rezone land for the Karamea Lime Company to Mineral Extraction Zone as outlined in their submission
Bridget Young (S365)	S365.001	ONL54	Amend	Beautiful natural area with an iconic ridgeline. Pollution to the Oparara river is a concern, as is the destruction of the hillside and native species who live there. Noise and dust generated are impacting the local community.	Request to amend the boundaries of ONL54 to protect the entrance to the Kahurangi National park via Fenian Road (locally known as the pyramid) from the current quarrying activity which is increasing rapidly.
BRM Developments Limited (S603)	S603.001	Whole plan	Neutral	To enable alternative relief which may give effect to the matters in the submission.	Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.
BRM Developments Limited (S603)	S603.002	Description of the Districts	Support	Sets out the history of the three districts and highlight the strong history of mining	Retain as notified.
BRM Developments Limited (S603)	S603.003	Mineral Extraction Zone	Amend	To reflect that mineral extraction and ancillary activities are the dominant use	Amend as follows: Areas where mineral extraction and ancillary activities are enabled and expected to be the predominant use.
BRM Developments	S603.004	Definitions	Amend	PRIMARY PRODUCTION as in the 2019 National Planning Standards.	Insert PRIMARY PRODUCTION definition as follows: " means: a. any aquaculture,

Limited (S603)					agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product."
BRM Developments Limited (S603)	S603.005	EARTHWORKS	Amend	Would currently capture minerals extraction, exploration and prospecting.	Amend: means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavating of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, mineral prospecting, mineral extraction, mineral exploration and disturbance of land for the installation of fenceposts.
BRM Developments Limited (S603)	S603.006	FUNCTIONAL NEED	Support	Supports the inclusion of the National Planning Standards definition of functional need.	Retain as notified.
BRM Developments Limited (S603)	S603.007	INDUSTRIAL ACTIVITY	Support	Supports the inclusion of the definition from the National Planning Standards.	Retain as notified.

BRM Developments Limited (S603)	S603.008	MINERAL EXPLORATION	Amend	Should provide for ancillary activities which are reasonably necessary to occur.	has the same meaning as in the Crown Minerals Act 1991 (as set out below) ... includes any drilling, dredging or excavations (whether surface or subsurface) and any ancillary activities that are reasonably necessary to determine the nature and size of a mineral deposit.
BRM Developments Limited (S603)	S603.009	MINERAL EXTRACTION	Amend	Seeks the inclusion of indigenous vegetation clearance/vegetation clearance.	... and includes ancillary activities such as earthworks, indigenous vegetation clearance/vegetation clearance , landscaping and rehabilitation works ...
BRM Developments Limited (S603)	S603.010	MINERAL PROSPECTING	Amend	Should provide for ancillary activities which are reasonably necessary to occur	has the same meaning as in the Crown Minerals Act 1991 (as set out below) ... iii. Taking samples by hand or hand held methods; and iv. Taking small samples offshore by low-impact mechanical methods.; and v. ancillary activities reasonably necessary to identify land likely to contain mineral deposits or occurrences.
BRM Developments Limited (S603)	S603.011	OPERATIONAL NEED	Support	Supports the inclusion of the National Planning Standards definition	Retain as notified.
BRM Developments Limited (S603)	S603.012	Strategic Directions Overview	Support	The requirement for all other objectives and policies to be read and achieved in a manner consistent with the strategic directions	Retain as notified.

BRM Developments Limited (S603)	S603.013	MIN - O1	Support	Recognises and provides for mining, and seeks to avoid duplication of regulation.	Retain as notified.
BRM Developments Limited (S603)	S603.014	MIN - O2	Support	Recognises that mineral extraction, prospecting and exploration occur	Retain as notified.
BRM Developments Limited (S603)	S603.015	MIN - O3	Support	Recognises that minerals only occur in certain locations	Retain as notified.
BRM Developments Limited (S603)	S603.016	MIN - O4	Amend	There is concern about the use of the word "existing"	Amend the objective as follows: "To ensure that new subdivision, use and development does not compromise existing mineral extraction activities, including through reverse sensitivity to effects such as dust, noise and traffic generation."
BRM Developments Limited (S603)	S603.017	MIN - O6	Support	Recognises that there may be effects associated with mining	Retain as notified.
BRM Developments Limited (S603)	S603.018	NENV - O3	Amend	Recognises that the West Coast has a large proportion of land protected by being public conservation land	Amend NENV - O3 as follows: "To recognise: a. The substantial contribution to the protection of natural environment values that is made by the existence of public conservation land in protecting significant

					areas, habitats and features; b. The functional and operational need for infrastructure and mineral extraction activities to sometimes be located in significant areas; and c. The need to support the ethic of stewardship and to consider the positive effects of the conservation estate in achieving the requirements of the RMA.
BRM Developments Limited (S603)	S603.019	NENV - O4	Amend	Suggests that some areas of the West Coast must be protected, which is directive.	Amend NENV - O4 as follows: "To clearly identify: a. Unique and important natural environment areas and features on the West Coast/Te Tai o Poutini which require a greater degree of protection must be protected ; and b. Areas where subdivision, use and development to enable community economic, cultural and social wellbeing can be sustainably managed."
BRM Developments Limited (S603)	S603.020	POU - P10	Amend	Should seek consideration of the values and significance and management of potential adverse effects on the values	Amend POU - P10 as follows: Protect Manage adverse effects on Poutini Ngāi Tahu taonga and cultural sites, including sites and areas of significance to Māori identified in Schedule Three while ensuring Poutini Ngāi Tahu's key role in decision making around their management.
BRM Developments Limited (S603)	S603.021	Ecosystems and Indigenous Biodiversity Objectives	Amend	Recognises that vast tracts of land are afforded a greater degree of protection by virtue of being in public conservation land.	Include an additional objective: When considering resource consent applications which have effects on ecosystems and indigenous biodiversity, have regard to the

					protection afforded to other similar ecosystems and indigenous biodiversity within public conservation land.
BRM Developments Limited (S603)	S603.022	ECO- O2	Support	Supports mineral extraction where values can be maintained.	Retain as notified.
BRM Developments Limited (S603)	S603.023	ECO- O4	Support	Supports the maintenance of the range and diversity of ecosystems on the West Coast.	Retain as notified.
BRM Developments Limited (S603)	S603.024	ECO - P2	Amend	Should similarly recognise that activities may also have an operational need to locate	Amend ECO - P2 as follows: "Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where: a. This is for a lawfully established activity; or b. It is for a Poutini Ngāi Tahu cultural purpose; or c. This is undertaken on Poutini Ngāi Tahu or Te Rūnanga o Ngāi Tahu land in accordance with an Iwi/Papatipu Rūnanga Management Plan; or d. The activity has a functional or operational need to be located in the area; e. The activity has no more than minor adverse effects on the significant indigenous vegetation or fauna habitat."
BRM Developments	S603.025	ECO - P3	Support	Minerals extraction activities often provide the ability for restoration	Retain subsections b and c as notified.

Limited (S603)				and rehabilitation of ecological corridors.	
BRM Developments Limited (S603)	S603.026	ECO - P6	Amend	Inconsistent with the same policy in the West Coast Regional Policy Statement	Amend ECO P6 as follows: "When assessing consents for subdivision, use and development, avoid activities shall be designed and undertaken in a way that does not: which will: a. Prevent an indigenous species or community being able to persist in their habitats within their natural range in the Ecological District; b. Result in a degradation of the threat status, further measurable loss of indigenous cover (with the exception of Manuka and Kanuka) or disruption to ecological processes, functions or connections in land environments ...
BRM Developments Limited (S603)	S603.027	ECO - P7	Amend	Recognises the need to provide for offsetting or compensation to deal with residual adverse effects.	Amend: When assessing resource consents in areas of significant indigenous vegetation and significant habitats of indigenous fauna, consider the following matters: a. ... h. The functional or operational need for the activity to occur within areas of significant indigenous vegetation or significant habitats of indigenous fauna; and hi. ...
BRM Developments Limited (S603)	S603.028	ECO - P9	Support	Recognises the need to provide for offsetting or compensation to deal with residual adverse effects	Retain as notified.

BRM Developments Limited (S603)	S603.029	ECO - R1	Support	Recognises that Manuka and Kanuka are abundant species that can quickly regenerate.	Retain as notified.
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BRM Developments Limited (S603)	S603.030	ECO - R2	Oppose	The 500m2 clearance rule is considered to be unduly restrictive and unnecessary	Delete ECO - R2. Alternatively, set a higher vegetation clearance activity, such as 2,000m2 and allow any activity (not just residential, network utility, tracks etc) to carry out limited clearance works
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BRM Developments Limited (S603)	S603.032	ECO - R7	Support	The discretionary activity status for vegetation clearance within the specified areas	Retain as notified.
BRM Developments Limited (S603)	S603.033	NC - O1	Support	Provides for activities to occur, provided adverse effects are avoided or mitigated.	Retain as notified.
BRM Developments Limited (S603)	S603.034	NC - O3	Amend	Should recognise that some activities also have an operational need to locate within these environments.	Amend NC - O3 as follows: To provide for activities which have a functional or operational need to locate in the margins of lakes, rivers and wetlands in such a way that the impacts on natural character are minimised.
BRM Developments Limited (S603)	S603.035	NC - P2	Amend	To provide for these activities which also have a functional or operational need to occur within the margins of waterbodies.	Amend NC - P2 as follows: Provide for indigenous vegetation removal, minerals extraction, exploration and prospecting activities and earthworks within riparian margins of lakes, rivers and wetlands where significant adverse effects on natural character are minimised as far as practicable and:
BRM Developments Limited (S603)	S603.036	NC - P3	Amend	Should recognise that some activities also have an operational need to locate within these environments.	Amend NC - P3 as follows: Provide for buildings and structures within riparian margins of lakes, rivers and wetlands where these: a. Have a functional or operational need for their location; and

BRM Developments Limited (S603)	S603.037	NC - R3	Amend	Other provisions already adequately provide for these activities to be appropriately assessed without adding another rule.	Amend NC - R3 as follows: Indigenous Vegetation Clearance and Earthworks excluding minerals extraction, exploration and prospecting activities , not meeting the Permitted Activity Rules Activity Status Discretionary Alternatively, amend the definition of earthworks to specifically exclude minerals extraction, exploration and prospecting activities so that these rules do not apply to these activities.
BRM Developments Limited (S603)	S603.038	SUB - S1	Amend	4ha is too small to be an economic farming unit, and too large for the lifestyle block market.	Reduce the minimum allotment size to 5,000m2 as is currently provided for in the Westland District Plan as a discretionary activity,
BRM Developments Limited (S603)	S603.039	EW - O1	Support	Seeks for minerals extraction, exploration and prospecting activities to be excluded from the definition of earthworks.	Retain as notified.
BRM Developments Limited (S603)	S603.040	EW - P1	Amend	Should enable all earthworks, instead of just temporary or small scale earthworks.	Amend EW - P1 as follows: Enable temporary and small scale earthworks for the subdivision, use and development of land, the provision of utilities, and hazard mitigation, while managing those with the potential to create significant adverse effects.
BRM Developments Limited (S603)	S603.041	EW - R1	Amend	Suggested that the spreading of vegetative matter is provided for within this permitted activity rule.	Amend EW - R1 as follows: All Permitted activities must comply with the following relevant standards. Earthworks must not exceed a maximum depth or height above

					ground level of 1.5m measured vertically within 1.5m of a boundary except where these are undertaken by a network utility operator for the purpose of: Pole foundations; Backfilled trenches; or Installation of services by trenchless methods such as directional drilling; All fill must consist of cleanfill material except for any vegetative matter which is being used as fill on the same site;
BRM Developments Limited (S603)	S603.042	EW - R2	Amend	Already adequately provide for these activities to be appropriately assessed without adding another rule.	Amend EW - R2 as follows: EW - R2 Earthworks excluding minerals extraction, exploration and prospecting activities - All Zones
BRM Developments Limited (S603)	S603.043	EW - R4	Amend	other provisions already adequately provide for these activities to be appropriately assessed without adding another rule.	Amend EW - R4 as follows: Earthworks excluding minerals extraction, exploration and prospecting activities in the GRUZ - General Rural Zone, RLZ - Rural Lifestyle Zone, any INZ - Industrial Zone, FUZ - Future Urban Zone, AIRPZ - Airport Zone, any OSRZ - Open Space and Recreation Zone and the MPZ - Māori Purpose Zone
BRM Developments Limited (S603)	S603.044	EW - R6	Oppose	The zone provisions adequately provide for consideration of these activities.	Delete EW - R6
BRM Developments	S603.045	EW - R8	Amend	Other provisions already adequately provide for these activities to be	Amend EW - R8 as follows: EW - R8 Earthworks excluding minerals extraction, exploration and prospecting activities in any

Limited (S603)				appropriately assessed without adding another rule.	Zone not meeting Permitted Activity standards
BRM Developments Limited (S603)	S603.046	LIGHT - O2	Amend	There are only certain areas where there is a need to protect views of the night sky	Amend LIGHT - O2 as follows: Artificial outdoor lighting is located, designed and operated to maintain the character and amenity values within zones, so that it does not adversely affect the health and safety of people, the safe operation of the transport network, protects views of the night sky , the habitats and ecosystems of nocturnal native fauna and the species themselves.
BRM Developments Limited (S603)	S603.047	LIGHT - P1	Amend	The wording of this policy is inconsistent with the corresponding objective.	Amend LIGHT - P1 as follows: Provide for the use of artificial outdoor lighting that: a. ... and e. Protects Minimises the adverse effects on the health and well-being of people and ecosystems.
BRM Developments Limited (S603)	S603.048	LIGHT - P2	Amend	It is not always necessary to protect these views and doing so could affect operational requirements.	Amend LIGHT - P2 as follows: Control the intensity, location and direction of any artificial outdoor lighting to: a. ... c. Minimises adverse effects on views of the night sky and intrinsically dark landscapes including in areas of outstanding coastal natural character;
BRM Developments Limited (S603)	S603.049	LIGHT - R1	Oppose	Requires the discretion of the relevant territorial authority to assess compliance	Delete LIGHT - R1

BRM Developments Limited (S603)	S603.050	LIGHT - R2	Oppose	Particularly restrictive Lux limit after 10pm in industrial zones, which is considered inappropriate.	Amend LIGHT - R2 as follows: Where: 1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels: a. 7.00am – 10.00pm: 25 Lux; b. 10.00pm – 7.00am: 10 Lux in the PORTZ - Port Zone, and MINZ - Mineral Extraction Zone ; and c. 10.00pm - 7am: 5 Lux in the TCZ - Town Centre, MUZ - Mixed Use, COMZ - Commercial, HOSZ - Hospital, STADZ - Stadium, AIRPZ - Airport and all INZ - Industrial Zones;
BRM Developments Limited (S603)	S603.051	LIGHT - R4	Amend	Should not be more stringent than this in areas that are not considered particularly sensitive to lighting.	Amend LIGHT - R4 as follows: Where: 1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels: a. 7.00am – 10.00pm: 10 Lux; and b. 10.00pm – 7.00am: 2 Lux;
BRM Developments Limited (S603)	S603.052	Overview	Support	Recognises the uniquely high importance of mineral extraction activities to the West Coast Economy,	Retain the Minerals Extraction Zone
BRM Developments Limited (S603)	S603.053	MINZ - O1	Support	This objective enables mineral extraction activities in the MINZ and is supported	Retain as notified.
BRM Developments Limited (S603)	S603.054	MINZ - O2	Amend	To allow for the full effects management hierarchy.	Amend MINZ - O2 as follows: To ensure exploration, extraction and processing of minerals within the MINZ - Mineral Extraction Zone minimises manages 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.
BRM Developments Limited (S603)	S603.055	MINZ - P1	Support	Encourages the recognition of important mineral resources through mineral extraction zones and is supported	Retain as notified.
BRM Developments Limited (S603)	S603.056	MINZ - P2	Support	Recognises the need to protect mineral resources from reverse sensitivity effects and is supported.	Retain as notified.
BRM Developments Limited (S603)	S603.057	MINZ - P3	Amend	To refer to the best practicable environmental outcome rather than best practice.	Amend MINZ - P3 as follows: To ensure that after mineral extraction, all mine sites in the MINZ - Mineral Extraction Zone are rehabilitated to the best practicable practice environmental standards and to provide for future use and activities appropriate to the area.
BRM Developments Limited (S603)	S603.058	MINZ - P4	Amend	To allow for the full effects management hierarchy.	Amend MINZ - P4 as follows: Maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practicable by: a. Utilising management, monitoring, rehabilitation and mine closure plans as a key tool; b. Managing dust, noise, vibration, access and lighting to maintain amenity

					values; c. Managing traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network; d. Managing adverse effects impacts on significant indigenous vegetation and significant habitats of indigenous fauna;
BRM Developments Limited (S603)	S603.059	MINZ - P5	Support	Effectively manage the relationship between the MINZ and SNA/SASM	Retain
BRM Developments Limited (S603)	S603.060	MINZ - P6	Support	Effectively manage the relationship between the MINZ and SNA/SASM	Retain
BRM Developments Limited (S603)	S603.061	MINZ - P7	Amend	To allow for the full effects management hierarchy.	Amend MINZ - P4 as follows: Maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practicable by: a. ... d. Managing adverse effects impacts on significant indigenous vegetation and significant habitats of indigenous fauna;
BRM Developments Limited (S603)	S603.062	MINZ - P8	Support	Provides for adverse effects to be managed using the effects management hierarchy and is supported.	Retain as notified.

BRM Developments Limited (S603)	S603.063	MINZ - R2	Amend	Appears to be providing for activities which may already be provided for	An additional advice note is sought as follows: This rule does not override the protection of consented activities under Section 9(3)(a) of the Resource Management Act 1991 or existing use rights provided for under Section 10 of the Act.
BRM Developments Limited (S603)	S603.064	MINZ - R3	Support	This rule provides for ancillary activities and is supported.	Retain as notified.
BRM Developments Limited (S603)	S603.065	MINZ - R6	Support	The activity status for vegetation clearance is supported.	Retain as notified.
BRM Developments Limited (S603)	S603.066	MINZ - R7	Support	The activity status for mineral extraction activities is supported	Retain as notified.
BRM Developments Limited (S603)	S603.067	BRM Developments lanthe Forest Mine	Support	Supports the inclusion of the schedule of lawfully established minerals extraction and processing areas	Retain lawfully established minerals extraction zones.
BRM Developments Limited (S603)	S603.068	Outline of Content Requirements for a Mineral Extraction Management Plan	Amend	Presented in a confusing manner, and not all matters listed in the outline may be required	Amend Outline of Content Requirements for a Mineral Extraction Management Plan as follows: 1. ... 3. Management of Environmental Effects i. Terrestrial Ecology (address all that are relevant) a. Native

					<p>vegetation b. Native fauna c. Significant natural areas d. Key species e. Key risks to be managed f. Any specific species or ecosystem management plans ii. Landscape values and Amenity (address all that are relevant) a. Landscape values b. Neighbouring landuses iii. Management of hazardous substances iv. Acid mine management v. ——— Dust vi. Noise vii. ——— Erosion and Sediment Control viii. ——— Traffic ix. ——— Lighting x. Archaeological and cultural values xi. Weed and pest management xii. ——— Site rehabilitation and mine closure Appendices: Specific Management Plans (if required) 4. Key issues to be managed i. Heritage and Culture (address all that are relevant) a. Any archaeological or historic heritage values b. Poutini Ngāi Tahu Cultural landscape values ii. Acid Mine Drainage Management (where relevant) a. Prevention and minimisation measures b. Treatment and Control measures c. Monitoring, maintenance and contingency programme iii. Erosion and Sediment Control a. Drawings and specifications of erosion control measures b. Sizing and location of sediment controls (eg diversions, silt fences etc) c. Management of sediment retention ponds (where relevant) d. Decommissioning</p>
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					<p>of sediment control structures e. Chemical treatment programme for sediment laden water (where relevant) f. Monitoring, maintenance and contingency programme iv. Waste Rock/Overburden Management a. Waste rock placement methods and procedures b. Slope stability c. Monitoring and maintenance 5. Specific Management Plans i. Hazardous Substances & Spill Contingency Management Plan ii. Dust Management Plan iii. Noise Management Plan iv. Traffic Management Plan v. Lighting Management Plan vi. Fire Management Plan vii. Archaeological Management Plan viii. Annual Monitoring Plan ix. Site Rehabilitation Management Plan x. Weed and Pest Management Plan xi. Mine Closure Plan</p>
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BRM Developments Limited (S603)	S603.069	ECO - R5	Amend	activity status for indigenous vegetation clearance not meeting permitted or controlled activity standards is supported	<p><p class="MsoNormal">Include functional and operational need in ECO - P7 as per relief sought above, and/or amend ECO - R5 as follows: Discretion is restricted to:</p> <ul style="list-style-type: none">a. ...g. Effects on recreational values of public land; andh. The matters outlined in Policies ECO - P6 and ECO - P7; andi. The functional or operational need for the activity to locate within the area where indigenous vegetation clearance is proposed to occur.
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BRM Developments Limited (S603)	S603.071	Rezoning Requests	Amend	The submitter has minerals permits over areas at Callaghans and Greenstone/Kumara as shown in Attachments A and B of the submission.	Amend to include areas at Callaghans and Kumara/Greenstone
Bruce Annabell (S189)	S189.001	Sites and Ares of Significance to Māori	Oppose	The map sent to me shows sites of significance to Maori extending from Pt Elizabeth to Nine Mile Creek. In 50 years of researching the Nine-Ten mile region I have never read or found any info or material that relates to Maori habitation of this region. Unless WCRC can furnish me with absolute undeniable proof of an Iwi relationship to this region, I oppose this part of the plan	A rethink/redraw on SASM44 and SASM41 extending from Pt Elizabeth to Nine Mile Creek. Maybe end the area of significance before the Nine Mile bluff.
Bruce Dowrick (S51)	S51.001	Natural Hazards	Amend	I believe that it is unreasonable for landowners rights to be arbitrarily removed. It is reasonable for the council to flag hazards and risk to property and to require some degree of mitigation of risk of personal harm in extreme cases. But it should be the right of the owner as to risk of personal property. Placing impossible restrictions and requirements on building or activities on established residential sections effectively is red	That hazard zones should not reduce the existing rights of landowners to build and that established resource consent for land use should not be retrospectively rescinded without compensation. (The council should have the right to control or restrict subdivision or grant new rights of use in respect to identified hazards)

				zoning and will render the land worthless.	
Bruce Jones (S429)	S429.001	Natural Hazards	Amend		My property on Nelson Creek Road is included in the flood plain and there is no way it could ever flood as it is on a high terrace. If it ever floods God help the rest of the West Coast.
Bruce Stuart-Menteath (S315)	S315.001	SASM 33	Amend	No evidence provided about any Maori activity on the properties that could support them being zoned as a SASM. SASM33 is called 'Pakiroa Beach' while these properties are not situated on the beach	Request that the following properties be removed from the proposed SASM33. • Lot 1 DP 2609 BLK 1 Waiwhero SD - subj to QE II National Trust Open Space Covenant • Lot 1 DP 3122 BLK 1 Punakaiki SD & BLK 1 Waiwhero SD - subj to QE II National Trust Open Space Covenant • Lot 2 DP 3122 BLK 1 Punakaiki SD & BLK 1 Waiwhero SD - subj to QE II National Trust Open Space Covenant
Bruce Truman (S84)	S84.001	Sites and Ares of Significance to Māori	Oppose	Totara Flat. Best we know of is a very small area at the SH7 / Granville Road Intersection has some historical use. 50 to 100 meter circle could well cover that area. Why is the greater area of Totara Flat included? Is there some written history we don't know about locally.	Reduce or remove the area covered of SASM 36
Bruce Truman (S84)	S84.002	Sites and Ares of Significance to Māori	Oppose	I have asked many miners and also from my years mining, no jade north of the Arnold River if it even gets that far North. Why does the map go to the South Bank of the Ahaura River?	Pounamu Management Area Overlay - Reduce area to the South Bank of the Arnold River.

Building - Coast Wide (S223)	S223.001	NOISE - R3	Oppose	All residential and commercial buildings have to meet all the requirements of the building Act. The new district plan has added an additional building requirement of acoustic ratings to buildings within the state highway/ rail and airport set backs. This acoustic requirement is near impossible for designers to address as acoustic ratings are generally a complete installation system ie GIB. Very few products have been tested for acoustic ratings (as a complete system) so the data is not available. The areas effected are small settlements and rural areas ie Ross, Kumara, Ruru, Inchbonnie, Charleston, Moana Whataroa, Paroa etc. There is no concise online design program for entering acoustic data to calculate the STC rating of a dwelling exterior wall/ ceiling system.	Remove acoustic insulation requirements and delete rule.
Buller Conservation Group (S552)	S552.001	General District Wide Matters	Amend	Concerns with genetic modification at a district level	Plan needs to address the issue of genetic engineering.
Buller Conservation Group (S552)	S552.002	Ecosystems and Indigenous Biodiversity	Amend	Natural character is used in two ways in this Plan.	Explanation of 'natural character'. The explanations should be in the introductions to firstly the ECO chapter, stating s31(b),(iii),

					then in the NC chapter, stating s6(a).Or else in the 'Definitions' chapter
Buller Conservation Group (S552)	S552.003	Satutory Context	Amend	The Plan must follow and maintain effects hierarchy	Amend plan as RPS Chapter 2, Significant Resource Management Issues for the West Coast, second to last paragraph of the chapter
Buller Conservation Group (S552)	S552.004	Definitions	Amend	Define offset and compensation	Offsetting and compensation are not defined in this Plan which is an egregious omission
Buller Conservation Group (S552)	S552.005	Whole plan	Oppose	concerns around the number of activities as controlled and restricteddiscretionary	activities proposed as controlled and restricted discretionary should be classed as discretionary
Buller Conservation Group (S552)	S552.006	Natural Environment Values	Oppose	The objective is both protection and exploitation	The 2 opposing objectives need to be separated out into two independent objectives
Buller Conservation Group (S552)	S552.007	SITE	Amend	The glossary definition needs to be changed to being places of activity	Amend to define site as being places of activity
Buller Conservation Group (S552)	S552.008	SITE	Amend	'Site' is used as both legal title to land and as a site of some activity	all references in this Plan to 'site' need to be amended to reflect the glossary meanings of, 'Title', and, 'Site'.
Buller Conservation Group (S552)	S552.009	How The Plan Works	Amend	These clauses need to be included in this Plan; it may relate to RMA s17.	1. No person may use any land in a manner which contravenes a rule in this Plan unless the activity is expressly allowed by a resource consent, or is an existing use allowed by Section 10 of the Act.2. Any activity which is not specifically referred to in the Plan or does not fall within the limits of

					permitted, controlled or discretionary activities is deemed to be a noncomplying activity and will require a resource consent.
Buller Conservation Group (S552)	S552.010	Infrastructure	Amend	There needs to be mention of municipal waste, and waste management in general.	Amend plan to address municipal waste, and waste management in general.
Buller Conservation Group (S552)	S552.011	How The Plan Works	Amend	To make clear the penalties which can be meted out for breaches of the Plan	Explanation on enforcement and compliance
Buller Conservation Group (S552)	S552.012	Coastal Environment	Amend	Coastal Environment should be within the 'Natural Environment Values' collection	Move Section to Natural Environment Values
Buller Conservation Group (S552)	S552.013	Whole plan	Amend	In the introduction to chapters refer to the RMA section the chapter refers to.	Amend the introduction to all chapters to refer to the relevant section of the RMA section the chapter refers to
Buller Conservation Group (S552)	S552.014	Whole plan	Amend	A number of cross-references are included in the Plan	Cross-references to include the page number of the cross-reference or add an electronic cross reference for online plan
Buller Conservation Group (S552)	S552.015	Planning Maps and Overlays	Amend	Trying to delineate zones in the interactive map is hard work.	Amend planning maps special zone shading and highlight zone information
Buller Conservation Group (S552)	S552.016	Whole plan	Amend	The use of formal language	English language syntax and systematics are applied to this Plan
Buller Conservation Group (S552)	S552.017	Introduction	Amend	There were also pas at Carters Beach (Westport) and Hokitika River (Westland)	Include other pa sites such as Carters Beach (Westport) and Hokitika River (Westland) in introduction

Buller Conservation Group (S552)	S552.018	Satutory Context	Amend	The top tier of the hierarchy is missing.	amend to put the RMA in a box at the top of the family tree.
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Buller Conservation Group (S552)	S552.019	Satutory Context	Amend	There should also be a list of other relevant legislation	Add new section to list other relevant legislation, plans and documents:When administering the Plan and assessing resource consent applications Council must also consider under Section 104 other relevant regulations, legislation, plans and documents including the following: ...
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Buller Conservation Group (S552)	S552.020	Legal effect of Rules	Amend	To eliminate the following statement at the time the Plan is finally operative.	Delete: Section 86B of the RMA allows councils to seek legal effect from the time of public notification. The Te Tai-o-Poutini Plan Committee has yet to consider whether there are parts of the proposed Plan that they will seek to have legal effect at time of notification
Buller Conservation Group (S552)	S552.021	Interpretation	Amend	Dairy farming increases the potential to contaminate fresh and coastal waters	GRUZAreas used predominantly for primary production activities, including intensive indoor and outdoor primary production
Buller Conservation Group (S552)	S552.022	Interpretation	Amend	Add an explanation of riverbank in relation to riparian margins	add new definition: Bank A streambank or riverbank is defined as the edge of the defined channel or riverbed or where this is not obvious, the point at which terrestrial vegetation (eg: grassland, shrubland or forest) commences. The boundary of a natural wetland margin is where indigenous wetland plants (ie: those indigenous plants such as sedges and rushes adapted to living in wet conditions) give way to other species. The boundary of a tidal wetland is defined as the point of mean high water springs (MHWS).
Buller Conservation Group (S552)	S552.023	CEMETARIES	Amend	correct spelling error	Amend Cemetaryies to Cemeteries
Buller Conservation Group (S552)	S552.024	Definitions	Amend	Definitions of the Buller District Plan should be incorporated in this Plan.	Ecological District/Region Levels used for the ecological classification of land. Currently New Zealand is divided into 269 ecological

					districts and 65 ecological regions according to geological, topographical, climatic and biological features and processes and human activities, which interrelate to produce a characteristic landscape and range of biological communities.
Buller Conservation Group (S552)	S552.025	Definitions	Amend	Buller District Plan's Definitions need to be incorporated.	Indigenous vegetation clearance means the felling, clearing, destroying or removal of indigenous vegetation by any means, including cutting, crushing, cultivation, irrigation, chemical application, drainage, stopbanking, overplanting, or burning for any purpose including vehicle tracking, but excluding the clearance of indigenous vegetation forming an under storey within an exotic plantation forest.
Buller Conservation Group (S552)	S552.026	Definitions	Amend	Definition of plantation forest from the NES Plantation Forestry 2017	Plantation forest means a forest deliberately established for commercial purposes, being—(a) at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and(b) includes all associated forestry infrastructure; but(c) does not include—(i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or(ii) forest species in urban areas; or(iii) nurseries and seed orchards; or(iv) trees grown for fruit or

					nuts; or(v) long-term ecological restoration planting of forest species; or(vi) willows and poplars space planted for soil conservation purposes
Buller Conservation Group (S552)	S552.027	Natural Character and the Margins of Waterbodies Rules	Amend	Streams between 1 and 3 metres wide have a 5 metre riparian setback	Increase setback in rules:Streams between 1 and 3 metres wide have a 5 metre riparian setback, and all major (specified) rivers in the region have a 15 metre riparian setback
Buller Conservation Group (S552)	S552.028	Definitions	Amend	More protection must be provided to our major rivers and their riparian margins.	There needs to be a cross-reference to, 'Bank'. in the Riparian margin definition
Buller Conservation Group (S552)	S552.029	RIVER	Amend	The difference between intermittent and ephemeral needs to be quantified.	Add a cross reference to the Regional Land and Water Plan
Buller Conservation Group (S552)	S552.030	Definitions	Amend	There might be other sensitive activities not listed here, soshould say:	Sensitive activity Includes but is not limited to...
Buller Conservation Group (S552)	S552.031	Definitions	Amend	There needs to be an explanation to say that these three activities relate to land only.	amend definition for Subdivision, use and development to refer to land only
Buller Conservation Group (S552)	S552.032	Glossary	Amend	This is not a glossary, it is Language Translation.	Amend Glossary title to Maori/ English Translation
Buller Conservation Group (S552)	S552.033	Abbreviations	Amend	NOT 'Abbreviations' rather 'Acronyms'	Amend title from Abbreviations to Acronyms

Buller Conservation Group (S552)	S552.034	National Direction Instruments	Support	This is an important inclusion.	retain
Buller Conservation Group (S552)	S552.035	Strategic Directions Overview	Amend	Consistency with WC-RPS, Chapter 7, Objective 4	Fostering the use and development of natural and physical resources whilst protecting the natural values including those that have been elevated to matters of national importance by the Resource Management Act 1991 and those matters of national and regional significance by National and Regional Policy Statements;
Buller Conservation Group (S552)	S552.036	AG	Amend	Extracts around the use of agrichemicals.	Include provisions that address the following matters: AGRICHEMICALS Policy 1: Application of Agrichemicals Allow by rules and encourage by other methods, the application of agrichemicals in a manner that avoids the significant adverse effects of off-target exposure to agrichemicals (as identified in Policy 1) beyond the boundary of the property being sprayed. Policy 2: Sensitive Areas Recognise that some areas, places or features are sensitive to the adverse effects off off-target exposure to agrichemicals, including, but not limited to: a) dwelling-houses b) places of public assembly* and public amenity areas* c) domestic and community water supplies d) water bodies 69 and the banks of a water body e) habitats of

					<p>significant indigenous flora and fauna (as defined in district plans and Department of Conservation Management Strategies)f plants and/or crops which are sensitive to agrichemical(s) being dischargedg) certified organically farmed propertiesPermitted Activity Rule – Spot Spraying Using Hand Held Spray EquipmentThe discharge of agrichemicals from the ground into air, and any consequent discharge onto land, using hand held spray equipment for spot spraying is a permitted activity subject to the following conditions:a) The discharge does not occur in a public amenity area.b) The agrichemical(s) shall be discharged in a manner that does not contravene any requirement specified in the manufacturer’s instructions.c) The discharge shall be undertaken in such a way that no significant adverse effect of off-target drift shall occur beyond the boundary of the property being sprayed.d) The owner or occupier of the property on which spraying is to be undertaken, is required to notify anyone who has requested prior notification. Notification shall be either verbal or in writing and shall be provided between 12 hours and three weeks prior to the commencement of the discharge.</p>
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					<p>Notification shall include the:</p> <ul style="list-style-type: none">i) date the agrichemical(s) is to be dischargedii) type of agrichemical(s) to be usediii) location of the dischargeiv) duration of the dischargev) method of discharge. <p>e) Where the agrichemical is being applied in a situation where it may enter water, any downstream water user within one kilometre of the point of discharge must be notified between 12 hours and three weeks prior to commencement of the discharge.</p> <p>Permitted Activity Rule – Widespread Application of Agrichemical(s)</p> <p>Unless provided for, the discharge of agrichemical(s) into air, into water and into or onto land is a permitted activity subject to the following conditions:</p> <ul style="list-style-type: none">a) The agrichemical(s) shall be discharged in a manner that does not contravene any requirement specified in the manufacturer’s instructions.b) The discharge shall be undertaken in such a way that no significant adverse effect of off-target drift shall occur beyond the boundary of the property being sprayed.c) Where the agrichemical is being applied to vegetation on the banks and bed of water bodies:<ul style="list-style-type: none">i) the application and consequent breakdown of vegetation shall not result in the contamination of domestic
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					<p>or commercial water supplies, or the death of fauna (and/or residues being detected in fish).ii) Where agrichemicals are applied directly to water any downstream water take within one kilometre of the point of discharge must be notified between 12 hours and three weeks prior to commencement of the discharge.d) Within twelve months of the Plan (or this rule) becoming operative:i) Every person undertaking the application of agrichemicals shall have a qualification certified in writing that meets the performance requirements set out in Section 6.2.10, or be under the direct supervision of a person who meets those requirements, orii) Every contractor or contractor employee undertaking the land based application of agrichemicals shall hold or be under the on site supervision of a person who holds a current National Certificate in Agrichemical Application, a GROWSAFE® Registered Chemical Applicators Certificate or a qualification that meets the performance requirements for contractors and contractor employees.iii) Every pilot undertaking the aerial application of agrichemicals shall hold a Pilot's Chemical Rating issued by the Civil Aviation Authority or an equivalent</p>
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					<p>qualification.e) The application of agrichemicals shall be undertaken in accordance with New Zealand Standard 8409:2004, Management of Agrichemicals75.f) The owner, occupier, or manager of the property to be sprayed shall prepare a spray plan, or shall arrange for a spray plan to be prepared, at the beginning of each year or spray season, and the spray plan shall:i) contain as a minimum the information as outlined in Section 6.2.7 of this Plan or with reference to Appendix M4 of New Zealand Standard 8409:2004, Management of Agrichemicals.ii) be given to any person within seven days of that person requesting the spray plan.iii) Notwithstanding the requirements of part i) of this condition, for local authority parks and reserves, road side spraying operations and community based spray programmes where the spraying activities for which spray plans are required cover more than 10 properties a single spray plan can be prepared on an annual basis covering all operations. This spray plan must identify as a minimum all known sensitive areas likely to be affected by the activity and the strategies to be employed to avoid adverse effects on</p>
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					<p>those areas (e.g. specific application techniques, specific notification practices, buffer zones, manning boundaries, restrictions on climate conditions when spraying can occur etc). The plan must be provided to the contractor/applicator prior to spraying commencing. New Zealand Standard 8409:2004 Management of Agrichemicals. This document can be obtained from Standards New Zealand, Private Bag 2439, Wellington 6020The Discharge of Agrichemicals into Air 6-55g) The owner, occupier, or manager of the property to be sprayed shall keep and maintain records of agrichemical use, or shall arrange for records to be kept. These records shall, as a minimum, include the information in Appendix C of the New Zealand Standard 8409:2004 Management of Agrichemicals.h) The owner, occupier, or manager of the property to be sprayed must follow the relevant notification requirements listed in Table 6-4 of this Plan Ground based application on private* property within 50 m of boundary:1. The owner, occupier, or manager of the property to be sprayed shall either:a) provide verbal or written notification to owner(s), or occupier(s) of</p>
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					<p>adjoining properties or to any other person requesting notification between 12 hours and three weeks prior to spraying, orb) Provide written advice (at least once a year) to any person who is likely to be directly affected by spray applications that a spray plan prepared in accordance with condition f) of this rule is available on request. Notification procedures that have been mutually agreed by the parties shall be specified and noted in the spray plan.c) And in any case, notification of adjoining private property owner(s) or occupier(s) will not be required if written permission has been obtained from them stating that notification can be in some mutuallyagreed form or that notification is not required.2. Where the boundary is with a public amenity area or place of public assembly the discharger shall place signs so that they are clearly visible to the public at all points where the public commonly have entry, to indicate that agrichemical(s) are being sprayed. The signs shall remain in place for a period equivalent to the contact re-entry time* for the agrichemical(s).....The discharge shall be undertaken in such a way that no significant adverseeffect of off-target drift shall occur</p>
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					beyond the boundary of the property being sprayed.
Buller Conservation Group (S552)	S552.037	Connections and Resilience Strategic Objectives	Amend	To recognise that intact ecosystems provide resilience via ecosystem services and climate stability	New Objective: To recognise that intact ecosystems provide resilience via ecosystem services and climate stability
Buller Conservation Group (S552)	S552.038	Mineral Extraction	Amend	Consistency with WC-RPS, chapter 7, Objective 4	MIN O6 a. Avoid, remedy or mitigate the adverse effects of mineral extraction activities on the West Coast/Te Tai o Poutini's terrestrial and freshwater indigenous biological diversity, including significant natural and cultural features, sites and heritage, and amenity values,
Buller Conservation Group (S552)	S552.039	MIN - O6	Oppose	Offsetting will be a public notification process because adverse effects will be significant.	Allow adverse effects in certain situations to be addressed, when avoidance, remediation or mitigation fails , by alternative mitigation measures such as biodiversity offsetting and environmental compensation. Significant adverse effects that require offsetting or environmental compensation will be subject to a public notification process.
Buller Conservation Group (S552)	S552.040	NENV- O1	Amend	The POU (POU - 03) chapter covers this.	To recognise and protect the natural character, landscapes and features, ecosystems and indigenous biodiversity that contribute to the West Coast's character and identify and Poutini Ngai Tahu's cultural and spiritual values. NENV - 02 To ensure that the rights, interests and values of Poutini Ngai Tahu to natural environment areas and

					features are protected and provided for and that the ability to exercise kaitiakitanga and tino rangatiratanga is maintained and enhanced.
Buller Conservation Group (S552)	S552.041	NENV - O3	Amend	consistency with WC-RPS, Ch7, Ob 4	03 a. The substantial contribution to the protection of natural environment values that is made by the existence of public conservation land in protecting the region’s terrestrial and freshwater indigenous biological diversity and significant areas, habitats and features;c. The need to support the ethic of stewardship and to consider the positive effects of the conservation estate and significant natural areas in achieving the requirements of the RMA.
Buller Conservation Group (S552)	S552.042	POU - O1	Support		P5 Poutini Ngāi Tahu should be able to freely access recognised mahinga kai sites and cultural materials in accordance with tikanga and to support community wellbeing.P10 Protect Poutini Ngāi Tahu taonga and cultural sites, including sites and areas of significance to Māori identified in Schedule Three while and ensuring Poutini Ngāi Tahu’s key role in decision making around their management.
Buller Conservation Group (S552)	S552.043	Energy Infrastructure and Transport	Oppose	Concerned that the plan is making it too permissive for such telecom infrastructure	Change to discretionary activity

Buller Conservation Group (S552)	S552.044	Energy Infrastructure and Transport	Amend	Above the treeline scarring is very obvious and the treeline is not necessarily at 1000m.	R10; a Visual impacts on landscapes above the treeline over 1000m above sea level;
Buller Conservation Group (S552)	S552.045	Contaminated Land	Support		retain
Buller Conservation Group (S552)	S552.046	HS - O1	Amend	Holistic approach to the use of hazardous substances in any conceivable situation.	HS - O1 The benefits associated with the use of hazardous substances are recognised while ensuring that risks to the environment and human health arising from subdivision use and development or any other activities involving hazardous substances are minimised.
Buller Conservation Group (S552)	S552.047	Hazardous Substances Objectives	Support	consistent with 4.11.5.1 of the Buller District Plan	Add O2 To encourage and promote the safe and efficient handling and disposal of hazardous substances throughout the District.
Buller Conservation Group (S552)	S552.048	Hazardous Substances Policies	Amend	consistent with 4.11.6.1 of the Buller District Plan.	P5 Compliance with approved codes of practice and national guidelines and standards shall be required for all activities involving the use, storage and transport of hazardous substances.
Buller Conservation Group (S552)	S552.049	HS - P1	Support	There is no excuse for even residual risk to people or environment	HS - P1 Activities and facilities involving the use and storage of hazardous substances shall be designed, located, constructed and operated so as to avoid minimise residual risk to people and the environment

Buller Conservation Group (S552)	S552.050	NHR8	Amend	BCG is not sure 300mm above 1% annual flood exceedance is high enough.	Amend R8 and all NH rules with higher flood annual flood exceedance
Buller Conservation Group (S552)	S552.051	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Support	It is important that any known sites are recorded in this schedule and appendix	record all known sites in Schedule 1 and Appendix 10
Buller Conservation Group (S552)	S552.052	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	Arch record L28/36 is the railway heritage at the Chasm Creek Walkway.	add Arch record L28/36 the railway heritage at the Chasm Creek Walkway.
Buller Conservation Group (S552)	S552.053	SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES	Amend	Mokihinui Cemetary - Arch 2 on interactive TTPP map but is listed as Arch 3 in Schedule 1B	Amend location of Mokihinui Cememtery consistent with Schedule 1B
Buller Conservation Group (S552)	S552.054	SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES	Amend	There is a midden at Mokihinu where a stone adze was found	Add to Schedule 1B: midden site at Mokihinu site locations
Buller Conservation Group (S552)	S552.055	TREE - P5	Amend	Tree P5(e) this policy clause could allow for any development to remove a notable tree	Amend Policy P5(e) Add P7 Allow for the inclusion and protection of further notable trees within the district without requiring any plan change

Buller Conservation Group (S552)	S552.056	Sites and Areas of Significance to Māori Policies	Amend	SASM P13 amend to for consistency with R4	Amend SASM - P13 (d) which allows indigenous vegetation clearance, subject to other rules and regulations around indigenous vegetation clearance
Buller Conservation Group (S552)	S552.057	Ecosystems and Indigenous Biodiversity	Amend	The RMA, s31(b), (iii) version of natural character needs to be defined in ECOoverview	Add explanation consistent with S31(b)(iii) or the RMA the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of the maintenance of indigenous biological diversity
Buller Conservation Group (S552)	S552.058	Overview	Amend	The coastal highway breaks through and fragments any otherwise continuoustract of ECO	Amend Paragraph 2: In a number of many places indigenous ecosystems and habitats ... indigenous vegetation (albeit the majority of that land is mountainous) - compared with 24% nationally. Any activity carried out on public conservation land requires a concession, licence, permit or lease from the Department.
Buller Conservation Group (S552)	S552.059	Natural Environment Values	Amend	it is not the Plan but the authority that is responsible.	Territorial authorities are Te Tai-o-Poutini Plan is responsible for protecting and maintaining terrestrial(land-based) ecosystems, including the margins of the coast and waterbodiesThe relevant section numbers of the Act need to be mentioned in this paragraph, including sections 31 and 17
Buller Conservation Group (S552)	S552.060	Natural Environment Values	Amend	It is not the Plan but the authority that is responsible.	The RMA requires territorial authorities Te Tai-o-Poutini Plan to manage indigenous biodiversity in two particular ways

Buller Conservation Group (S552)	S552.061	Overview	Amend	Wording and reference around coastal environment needs to be pulled together	Add to Overview: Where indigenous vegetation clearance is proposed in the coastal environment refer to the Coastal Environment chapter (page reference) of the Plan for the rules around this clearance.
Buller Conservation Group (S552)	S552.062	Ecosystems and Indigenous Biodiversity Rules	Amend	There needs to be restrictions on signage in areas of high natural value.	add additional provision
Buller Conservation Group (S552)	S552.063	Ecosystems and Indigenous Biodiversity Objectives	Amend	Ecosystem services need at least one mention in this Plan.	Add new Objective 05 Recognise the ecosystem services that intact SNAs provide for the resilience of both human and indigenous habitat.
Buller Conservation Group (S552)	S552.064	ECO- O1	Amend	This is a direct extract from the Buller District Plan.	To identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna and to recognise their importance to the character and quality of the natural and physical environment and to the wellbeing of the people and communities on the West Coast/Te Tai o Poutini
Buller Conservation Group (S552)	S552.065	Ecosystems and Indigenous Biodiversity Policies	Amend	BCG is concerned that not all significant areas may have been identified.	Add P1.2 to allow for any further sites of significance that may be identified through assessment under Appendix 1 of the WC-RPS.P1.3 Further sites of significance may be identified in the Greymouth area through the assessment criteria in Appendix 1 of the Regional Policy Statement

Buller Conservation Group (S552)	S552.066	ECO - P2	Amend	There should be NO adverse effects on SNAs.	Amend e. The activity has no more less than minor adverse effects on the significant indigenous vegetation or fauna habitat.
Buller Conservation Group (S552)	S552.067	ECO - P3	Amend	s31 requires all indigenous biodiversity to be maintained. Less ambiguous wording.	Encourage the protection, enhancement and restoration of significant indigenous biodiversity and natural indigenous character by... a. For subdivisions where legal protection exists over areas of significant indigenous vegetation or significant habitat of indigenous fauna additional subdivision rights may be granted
Buller Conservation Group (S552)	S552.068	ECO - P4	Oppose	BCG struggles to understand how eco-tourism could enhance the values of SNAs.	Delete P4
Buller Conservation Group (S552)	S552.069	ECO - P5	Amend	'Minimize' is not quantitative enough. Any significant (more than minor) change to an SNA needs scrutiny.	Enable the use of Māori Purpose Zoned land within areas of indigenous vegetation and indigenous fauna habitat, where land use and subdivision is consistent with tikanga and mātauranga Māori and ensures less than minor minimises adverse effects on any significant values of the vegetation or fauna habitat
Buller Conservation Group (S552)	S552.070	ECO - P7	Amend	Consistent use of language	b. Whether formal protection and active management of all or part of any area of significant indigenous vegetation or habitat will occur as part of the resource consent process subdivision, use or development; d

					<p>The cumulative adverse effects on biodiversity of activities within or adjacent to any area of significant indigenous vegetation or habitat; and the cumulative effects within the catchment/ district;</p> <p>g. The impact of the activity on the values of any area of significant indigenous vegetation or habitat, and how any potential impact could firstly be avoided, and if that is not possible then consider using the adverse effects hierarchy. remedied or mitigated</p>
Buller Conservation Group (S552)	S552.071	ECO - P8	Amend	consistency with West Coast Regional Policy Statement	<p>P8 Maintain indigenous habitats and ecosystems across the West Coast/TeTai o Poutini bya. Maintaining, and where appropriate enhancing or restoring indigenous biodiversity, including the functioning of ecological corridors, linkages, wetlands and dunes, and indigenous coastal vegetation and wetlands;e Recognising that the benefits of active management of indigenous biodiversity, such as including voluntary animal and plant pest and stock control and/or formal legal protection, provides benefits such as ecosystem services.</p>
Buller Conservation Group (S552)	S552.072	ECO - P9	Amend		<p>Provide for biodiversity offsets and compensation to manage residual adverse effects of an activity where any attempt to</p>

					avoid, remedy or mitigate adverse effects has failed where:
Buller Conservation Group (S552)	S552.073	ECO - P10	Amend	there is an overlap with ECO - P8 (c)	Amend duplication
Buller Conservation Group (S552)	S552.074	ECO - R1	Amend	There needs to be some explanation as to what, 'indigenous vegetation' is	include an explanation as to what, 'indigenous vegetation' is
Buller Conservation Group (S552)	S552.075	ECO - R1	Oppose	There is no statute or mandate for windthrown timber removal.	Delete R1 3.i
Buller Conservation Group (S552)	S552.076	ECO - R1	Amend	This permitted rule needs to be tightened	Amend: per site to read per site or per (ha size), which ever is the larger Amend: which is under 15 years old to read 10 years old
Buller Conservation Group (S552)	S552.077	ECO - R2	Oppose	Walking/cycling tracks within the coastal environment should not be a permitted activity.	amend per site to be per site or per (ha size), which ever is the larger
Buller Conservation Group (S552)	S552.078	ECO - R5	Support	This is a robust set of considerations.	Retain
Buller Conservation Group (S552)	S552.079	Ecosystems and Indigenous Biodiversity Policies	Amend	There is not enough protection for the region's terrestrial and freshwater indigenous biodiversity.	Add: g. Effects on the threat status of land environments in category one or two of the Threatened Environments Classification; h. Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems; i. Effects on the intrinsic values

					of ecosystems;j. Effects on recreational values of public land; andk. The matters outlined in Policies ECO - P6 and ECO - P7.
Buller Conservation Group (S552)	S552.080	Natural Features and Landscapes	Oppose	Sections 7(d): and 5(b) of the RMA: need to be mentioned in the overview	Amend NFL chapter: ' natural character ' in the objectives and policies, and all rules need to refer to protection of it;
Buller Conservation Group (S552)	S552.081	NFL - P1	Amend	P1 is inconsistent with P2. Significant is not used in P5	Delete P1
Buller Conservation Group (S552)	S552.082	NFL - P4	Amend	This is a protective policy	Insert d Landscaping buildings and structures with appropriate vegetation to soften outlines
Buller Conservation Group (S552)	S552.083	NFL - P5	Amend	Positive effects at the local and regional scale must be to enhance the qualities and characteristics of the NFL.	a The scale of modification to the landscape, including any adverse effects on natural character ;h. Any positive effects on identified characteristics and qualities at a regional and local level;
Buller Conservation Group (S552)	S552.084	NFL - P6	Amend		Subject to policies 1 - 5, e Enable the use of Māori Purpose Zoned land in outstanding natural landscapes and on outstanding natural features where land use and subdivision is consistent with tikanga and mātauranga Māori and minimises adverse effects on the outstanding values of the landscape or feature.

Buller Conservation Group (S552)	S552.085	NFL - P7	Amend		Subject to policies 1 - 5, eEnable
Buller Conservation Group (S552)	S552.086	NFL - R1	Amend	There are too many variables to consider.	amend to state which has priority - ECO/ CE rules, or the values which make the ONF outstanding? There needs to be a ruling around this.
Buller Conservation Group (S552)	S552.087	NFL - R3	Amend	The WCRC Land and Water Plan needs to be referred to in an advice note to this rule.	add advice note with reference to tThe WCRC Land and Water Plan
Buller Conservation Group (S552)	S552.088	NFL - R3	Amend	Policies 4 and 5 need to be incorporated into this rule.	Require that new buildings, structures within outstanding natural features or landscapes minimise any adverse visual effects by: Ensuring the scale, design and materials of the building and/or structure are appropriate in the location Using naturally occurring building platforms, materials and colour that blends into the landscape; and Limiting the prominence or visibility of buildings and structures including by integrating it into the outstanding natural feature or landscape Minimise adverse effects on outstanding natural landscapes and outstanding natural features by considering the following matters when assessing proposals for land use or subdivision:

					<p>The scale of modification to the landscape Whether the proposal is located within a part of the outstanding natural feature or outstanding natural landscape that has capacity to absorb change Whether the proposal can be visually integrated into the landscape and whether it would break the skyline or ridgelines The temporary or permanent nature of any adverse effects The functional, technical, operational or locational need of any activity to be sited in the particular location Any historical, spiritual or cultural association held by Poutini Ngāi Tahu Any positive effects the development has on the identified characteristics and qualities Any positive effects at a national, regional and local level Any relevant public safety considerations; and The measures proposed to mitigate the effects on the values and characteristics, including: The location, design and scale of any buildings or structures, or earthworks The intensity of any activity; and</p>
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					The finish of any buildings or structures, including materials, reflectivity and colour; and landscaping and fencing
Buller Conservation Group (S552)	S552.089	NFL - R6	Amend	consequential amendment	3. b. /per site or 4ha whichever is the larger.
Buller Conservation Group (S552)	S552.090	NFL - R7	Amend	This rule needs to be subject to rules in ECO and rules and policies in NFL.	3. to be subject to rules in ECO and rules and policies in NFL.
Buller Conservation Group (S552)	S552.091	NFL - R8	Amend	Parks furniture and facilities - needs to be minimal with low visual impact	3. For parks facilities parks furniture in any Open Space Zone needs to be minimal with low visual impact Cross-reference with WCRC Land and Water Plan
Buller Conservation Group (S552)	S552.092	NFL - R12	Amend	R12 Should be discretionary, not restricted discretionary.	Make rule discretionary, not restricted discretionary.
Buller Conservation Group (S552)	S552.093	Overview	Amend	There needs to be a cross-reference to Natural Character, NC; P5.	There needs to be a policy including the purpose of esplanade strips:(i) To protect conservation values on riparian and coastal margins and associated water quality and aquatic habitats.(ii) To ensure public access is maintained to and along water bodies where a proposed land use may reduce the ability to gain public access or where access is not currently available.(iii) To ensure recreational opportunities near water bodies

					are not lost where the proposed land use may reduce those opportunities or to provide recreational opportunities where these are not currently available. (iv) include, 'mitigating natural hazards', as in RMA s 229A cross-reference to Natural Character, NC; P5
Buller Conservation Group (S552)	S552.094	Overview	Amend	The introduction needs to refer users of the Plan to the Land and Water Plan rules.	Insert at start of Overview: Natural Character and the margins of waterbodies require protection as a matter of national importance under Section 6(a) of the RMA.
Buller Conservation Group (S552)	S552.095	NC - O1	Amend	There should be no development within the margins of waterbodies.	To preserve the natural character of lakes, rivers and wetlands and their margins while providing for appropriate subdivision, use and development where adverse effects can be avoided or mitigated.
Buller Conservation Group (S552)	S552.096	NC - P1	Oppose	There is no need for P1 as P2 covers any anticipated activities in riparian margins.	delete
Buller Conservation Group (S552)	S552.097	NC - P2	Amend	s6(a) requires the preservation of the natural character.	Provide for indigenous vegetation removal and earthworks within riparian margins of lakes, rivers and wetlands, subject to regional rules, with where significant adverse effects on natural character are minimized as far as practicable, and:

Buller Conservation Group (S552)	S552.098	NC - P5	Amend	This may be better placed under PA - Public Access, or a cross-reference put in.	move to PA - Public Access, or a cross-reference put in.
Buller Conservation Group (S552)	S552.099	NC - R1	Amend	a Fencelines should not be allowed within a riparian margin	1.a. Delete
Buller Conservation Group (S552)	S552.100	NC - R2	Amend	Needs to say have a functional need to be located in the riparian margin.	have a functional need to be located in the riparian margin.
Buller Conservation Group (S552)	S552.101	NC - R3	Amend	Needs to say have a functional need to be located in the riparian margin.	have a functional need to be located in the riparian margin.
Buller Conservation Group (S552)	S552.102	Overview	Amend		This section of Te Tai o Poutini Plan contains the objectives, policies and rules for financial contributions for development of infrastructure and for their use to offset adverse effects on the environment of the West Coast/Te Tai o Poutini. Currently the three District Councils on the West Coast/Te Tai o Poutini use financial contributions under the RMA as the sole mechanism to provide for the costs and impacts of private development on Council infrastructure and these draft provisions have been developed on the basis of that approach continuing.

Buller Conservation Group (S552)	S552.103	SUB - P1	Oppose	P1 - P2 adequately covers what P1 is trying to say	delete
Buller Conservation Group (S552)	S552.104	Subdivision Rules	Amend	Rules on esplanade strips in this chapter only pertain to allotments less than 4ha in size	<p>1. 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.</p> <p>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.</p> <p>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 below.</p>

Buller Conservation Group (S552)	S552.105	SUB - O2	Amend	Not only significant natural areas that need protection (RMA s6 [particularly 6(a)], s7)	g. protects and enhances amenity values
Buller Conservation Group (S552)	S552.106	SUB - O3	Amend	Not only significant natural areas that need protection (RMA s6 [particularly 6(a)], s7)	Subdivision design and development protects the quality of the environment including the intrinsic value of ecosystems and significant coastal, natural, ecological, historical and Poutini Ngāi Tahu features and resources and responds to the physical characteristics and constraints of the site and surrounding environment.
Buller Conservation Group (S552)	S552.107	SUB - O4	Support	Amend to support P 05(e)	protects valuable horticulture land from urban sprawl
Buller Conservation Group (S552)	S552.108	SUB - O5	Amend	Needs to be amended to incorporate those omissions of SNAs being recognised and RPS	Esplanade reserves and strips created through subdivision contribute to the protection of identified significant natural heritage and Poutini Ngāi Tahu values, provide natural hazard mitigation
Buller Conservation Group (S552)	S552.109	SUB - P1	Amend		d. Protects the significant cultural, historical, natural and ecological features sites and areas identified on the planning maps and in the Schedules in the Plan; and
Buller Conservation Group (S552)	S552.110	SUB - P2	Amend	Consider composting toilets, are unlikely to contaminate fresh water	(i) consider composting toilets, which use less water and are therefore unlikely to contaminate fresh water

Buller Conservation Group (S552)	S552.111	SUB - P3	Amend	There needs to be some explanation around subdivision within riparian margins	Provide for the subdivision of land within or containing riparian margins, natural character , outstanding natural features and landscapes,...a Not compromise the identified characteristics and values of identified in the Overlay Chapter it is located within;
Buller Conservation Group (S552)	S552.112	SUB - P6	Amend	the adverse effects hierarchy is not being followed here.	e. In the c Coastal environment outside of areas that are already modified unless adverse effects on the natural character of the coastal environment can be avoided or mitigated ;
Buller Conservation Group (S552)	S552.113	SUB - P9	Amend		To require esplanade reserves or esplanade strips for allotments of less than 4 ha to enable public access, reduce natural hazard risk, and contribute to the protection of natural character and biodiversity values including corridors for native fauna,
Buller Conservation Group (S552)	S552.114	SUB - R2	Amend	Grammer	4 Where the The site is less than 4ha adjacent to a river >3m wide or the coast, the provision of an esplanade reserve or strip of 20m;
Buller Conservation Group (S552)	S552.115	SUB - R3	Amend	A small amount of that area could be cleared as in itself may not be deemed significant.	f Protection, maintenance or enhancement of natural features and landforms, areas of significant indigenous biodiversity, amenity values , historic heritage, sites of significance to Māori, archaeological sites or any other identified features.

Buller Conservation Group (S552)	S552.116	SUB - R5	Amend	A small amount of that area could be cleared as in itself may not be deemed significant.	k Effects on Poutini Ngāi Tahu values, existing amenity values, the quality of the environment, natural character , notable trees or historic heritage within or adjacent to the site;
Buller Conservation Group (S552)	S552.117	SUB - R7/ECO - R4	Support	A small amount of that area could be cleared as in itself may not be deemed significant.	3 or the need for clearance within the area of significant indigenous vegetation to provide for future access to any site;
Buller Conservation Group (S552)	S552.118	SUB - P9	Support	There should be a minimum distance/ buffer from SNA	3. There should be a minimum distance/buffer from SNA to buildings or other development such as access/ roads.
Buller Conservation Group (S552)	S552.119	SUB - R11	Amend	R11 Should be discretionary	change activity status to Discretionary
Buller Conservation Group (S552)	S552.120	SUB - R12	Amend	amend matters for discretion	g Effects on Poutini Ngāi Tahu values, existing amenity values, the quality of the environment, natural character , notable trees or historic heritage within or adjacent to the site;
Buller Conservation Group (S552)	S552.121	SUB - R15/ECO - R8	Amend	R15 Should be a mandatory buffer zone	insert a minimum distance/ buffer from SNA to buildings or other development such as access/ roads.
Buller Conservation Group (S552)	S552.122	SUB - S6	Amend	Need to provide for safe bicycle and pedestrian use	3 ...to provide for safe bicycle and pedestrian use

Buller Conservation Group (S552)	S552.123	SUB - S9	Amend	The bank of a river whose bed has an average width of 3m or greater.	1.c. The bank of a river whose bed has an average width of 3m or greater.
Buller Conservation Group (S552)	S552.124	ASW - R2	Amend	Prohibitions need to be retained and transferred over from the relevant district plans	1. ...Lake Christobel, Lake Hanlon, Kohaihai River In the following water bodies, the use of motorised water craft with an engine capacity of greater than 5 horse power is prohibited:• Lake Daniells• Punakaiki River: upstream of the road bridge.• Pororari River: upstream of the road bridge.• Otomahana Lagoon• Orowaiti River: upstream of the rail bridge.• Okari: upstream of the road bridge.
Buller Conservation Group (S552)	S552.125	ASW - R6	Amend	There needs to be a list of waterbodies where commercial activities are not acceptable	extend list of waterbodies to include those where commercial activities are not acceptable
Buller Conservation Group (S552)	S552.126	Overview	Oppose	'Coastal Environment' should be in the Natural Environment Values chapter.	put 'Coastal Environment' should be in the Natural Environment Values chapter
Buller Conservation Group (S552)	S552.127	CE - O1	Amend	Should be separated into 2 objectives; one providing for protection, the other foreexploitation.	separate into 2 objectives
Buller Conservation Group (S552)	S552.128	CE - P5	Amend	This aligns with NZCPS	(e) adverse effects on natural character, natural landscapes and natural features are avoided;
Buller Conservation Group (S552)	S552.129	CE - P6	Support	the built environment should not encroach into unmodified areas.	b. Where located in unmodified areas, any adverse impact on natural character can be mitigated;

Buller Conservation Group (S552)	S552.130	CE - P8	Amend	P8 repeating P3 The 2 need to be combined.	Where new development and upgrades of the National Grid are required in areas indicated in Overlay Chapter areas, seek to avoid and or otherwise remedy or mitigate adverse effects
Buller Conservation Group (S552)	S552.131	CE - R4	Amend	NZCPS requires coastal biodiversity to be protected as does RMA s6(a).	1.e. unmodified coastal area or area of high natural biodiversity
Buller Conservation Group (S552)	S552.132	CE - R5	Amend	7 metres is quite high in a highly natural environment	Lower height restriction in Coastal Environment
Buller Conservation Group (S552)	S552.133	CE - R16	Amend	R16 Should be discretionary, not restricted discretionary.	change R16 to Discretionary
Buller Conservation Group (S552)	S552.134	CE - R17	Amend	R17. 1. L There is a functional need to be located in that area	1.L. There is a functional need to be located in that area
Buller Conservation Group (S552)	S552.135	CE - R17	Oppose	There should be no plantation forestry within the outstanding coastal environment	delete
Buller Conservation Group (S552)	S552.136	CE - R22	Oppose	Destroying such features will destroy important values.	delete
Buller Conservation Group (S552)	S552.137	Overview	Amend	Too often drainage hydraulics are overlooked.	The scope and scale of earthworks range from large bulk earthworks, which can alter the landform, and its topography, and drainage hydraulics , to small and discrete areas of

					works most often associated with minor development
Buller Conservation Group (S552)	S552.138	Overview	Amend	The WCRC L&W Plan has a strong focus on earthworks, including many rules.	A number of other regulatory and non-regulatory methods also manage the effects of earthworks, particularly addressed in the Regional Land and Water Plan.
Buller Conservation Group (S552)	S552.139	EW - O1	Oppose	Protection of natural values must come before exploitation of those values.	Separate into 2 objectives, the first for protection of the natural environment, the second for exploitation of that environment.
Buller Conservation Group (S552)	S552.140	Earthworks Policies	Amend	Protection of natural values must come before exploitation of those values.	P1 2 Manage the effects of earthworks to minimise impacts on landscape character, amenity, natural features, water quality, biodiversity, cultural and heritage sites and the quality of the environment. P2 1 Enable temporary and small scale earthworks for the subdivision, use and development of land, the provision of utilities, and hazard mitigation, while managing those with the potential to create significant adverse effects.
Buller Conservation Group (S552)	S552.141	Earthworks Rules	Amend	Cumulative changes to water hydraulics.	R3 & R4 per site or 10% whichever is the greater
Buller Conservation Group (S552)	S552.142	EW - R8	Amend	Unless the neighbours agree there should be NO adverse effects on that neighbour.	a The impact on visual amenity, landscape and natural character, outlook and privacy; d The effectiveness of proposed management or mitigation measures to avoid minimise any potential or actual adverse effects beyond the

					property boundary of the activity;e Any changes to the patterns of surface drainage or subsoil drains that could result in a higher risk of drainage problems, inundation run-off, flooding, or raise or lower the water table;
Buller Conservation Group (S552)	S552.143	Light Policies	Amend	Hard-standing or paved areas need to be considered as being of high reflectivity.	New policy: All fixed exterior lighting shall, as far as practicable, be aimed, adjusted and/or screened to direct lighting away from the windows of habitable spaces of sensitive activities, other than residential units located in industrial zones, so that the obtrusive effects of glare on occupants are minimised.
Buller Conservation Group (S552)	S552.144	Overview	Amend	There must be rules around the use of streetlights.it may adversely affect the amenity of neighbourhoods , neighbouring properties and light sensitive areas; result in a reduction or loss loss or reduction of views of the night sky, cloud form and landscape views ; and potentially disturb wildlife
Buller Conservation Group (S552)	S552.145	LIGHT - O1	Amend	O1 and O2 need to be separated out into pros and cons	Artificial outdoor lighting enables night-time work, rural productive activities, recreation activities, sport, entertainment activities, transportation and public health and safety, and maintains other amenity values within zones.
Buller Conservation Group (S552)	S552.146	LIGHT - O2	Amend	Character is more likely to be adversely affected by night lighting rather than enhanced.	Artificial outdoor lighting is located, designed and operated to maintain and protect the character and amenity values within zones and will so that it does not adversely affect

					the health and safety of people, or the safe operation of the transport network, it will protects views of the night sky and landscapes , the habitats, and species within habitats, and ecosystems of nocturnal native fauna and the species themselves .
Buller Conservation Group (S552)	S552.147	Light Policies	Amend	A repeat of P 1. c	P1; b Maintains the character and amenity values of the zoneP1; e Protects the health and well-being of people and ecosystems
Buller Conservation Group (S552)	S552.148	LIGHT - P3	Amend	Badly placed and directed streetlights can impact severely on peoples' enjoyment of life.	e. Minimizes adverse effects on amenity values , the health and , safety and enjoyment of people and communities in the surrounding area.f Minimizes light blindness caused by badly-directed light
Buller Conservation Group (S552)	S552.149	Note:	Amend	There needs to be rules around district council-controlled streetlights.	Includes district council-controlled streetlights.
Buller Conservation Group (S552)	S552.150	LIGHT - R3	Amend	2200K lighting is a standard that should be adhered to in light-sensitive areas.	2 b. Have a colour corrected temperature of no greater than 2200K 3000K (warm white);
Buller Conservation Group (S552)	S552.151	LIGHT - R4	Amend	The intensity should be measured at the boundary, not inside the boundary.	c. The above standards a-b shall be measured at 2m inside the boundary
Buller Conservation Group (S552)	S552.152	LIGHT - R5	Amend	possibly visual amenity includes people and neighbourhoods	c Effects on visual amenity; people and neighbourhoods .

Buller Conservation Group (S552)	S552.153	Overview	Amend		Where noise sensitive activities are established near existing noise-generating activities, or areas where higher noise levels are to be expected, reverse sensitivity effects can arise, Sensitivity can also arise when noisy industry sets up near existing peace-requiring activities such as a church or library.
Buller Conservation Group (S552)	S552.154	NOISE - O1	Amend		The benefits of noise generating activities are provided for in a way that is compatible with the role, function and character of each zone and does not compromise community health, safety and wellbeing, nor impact on noise sensitive activities.
Buller Conservation Group (S552)	S552.155	Overview	Oppose	Explanation as to how the noise-generating activities are not compromised by adverse effects.	Reword Objective
Buller Conservation Group (S552)	S552.156	NOISE - R12	Amend	Repeated provision	g Effects on the health and wellbeing of people;
Buller Conservation Group (S552)	S552.157	SIGN - P6	Amend		To Support the use of bilingual signage and the use of traditional Poutini Ngāi Tahu place names within the District.
Buller Conservation Group (S552)	S552.158	Temporary Activities	Amend	Need to say so long as environmental values are not degraded and that wildlife undisturbed.	add to rules environmental values are not degraded and that wildlife is not disturbed - e.g. temporary light could severely disturb long-tailed bat foraging; motorsports' noise

					and air pollution could severely disturb nesting birds, as could the noise of military training camps. Restricted discretionary matters consider effects on wildlife
Buller Conservation Group (S552)	S552.159	NOISE - R6	Amend		3. There probably needs to be more explanation as to what 'other temporary activities' are, including such as spatial size, expected number of people.
Buller Conservation Group (S552)	S552.160	Overview	Support	LINZ land should be included in plan	Include hydro parcels in the plan.Include LINZ parcels in the plan
Buller Conservation Group (S552)	S552.161	Overview	Support	Mineral extraction should not occur as a permitted activity in such zones.	Retain policy 14 (b)
Buller Conservation Group (S552)	S552.162	OSRZ - P1	Amend	Mentioning that DOC and its statutes are exempt under s4(3) should be sufficient.	delete
Buller Conservation Group (S552)	S552.163	OSRZ - P14	Amend		retain b.c. Adverse effects on open space and recreation values and the environment are addressed following the adverse effects hierarchy. are avoid, mitigated, remedied, offset or compensated;
Buller Conservation Group (S552)	S552.164	Overview	Amend		The purpose of the NOSZ - Natural Open Space Zone is to recognise and provide for open spaces that contain high natural, ecological and landscape values. The zone also applies to a variety of parks and reserves,

					coastal and riverside esplanade reserves, scenic reserves, local purpose reserves and recreation reserves and many areas of LINZ land, particularly that of rivers and estuaries
Buller Conservation Group (S552)	S552.165	OSZ - R19	Amend	clarify meaning of conservation	h. Effects on any natural character, biodiversity and threatened fauna or their habitats;
Buller Conservation Group (S552)	S552.166	CMUZ - O1	Amend		To maintain and enhance the character, including historical heritage , and amenity values of commercial areas and town centres.
Buller Conservation Group (S552)	S552.167	GIZ - R1	Amend	This inclusion should apply to the relevant clauses of other zone types also.	There shall be no offensive or objectionable dust nuisance, odour or air pollution at or beyond the LIZ - Light Industrial Zone boundary as a result of the activity;
Buller Conservation Group (S552)	S552.168	Residential Zones - Objectives	Amend	Air pollution can be a serious problem in residential areas	Add objective: Air pollution is an issue. It cannot be ignored. Air pollution will prevent wildlife from establishing, or re-establishing in residential areas.
Buller Conservation Group (S552)	S552.169	GRZ - R5	Oppose	A business that needs such vehicle movement should be subject to neighbours and or community approval.	4. Amend to require Neighbours and/or Community approval 6. No external generation of dust, odour, or smoke or other air pollution occurs as part of the activity.
Buller Conservation Group (S552)	S552.170	GRZ - R22	Amend	Air pollution needs to be added in	No external generation of dust, air pollution , odour or smoke occurs as part of the

Buller Conservation Group (S552)	S552.171	LLRZ - R1	Amend	It should not be mandatory to connect.	all residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks if these services are provided
Buller Conservation Group (S552)	S552.172	Overview	Amend		3rd paragraph....or their proximity to resource extraction sites or the main centres meaning they are becoming more like commuter areas.
Buller Conservation Group (S552)	S552.173	Rural Zones Objectives	Amend		O8 Protect indigenous biodiversity, including SNA's and natural character and waterbodies from encroaching rural development, particularly residential spread.
Buller Conservation Group (S552)	S552.174	RURZ - P1	Amend		g Protect indigenous biodiversity and natural character and waterbodies from inappropriate development.
Buller Conservation Group (S552)	S552.175	RURZ - P22	Amend		P22 Sites used for mineral extraction must should be rehabilitated to enable the land to be used for other activities appropriate to the area.
Buller Conservation Group (S552)	S552.176	RURZ - P25	Amend	consistency with Obj 8	Avoiding or mitigating impacts on indigenous biodiversity including significant indigenous vegetation and significant habitats of indigenous fauna;
Buller Conservation Group (S552)	S552.177	GRUZ - PREC1 - P1	Amend	Communes could spring up elsewhere in the region.	Prec 1; P1; 4 Be undertaken in a planned manner, in accordance with a concept plan agreed with the Grey District Council . relevant district council

Buller Conservation Group (S552)	S552.178	GRUZ - R3	Amend	Use of 'site' confusing, ambiguous and open to differing interpretations.	Subsequent amendment of site
Buller Conservation Group (S552)	S552.179	Rural Zones	Amend	Grammer	3 For areas disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed
Buller Conservation Group (S552)	S552.180	Note:	Amend	Consistency with current Buller District Plan	6. Activities are limited to 150mm diameter drillhole per ha and 50 linear meters per ha for sampling with explosives. Then the site must be restored to original condition. Otherwise its a controlled activity.
Buller Conservation Group (S552)	S552.181	GRUZ - R12	Oppose	Mineral extraction needs much more oversight.	Amend all mining to discretionary activity
Buller Conservation Group (S552)	S552.182	GRUZ - R18	Amend	Mineral extraction should always be discretionary as a bottom line.	change activity status to discretionary
Buller Conservation Group (S552)	S552.183	RLZ - R15	Amend	Mineral extraction should always be discretionary as a bottom line.	amend activity status to discretionary
Buller Conservation Group (S552)	S552.184	GRUZ - R20	Amend	BCG has concerns about animal and environment welfare in relation to factory farming.	k. number and type of livestock
Buller Conservation Group (S552)	S552.185	Overview	Amend	There needs to be a cap on dairy and other intense rural production.	new provision limiting intensive rural production

Buller Conservation Group (S552)	S552.186	SETZ - R1	Amend	Composting toilets and collection of rainwater for drinking should be accommodated for.	2....or alternatively serviced by composting toilets and independent collection of rainwater for drinking
Buller Conservation Group (S552)	S552.187	SETZ - R2	Support	Do not agree with it being a permitted activity.	change activity status to discretionary or reword to be 2000m2 or 10% of site, whichever is the lesser.
Buller Conservation Group (S552)	S552.188	Satutory Context	Amend	Consistent with current plan and RMA	General Duty to Comply1. No person may use any land in a manner which contravenes a rule in this Plan unless the activity is expressly allowed by a resource consent, or is an existing use allowed by Section 10 of the Act.2. Any activity which is not specifically referred to in the Plan or does not fall within the limits of permitted, controlled or discretionary activities is deemed to be a noncomplying activity and will require a resource consent.
Buller Conservation Group (S552)	S552.189	Buller Coalfield Zone	Oppose	A permissive approach will not address environmental issues adequately.	Delete provisions
Buller Conservation Group (S552)	S552.190	BCZ - R1	Oppose	There needs to be a spatial constraint for prospecting drillholes	2. Where areas are to be disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed For areas disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed as soon as possible and no later than 3 months after the

					disturbance has occurred; 5. All drilling limited to 150mm diameter and a density of one drill site per hectare
Buller Conservation Group (S552)	S552.191	Future Urban Zone Policies	Amend	This proposed policy needs to be included.	6. Avoid FUZ development in areas of indigenous biodiversity and natural character.
Buller Conservation Group (S552)	S552.192	FUZ - R9	Amend	Ridiculous to allow mineral prospecting in a FUZ.	delete
Buller Conservation Group (S552)	S552.193	MINZ - P4	Support	include air pollution	b. air pollution d Managing impacts on natural character and significant indigenous vegetation and significant habitats of indigenous fauna;
Buller Conservation Group (S552)	S552.194	MINZ - P5	Amend	The adverse effects hierarchy be mitigated, remedied, offset or compensated	adverse effects should use the adverse effects hierarchy be mitigated, remedied, offset or compensated to achieve no net loss and preferably a net gain in biodiversity values.
Buller Conservation Group (S552)	S552.195	MINZ - R1	Amend	There needs to be a restriction on the spatial extent of land disturbed. Instate BDP 5.3.2.1.4	5. Any prospecting activities as defined by the Crown Minerals Act 1991 and all reconnaissance exploration activities up to and including drilling, scout trenching and geophysical surveys, subject to: a. All drilling limited to 150mm diameter and a density of one drill site per hectare. b. Scout trenching or sampling by hand methods, or by mechanical means wherever there is existing access to the

					area to be trenched or sampled, or by the use of explosives where the aggregate length of the samples taken using explosives does not exceed 50 linear metres of sample per hectare.c. Geophysical surveys not using explosives.d. For prospecting activities as per 5.3.2.1.4, where areas are disturbed, topsoil shall be stockpiled and replaced over such areas, and the site shall be rehabilitated and restored generally to its original condition.6. Vegetation also needs to be stockpiled to be reinstated after the works finish.
Buller Conservation Group (S552)	S552.196	MINZ - R2	Amend	R4 is woefully inadequate to cover the issue of light pollution at mining sites.	Subsequent amendment from Light Chapter: a. Have a colour corrected temperature of no greater than 2200K 3000K (warm white); b. 10 Lux measured at the boundary, not inside the boundary c. Light should not create effects on visual amenity, people and neighborhoods
Buller Conservation Group (S552)	S552.197	MINZ - R3	Amend		5. There shall be no offensive or objectionable dust nuisance, odour or air pollution at or beyond the zone boundary
Buller Conservation Group (S552)	S552.198	Māori Purpose Zone Policies	Amend	Adjoining landowners could bear the burden of adverse effects.	Ensuring any significant adverse effects from these activities on adjoining landowners beyond the zone and the wider environment are avoided mitigated ;

Buller Conservation Group (S552)	S552.199	MPZ - P3	Amend	This is a mandate under Section 6(c) of the RMA	e. Indigenous biodiversity is protected.
Buller Conservation Group (S552)	S552.200	STADZ - P3	Amend		Require land use activities and development to be designed and operated to ensure that adverse effects of noise and light on the amenity of adjacent residential areas are minimised. Any lighting must have adequate hooding to ensure no upwards light spill.
Buller Conservation Group (S552)	S552.201	STADZ - R1	Amend	Needs to include constraints on noise and light levels as in P3.	6. All effects of noise and light on the amenity of adjacent residential areas are minimised. Any lighting must have adequate hooding to ensure no upwards light spill.
Buller Conservation Group (S552)	S552.202	DESIGNATIONS	Amend	Designations around particular issues need to be grouped together	Group designations by purpose
Buller Conservation Group (S552)	S552.203	DESIGNATIONS	Amend	Part 12 of the Buller District Plan is a list of its roading hierarchy	Include a roading hierarchy,
Buller Conservation Group (S552)	S552.204	SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES	Amend	Some in the Mokihinui area have been omitted They are L28/36 at the Chasm Creek Walkway	add Archeological sites at Mokihinui and L28/36 at the Chasm Creek Walkway
Buller Conservation Group (S552)	S552.205	SCHED1A - SCHEDULE OF HISTORIC	Amend	From Buller District Plan, 250 historic buildings and sites, 60 historic buildings and structures.	Amend plan to include 250 historic buildings and sites, 60 historic buildings and structure listings from Buller District Plan

		HERITAGE ITEMS AND AREAS			
Buller Conservation Group (S552)	S552.206	NCA55	Amend	Correct typo	Mokihinui Extensive saltwater lagoon enclosed by a vast exposed beach and dunefield and fed by the Mokihinui Orewaiti River.
Buller Conservation Group (S552)	S552.207	Appendix Ten: New Zealand Archaeological Association Sites of Māori Origin	Amend	location descriptions included, whether it be street or place name or lat/long co-ordinates.	Include location descriptions in table
Buller Conservation Group (S552)	S552.208	Natural Character and the Margins of Waterbodies Rules	Support	Any reduction in that setback, for other than specified purposes, being a prohibited activity.	change activity status
Buller Conservation Group (S552)	S552.209	ECO - R1	Oppose	R1; 3; vi Any reason new fencelines should be allowed	delete R1; 3; vi
Buller Conservation Group (S552)	S552.210	ECO - R1	Amend	R1 3.vii The resource consent for the 'Old Ghost Road' included this restriction.	Amend 3.vii. To upgrade or create new public walking or cycling tracks up to 2.5m in width undertaken by the Council or its approved contractor, provided mature trees (greater than 30cm diameter) are avoided
Buller Conservation Group (S552)	S552.211	ECO - R1	Oppose	3 metre clearance could extend for many kilometres.	Delete R1; 3; ix

Buller Conservation Group (S552)	S552.212	SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES	Amend	A waka kereru was found in 1998/1999 in Pages Stream in Seddonville.	Add to Schedule 1B; waka kereru site at Pages Stream in Seddonville
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Buller Conservation Group (S552)	S552.213	NFL - P1	Amend	para 2 Better language. If compensation is not an option then it either needs to be stated here, or else use our wording.	Insert P2 as P1 to read: P1 Where possible, avoid significant adverse effects on the values that contribute to outstanding natural landscapes described in Schedule Five and outstanding natural features described in Schedule Six. Where significant adverse effects cannot be avoided, ensure that the adverse effects hierarchy is followed. are remedied, mitigated or offset.
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Buller Conservation Group (S552)	S552.214	NC - R1	Amend	Concerns about parks facilities and parks furniture within riparian margins	f. f needs to be combined with (g).
Buller Conservation Group (S552)	S552.215	NC - R1	Oppose	There should be no leniency for Maori purpose activities	h, i Delete
Buller Conservation Group (S552)	S552.216	NC - R1	Amend	The rules around whitebaiting need to be tightened.	k. Whitebaiting where there is no driveway to the stand, nor solid, perennial shelters and whitebaiting structures.
Buller Conservation Group (S552)	S552.217	NC - R1	Oppose	Breaches of this rule for hazard mitigation work may occur, with the work being cited as emergency	j. Delete

Buller Conservation Group (S552)	S552.218	NC - R1	Amend	very often the riparian margins are vested with LINZ as hydro.	l. riparian margins that are vested with LINZ as hydro.
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Buller Conservation Group (S552)	S552.219	Overview	Amend	The extract is from 4.8.9.3 of the Buller District Plan. It could be included in the ECO overview	Some examples of declining and functionally extinct species (e.g. cobbled skink) need to be highlighted to emphasize that the West Coast is not exempt from such tragedies happening. Wording could be The Cobble Skink, Oligosomaaff infrapunctatum, found as recently as 2015, predominantly in the Buller, is now functionally extinct. The at risk Shore spurge, Euphorbia glauca, and the nationally endangered Coastal cress, Lepidium flexicule, can be found along the West Coast. Our estuaries are home to the nationally critical dotterel, Charadriidae o. obscurus. It is essential that we protect the habitats of these endangered species.
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Buller Conservation Group (S552)	S552.220	Definitions	Amend	There is no glossary term of 'character' in this Plan, the dictionary meaning of character being, 'distinctive features'. 'amenity values' in the glossary includes character.	Add a definition of character
Buller Conservation Group (S552)	S552.221	DESIGNATIONS	Amend	amend designation listing and schedules to run north to south	Amend listings in the schedules and designations to run north to south
Buller Conservation Group (S552)	S552.222	Definitions	Amend	Definitions of the Buller District Plan should be incorporated in this Plan.	Environment Environment includes:(a) Ecosystems and their constituent parts, including people and communities; and(b) all natural and physical resources; and(c) amenity values; and(d) the social, economic, aesthetic and cultural conditions which affect the matters stated in paragraphs a-c of this definition or which are affected by those matters.

Buller Conservation Group (S552)	S552.223	Definitions	Amend	Definitions of the Buller District Plan should be incorporated in this Plan.	Reserve Any land set apart for any public purpose, as defined in the Reserves Act 1977. There are different types of reserves administered by organisations and the word 'reserves' in this Plan can refer to these reserves.
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Buller Conservation Group (S552)	S552.224	Definitions	Amend	Definitions of the Buller District Plan should be incorporated in this Plan.	Factory Farming Farming which is not dependent on the fertility of the soil on which it is located or which takes place substantially within buildings or other structures, for example, poultry farming, pig farming, rabbit farming, mushroom farming, pot grown nursery and glasshouses which have other than an earth floor.
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Buller Conservation Group (S552)	S552.225	Definitions	Amend	Definitions of the Buller District Plan should be incorporated in this Plan.	PARKS FACILITIES e- play spacesj. cycle pathsk. gardens, landscaping and plantingParks furniture e- play spacesj. cycle pathsk. gardens, landscaping and planting
Buller Conservation Group (S552)	S552.226	NFL	Amend		Amend to give specific mention of mature indigenous trees as these individuals or groups often give an area its natural charm and character.
Buller Conservation Group (S552)	S552.227	Natural Features and Landscapes	Amend		Amend to mention ecosystem services. It is at the landscape level that ecosystem services are maintained or, hopefully, enhanced.
Buller Conservation Group (S552)	S552.228	RESZ - P2	Amend		P2 b. Minimise nuisance from noise, air pollution, light spill and vibration;

Buller Conservation Group (S552)	S552.229	RESZ - P4	Amend		Enable existing non-residential activities and home occupations to continue and new non - residential activities to establish provided they avoid do not have a significant adverse effect on the character.....particularly in relation to scale, car parking, vehicle movements, noise, air pollution, visual appearance, vibration, glare, dust and odour.
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Buller Conservation Group (S552)	S552.230	RESZ - P5	Amend		Industrial Activities, and non-residential activities which involve noxious, offensive and dangerous activities and those with a significant negative impact on amenity shall not be located in RESZ - Residential Zones, and will require a buffer zone.
Buller Conservation Group (S552)	S552.231	Residential Zone Policies	Amend		Add new policy: a 20 metre buffer zone around the periphery of residential zones should separate residential from non-residential activities.
Buller District Council (S538)	S538.001	How The Plan Works	Support	The Council considers the description of how the Plan works provides a helpful overview.	Retain as notified.
Buller District Council (S538)	S538.002	Definitions	Not Stated	As discussed in the Lighting Chapter, a definition is sought for 'Artificial Outdoor Lighting'	Add definition for ' Artificial Outdoor Lighting ' as follows: Any non-residential exterior lighting that emits directly into the outdoor environment and includes signs.
Buller District Council (S538)	S538.003	Definitions	Not Stated	Policy SASM-P11 refers to 'hazardous facilities and offensive industries' but these terms are not defined. Definitions are sought to provide clarity on what activities the policy seeks to manage. Rule SASM-R6 refers to the upper slopes of ancestral maunga. Council seeks a definition of what constitutes 'upper slopes' to avoid any interpretation issues.	Add a definition for 'Hazardous Facilities' and 'Offensive Industry' Add a definition for 'Upper Slopes'.

Buller District Council (S538)	S538.004	Definitions	Not Stated	As discussed in the Infrastructure Chapter, a definition is sought for 'Network Utility'.	Add a definition for 'Network Utility' as follows: Means a project, work, system or structure that is a network utility operation undertaken by a network utility operator
Buller District Council (S538)	S538.005	Definitions	Not Stated	As discussed in the Transport Chapter, a definition is sought for 'Transport Corridor' to clarify that it covers not only the formed road/rail but the adjacent land i.e. road or rail reserve.	Add a definition for 'Transport Corridor' as follows: Means the road or rail area from the property boundary on one side of the road or railway line to the property boundary on the other side.
Buller District Council (S538)	S538.006	Definitions	Not Stated	As discussed in the Natural Environment Chapter, clarity is needed around the terms 'further measurable loss' and 'reasonably measurable reduction in the local population'. These terms were subject to a great deal of legal submissions during the recent Environment Court proceedings for the Te Kuha Mine proposal and Council considers the terms need to be defined to ensure consistent outcomes.	Add a definition for 'Further Measurable Loss' and 'Reasonably Measurable Reduction in the Local Population' Council considers this will require input from an ecological expert.
Buller District Council (S538)	S538.00637	NFL - O1	Support	Council supports the objective and policies for Natural Features and Landscapes as recognising and providing for appropriate activities within ONLFs.	Retain as notified.

Buller District Council (S538)	S538.00638	Natural Features and Landscapes Policies	Support	Council supports the objective and policies for Natural Features and Landscapes as recognising and providing for appropriate activities within ONLFs.	Retain as notified.
Buller District Council (S538)	S538.00639	NFL - R1	Support	With the exception of Rule 8 discussed below, Council generally supports the rule framework provided the requested amendments to the Ecosystems and Biodiversity Chapter are made to ensure that critical infrastructure, lawfully established activities, hazard mitigation activities etc are provided for. It is expected that there will be a close correlation between ONLFs and SNAs (once identified) therefore the rule framework should provide a consistent approach across the overlays.	Council seeks that a consistent approach is taken with the rule framework for activities within ONLs and SNAs.
Buller District Council (S538)	S538.00640	NFL - R2	Support	With the exception of Rule 8 discussed below, Council generally supports the rule framework provided the requested amendments to the Ecosystems and Biodiversity Chapter are made to ensure that critical infrastructure, lawfully established activities, hazard	Council seeks that a consistent approach is taken with the rule framework for activities within ONLs and SNAs

				mitigation activities etc are provided forIt is expected that there will be a close correlation between ONLFs and SNAs (once identified) therefore the rule framework should provide a consistent approach across the overlays	
Buller District Council (S538)	S538.00641	NFL - R3	Support	With the exception of Rule 8 discussed below, Council generally supports the rule framework provided the requested amendments to the Ecosystems and Biodiversity Chapter are made to ensure that critical infrastructure, lawfully established activities, hazard mitigation activities etc are provided forIt is expected that there will be a close correlation between ONLFs and SNAs (once identified) therefore the rule framework should provide a consistent approach across the overlays.	Council seeks that a consistent approach is taken with the rule framework for activities within ONLs and SNAs
Buller District Council (S538)	S538.00642	NFL - R4	Support	With the exception of Rule 8 discussed below, Council generally supports the rule framework provided the requested amendments to the Ecosystems and Biodiversity Chapter are made to ensure that	Council seeks that a consistent approach is taken with the rule framework for activities within ONLs and SNAs

				critical infrastructure, lawfully established activities, hazard mitigation activities etc are provided forIt is expected that there will be a close correlation between ONLFs and SNAs (once identified) therefore the rule framework should provide a consistent approach across the overlays.	
Buller District Council (S538)	S538.00643	NFL - R5	Support	With the exception of Rule 8 discussed below, Council generally supports the rule framework provided the requested amendments to the Ecosystems and Biodiversity Chapter are made to ensure that critical infrastructure, lawfully established activities, hazard mitigation activities etc are provided forIt is expected that there will be a close correlation between ONLFs and SNAs (once identified) therefore the rule framework should provide a consistent approach across the overlays.	Council seeks that a consistent approach is taken with the rule framework for activities within ONLs and SNAs
Buller District Council (S538)	S538.00644	NFL - R6	Support	With the exception of Rule 8 discussed below, Council generally supports the rule framework provided the requested amendments	Council seeks that a consistent approach is taken with the rule framework for activities within ONLs and SNAs

				<p>to the Ecosystems and Biodiversity Chapter are made to ensure that critical infrastructure, lawfully established activities, hazard mitigation activities etc are provided forIt is expected that there will be a close correlation between ONLFs and SNAs (once identified) therefore the rule framework should provide a consistent approach across the overlays.</p>	
<p>Buller District Council (S538)</p>	S538.00645	NFL - R7	Support	<p>With the exception of Rule 8 discussed below, Council generally supports the rule framework provided the requested amendments to the Ecosystems and Biodiversity Chapter are made to ensure that critical infrastructure, lawfully established activities, hazard mitigation activities etc are provided forIt is expected that there will be a close correlation between ONLFs and SNAs (once identified) therefore the rule framework should provide a consistent approach across the overlays.</p>	<p>Council seeks that a consistent approach is taken with the rule framework for activities within ONLs and SNAs</p>

Buller District Council (S538)	S538.00646	NFL - R9	Support	<p>With the exception of Rule 8 discussed below, Council generally supports the rule framework provided the requested amendments to the Ecosystems and Biodiversity Chapter are made to ensure that critical infrastructure, lawfully established activities, hazard mitigation activities etc are provided for. It is expected that there will be a close correlation between ONLFs and SNAs (once identified) therefore the rule framework should provide a consistent approach across the overlays.</p>	<p>Council seeks that a consistent approach is taken with the rule framework for activities within ONLs and SNAs</p>
Buller District Council (S538)	S538.00647	NFL - R10	Support	<p>With the exception of Rule 8 discussed below, Council generally supports the rule framework provided the requested amendments to the Ecosystems and Biodiversity Chapter are made to ensure that critical infrastructure, lawfully established activities, hazard mitigation activities etc are provided for. It is expected that there will be a close correlation between ONLFs and SNAs (once identified) therefore the rule framework should provide a</p>	<p>Council seeks that a consistent approach is taken with the rule framework for activities within ONLs and SNAs</p>

				consistent approach across the overlays.	
Buller District Council (S538)	S538.00648	NFL - R11	Support	With the exception of Rule 8 discussed below, Council generally supports the rule framework provided the requested amendments to the Ecosystems and Biodiversity Chapter are made to ensure that critical infrastructure, lawfully established activities, hazard mitigation activities etc are provided for. It is expected that there will be a close correlation between ONLFs and SNAs (once identified) therefore the rule framework should provide a consistent approach across the overlays.	Council seeks that a consistent approach is taken with the rule framework for activities within ONLFs and SNAs
Buller District Council (S538)	S538.00649	NFL - R12	Support	With the exception of Rule 8 discussed below, Council generally supports the rule framework provided the requested amendments to the Ecosystems and Biodiversity Chapter are made to ensure that critical infrastructure, lawfully established activities, hazard mitigation activities etc are provided for. It is expected that there will be a close correlation between ONLFs and	Council seeks that a consistent approach is taken with the rule framework for activities within ONLFs and SNAs

				SNAs (once identified) therefore the rule framework should provide a consistent approach across the overlays.	
Buller District Council (S538)	S538.00650	NFL - R13	Support	With the exception of Rule 8 discussed below, Council generally supports the rule framework provided the requested amendments to the Ecosystems and Biodiversity Chapter are made to ensure that critical infrastructure, lawfully established activities, hazard mitigation activities etc are provided forIt is expected that there will be a close correlation between ONLFs and SNAs (once identified) therefore the rule framework should provide a consistent approach across the overlays.	Council seeks that a consistent approach is taken with the rule framework for activities within ONLs and SNAs
Buller District Council (S538)	S538.00651	NFL - R14	Support	With the exception of Rule 8 discussed below, Council generally supports the rule framework provided the requested amendments to the Ecosystems and Biodiversity Chapter are made to ensure that critical infrastructure, lawfully established activities, hazard mitigation activities etc are provided	Council seeks that a consistent approach is taken with the rule framework for activities within ONLs and SNAs

				forIt is expected that there will be a close correlation between ONLFs and SNAs (once identified) therefore the rule framework should provide a consistent approach across the overlays.	
Buller District Council (S538)	S538.00652	NFL - R15	Support	With the exception of Rule 8 discussed below, Council generally supports the rule framework provided the requested amendments to the Ecosystems and Biodiversity Chapter are made to ensure that critical infrastructure, lawfully established activities, hazard mitigation activities etc are provided forIt is expected that there will be a close correlation between ONLFs and SNAs (once identified) therefore the rule framework should provide a consistent approach across the overlays.	Council seeks that a consistent approach is taken with the rule framework for activities within ONLs and SNAs
Buller District Council (S538)	S538.00653	Natural Character and the Margins of Waterbodies Policies	Support	Council supports the objectives, polices and rules for Natural Character and Margins of Waterbodies as achieving an appropriate balance between providing for appropriate land uses and preserving natural character	Retain as notified.

Buller District Council (S538)	S538.00654	Subdivision Policies	Support	Council supports the objectives and policies for Subdivision	Retain as notified.
Buller District Council (S538)	S538.00655	Open Space Zone	Oppose	The Ngakawau Domain is zoned Open Space but it is used by the community as a rugby ground, therefore Council seeks the zoning is changed to Sport and Recreation to better reflect the land use.	Change the zoning for the Ngakawau Domain from Open Space to Sport and Recreation.
Buller District Council (S538)	S538.007	Definitions	Not Stated	As discussed in the Infrastructure Chapter, a definition is sought for 'Telecommunication Kiosk' to clarify what this term applies to.	Add a definition for 'Telecommunication Kiosk' as follows: Means any structure intended for public use to facilitate telecommunications and includes boxes or booths for telephone, video or internet services.
Buller District Council (S538)	S538.008	Definitions	Not Stated	As discussed in the Infrastructure Chapter, a definition is sought for 'Small Cell Utility' to clarify what this term applies to.	Add a definition for 'Small Cell Utility' as follows: Means a device: a. That receives or transmits radio communication or telecommunication signals ; and b. The volume of which (including any ancillary equipment but not including any cabling) is not more than 0.11m³. (Same meaning as in Regulation 4 of the NESTF)
Buller District Council (S538)	S538.009	Definitions	Oppose in part	A definition of 'Community Facility' is provided immediately below the definition for 'Community Facilities, Education Facilities and Health Facilities' as per the National	Amend the definition as follows: Community Facilities, Facilities Means in relation to natural hazards. All community buildings where people congregate including places of worship, Marae,

				<p>Planning standards. Council therefore seeks that the reference to 'Community Facilities' is removed and that the definition is limited to 'Education Facilities and Health Facilities' to avoid confusion. It is also noted that the definition contains an error referring to natural hazards.</p>	
<p>Buller District Council (S538)</p>	S538.010	CRITICAL INFRASTRUCTURE	Support in part	<p>The definition of Critical Infrastructure does not include the region's ports. This is considered an omission and is not consistent with the RPS where 'Regionally Significant Infrastructure' includes the ports of Westport, Greymouth and Jackson Bay. Council seeks that ports are included in the definition.</p>	<p>Insert 'Ports' into the definition for Critical Infrastructure.</p>
<p>Buller District Council (S538)</p>	S538.011	FREEDOM CAMPING	Oppose	<p>As discussed in the Temporary Activities Chapter, Council seeks the removal of provisions relating to freedom camping and therefore requests the definition is removed.</p>	<p>Delete definition for 'Freedom Camping'.</p>
<p>Buller District Council (S538)</p>	S538.012	INTENSIVE INDOOR PRIMARY PRODUCTION	Support in part	<p>Council seeks an addition to the definition that clarifies that herd homes and wintering barns (where the primary production activity principally occurs in an outdoor</p>	<p>Amend the definition of 'Intensive Indoor Primary Production' but adding the following: For the avoidance of doubt, Herd Homes and Wintering Barns are not considered Intensive Indoor Primary Production.</p>

				environment) are not included within the definition.	
Buller District Council (S538)	S538.013	RETAIL ACTIVITY	Oppose	As discussed in the General Rural Zone and Settlement Zone rules, Council is concerned with the use of the terms 'Large Format Retail' and 'Retail Activities'. Council preference is that the applicable rules refer to commercial activities generally. In the alternative, if these terms are retained, Council seeks that they are defined. While there is a definition of 'Retail Activity' it lists what is excluded from the definition but not what is included.	Given consideration to defining the terms 'Large Format Retail' and 'Retail Activities'.
Buller District Council (S538)	S538.014	National Direction Instruments	Support	Council supports the National Direction Instruments Chapter.	Retain as notified.
Buller District Council (S538)	S538.015	Tangata Whenua	Support	Council supports the Tangata Whenua Chapter.	Retain as notified.
Buller District Council (S538)	S538.016	STRATEGIC DIRECTION	Support	The Council supports the Strategic Objectives as providing an overarching direction for implementation and interpretation of the Plan.	Retain as notified.

Buller District Council (S538)	S538.017	Energy Objectives	Support	Council supports the objectives and policies for Energy Activities.	Retain as notified.
Buller District Council (S538)	S538.018	Energy Policies	Support	Council supports the objectives and policies for Energy Activities.	Retain as notified.
Buller District Council (S538)	S538.019	ENG - R1	Support in part	Rule 1 is supported but the reference in the heading to 'permitted' is not needed as the rule sits under a general heading of Permitted Activities.	Amend the heading of Rule 1 as follows: Energy Permitted Activity Performance Standards
Buller District Council (S538)	S538.020	ENG - R2	Support	Rules 2 and 3 are supported	Retain as notified.
Buller District Council (S538)	S538.021	ENG - R3	Support	Rules 2 and 3 are supported	Retain as notified.
Buller District Council (S538)	S538.022	ENG - R4	Support in part	Rule 4 is generally supported but the rule heading is long and could be simplified for ease of reference. It is suggested that rather than listing the various energy associated activities in the heading, reference is made to 'energy activities' generally as this is defined in the Plan. Council also seeks that 'above ground' is added to the heading to clarify that the rule is	Amend Rule 4 as follows: Operating existing transmission and distribution lines, new distribution and transmission lines, maintaining, minor upgrading, strengthening, upgrading and replacing support structures and foundations not managed by the National Environmental Standard for Electricity Transmission Activities. Operation, Maintenance, Repairs and Removal of Existing Above Ground Energy Activities.

				restricted in scope to these activities and that a new rule is included to enable operation and maintenance of 'below ground' energy activities, as per below.	
Buller District Council (S538)	S538.023	Energy Rules	Not Stated	There is no provision for operation, maintenance and repairs of existing below ground energy activities or provision for installation of new facilities, therefore Council seeks a new rule to address these. No performance standards are considered necessary.	Insert a new rule as follows: Operation, Maintenance, Repairs and Installation of Below Ground Energy Activities Activity Status Permitted
Buller District Council (S538)	S538.024	Energy Rules	Not Stated	The rule framework does not allow for extension of existing transmission or distribution lines or installation of new transmission or distribution lines. As discussed in the Infrastructure Chapter, INF-R9 provides for new lines along with telecommunication poles or towers within the General Rural Zone or Industrial Zone. Council's submission on Rule INF-R9 is that it is out of context and should be placed in the Energy Chapter with the reference to 'telecommunication poles and towers' removed. Council also	Insert a new rule as follows: Installation of Above Ground Energy Activities Activity Status Permitted Where: 1. The performance standards in Rule INF-R1 are met; 2. These are located in a GRUZ-General Rural Zone or LINZ – Industrial Zone; and Poles do not exceed a height of 25m; Towers do not exceed a height of 15m. 3. These are the extension of existing overhead lines that involve no more than five poles in areas where services are already above ground provided that written approval from landowners within a 22m radius of new poles has been obtained and provided to Council 10 working days prior to activities

				seeks that provision is made for the extension of existing distribution lines in the same manner as provided for in the BDP. The BDP enables the extension of existing overhead lines involving no more than five poles where the written consent from landowners within 22m radius of new poles has been obtained. This is considered important to support residential development where connection to services is generally required.	commencing. Consequential amendment to the Restricted Discretionary Activity Rules to include installation of above ground activities that do not comply with the performance standard.
Buller District Council (S538)	S538.025	ENG - R5	Support	Rule 5 is supported	Retain as notified.
Buller District Council (S538)	S538.026	ENG - R6	Oppose in part	While clause 3 lists activities which are able to occur under the transmission lines, there is no provision for earthworks associated with agricultural activities. This is considered an important omission given the District's electricity transmission network extends over large areas of rural land where agricultural activities such as cultivation are being undertaken beneath the network. Provided	Amend Rule 6 and include an additional clause as follows: 3. The following other activities are able to occur under the conductors where these are Permitted within the relevant zone and overlay: (v) Agricultural and horticultural activities provided that any earthworks do not result in a reduction of existing ground clearance distances from overhead lines.

				earthworks are undertaken so that there will be no reduction of ground clearance distances, Council considers that agricultural activities will not pose a threat to the integrity of the network and provision should be made for this within the rule.	
Buller District Council (S538)	S538.027	ENG - R7	Support	Rule 7 is supported	Retain Rule 7 as notified.
Buller District Council (S538)	S538.028	ENG - R8	Support in part	Council notes that for Rule 8 there is no area restriction for electricity cabinets and suggests that an area limit of 10m ² would be appropriate.	Amend Rule 8 as follows: 2. The cabinet has a maximum height above ground level of 2m; and 3. The cabinet has a maximum are of 10m ² .
Buller District Council (S538)	S538.029	ENG - R10	Oppose	Environmental monitoring and meteorological facilities are expected to be small scale structures and Council does not see the necessity for imposing performance standards. In any case, there is provision for environmental and meteorological facilities within the Infrastructure Chapter therefore this rule is not considered necessary.	Delete Rule 10.
Buller District Council (S538)	S538.030	ENG - R11	Support	Rules 11 is supported	Retain as notified.

Buller District Council (S538)	S538.031	ENG - R12	Support in part	As a consequence of the amendments sought above, a change to the heading of Rule 12 is sought.	Operating existing transmission and distribution lines, new distribution and transmission lines, maintaining, minor upgrading, strengthening, upgrading and replacing support structures and foundations not meeting Permitted Activity Standards Operation, Maintenance, Repairs or Removal of Existing Above Ground Energy Activities not meeting Permitted Activity Standards Provision also needs to be made for installation of above ground transmission lines that do not comply with the permitted performance standards to be treated as discretionary activities.
Buller District Council (S538)	S538.032	ENG - R13	Support	Rules 13 to 20 are supported.	Retain as notified.
Buller District Council (S538)	S538.033	ENG - R14	Support	Rules 13 to 20 are supported.	Retain as notified.
Buller District Council (S538)	S538.034	ENG - R15	Support	Rules 13 to 20 are supported.	Retain as notified.
Buller District Council (S538)	S538.035	ENG - R16	Support	Rules 13 to 20 are supported.	Retain as notified.

Buller District Council (S538)	S538.036	ENG - R17	Support	Rules 13 to 20 are supported.	Retain as notified.
Buller District Council (S538)	S538.037	ENG - R18	Support	Rules 13 to 20 are supported.	Retain as notified.
Buller District Council (S538)	S538.038	ENG - R19	Support	Rules 13 to 20 are supported.	Retain as notified.
Buller District Council (S538)	S538.039	ENG - R20	Support	Rules 13 to 20 are supported.	Retain as notified.
Buller District Council (S538)	S538.040	Infrastructure Objectives	Support in part	Council generally support the objectives and policies for Infrastructure, with the exception of the following concerns. Council seeks to ensure all infrastructure has sufficient capacity to meet both the current and future needs of the District and requests that this is explicitly stated in the provisions. Council considers that new infrastructure needs to be provided in such a manner that it meets future development demand. It is noted that some of the objectives and policies refer to 'infrastructure and utilities' but the definition of	Remove any references to 'utility' from the objectives and policies. Amend Objective 1 as follows: To enable the safe, efficient and sustainable development, operation, maintenance and upgrading of utilities and infrastructure to meet the current and future needs of the West Coast/Te Tai o Poutini

				<p>'Infrastructure' in the Plan encompasses network utility operations, therefore it is suggested that any references to 'utility' is unnecessary and the provisions can be simplified. Policy 4(h) refers to the potential vesting of new infrastructure in the relevant Council or hapu entity. The introduction of 3 Waters means some infrastructure will be transferred to new central government entities, therefore it is suggested that the policy recognises this.</p>	
<p>Buller District Council (S538)</p>	S538.041	Infrastructure Policies	Support in part	<p>Council generally support the objectives and policies for Infrastructure, with the exception of the following concerns. Council seeks to ensure all infrastructure has sufficient capacity to meet both the current and future needs of the District and requests that this is explicitly stated in the provisions. Council considers that new infrastructure needs to be provided in such a manner that it meets future development demand. It is noted that some of the objectives and</p>	<p>Remove any references to 'utility' from the objectives and policies. Amend Policy 4 as follows: Ensure that subdivision and development, is adequately serviced to meet the current and future needs including: h. Where new infrastructure is developed, that there is adequate provision for ongoing maintenance either by the vesting of the infrastructure in the relevant Council, Water Service Entity or in the case of papakainga developments, that an ongoing hapu entity may be responsible for maintenance; and</p>

				<p>policies refer to 'infrastructure and utilities' but the definition of 'Infrastructure' in the Plan encompasses network utility operations, therefore it is suggested that any references to 'utility' is unnecessary and the provisions can be simplified. Policy 4(h) refers to the potential vesting of new infrastructure in the relevant Council or hapu entity. The introduction of 3 Waters means some infrastructure will be transferred to new central government entities, therefore it is suggested that the policy recognises this.</p>	
Buller District Council (S538)	S538.042	INF - R1	Support in part	<p>Rule 1 is supported but the reference in the heading to 'permitted' is not needed as the rule sits under a general heading of Permitted Activities.</p>	<p>Amend the heading of Rule 1 as follows: Infrastructure Permitted Activity Performance Standards</p>
Buller District Council (S538)	S538.043	INF - R2	Support	<p>Rules 2 is supported.</p>	<p>Retain as notified.</p>
Buller District Council (S538)	S538.044	INF - R3	Support in part	<p>While Council has no issue with Rule 3, it queries whether it has any relevance to the region. In the Buller</p>	<p>If Rule 3 is not relevant to the region, delete.</p>

				District there are no existing gas pipelines.	
Buller District Council (S538)	S538.045	INF - R4	Support in part	Rule 4 is supported but for consistency it is suggested that the rule should refer to 'Temporary Network Utilities' rather than 'Temporary Network Activities' and a Network Utility should be defined. While a very minor point, this provides consistency across the rule framework. While Network Utility Operator is defined, there is no equivalent definition of a 'Network Utility' and Council seeks that this is included given the reference in this rule and others e.g. Rule 8.	Amend Rule 4 as follows: Temporary Network Activities Utilities 2. The temporary network activity utility is:... Insert a definition for 'Network Utility' into the Definition Section.
Buller District Council (S538)	S538.046	INF - R5	Oppose in part	While the permitted activity status for environmental and extreme weather monitoring equipment is supported, given its importance to the District it is requested that no height or area standards are imposed. Such equipment is generally small scale and unlikely to be visually intrusive. Council seeks that 'environmental monitoring equipment' is combined with 'meteorological facilities' (Rule 6	Delete Rule 5. Consequential amendment to Rule 19.

				below) into a single permitted activity rule with Rule 5 removed. The reference to 'extreme weather event monitoring' is not considered necessary as it is captured within the meaning of 'environmental monitoring'.	
Buller District Council (S538)	S538.047	INF - R6	Oppose in part	While the permitted activity status for meteorological facilities is supported, given its importance to the District it is suggested that no performance standards are imposed. It is noted that there is no permitted activity rule for navigational aids and beacons. It is assumed that this is an oversight as provision is made for these as a discretionary activity (Rule INF-R18). Council seeks that Rules 5 and 6 are combined into a single permitted activity rule with no standards and that navigational aids and beacons are included.	Amend Rule 6 as follows: Navigational aids/beacons, environmental monitoring equipment and Meteorological Facilities Activity Status Permitted Where: 1. These are located in a RURZ Zone or INZ – Industrial Zone. Consequential amendments to Rules 18 & 20.
Buller District Council (S538)	S538.048	INF - R7	Support in part	Rule 7 is supported but the rule heading is long and could be simplified for ease of reference. If amended as suggested, this will then flow into the following rules which	Amend the heading for Rule 7 as follows: Installation, extension, maintenance, operation, upgrade and repair of lines, underground pipelines and ancillary vehicle access tracks erected by a Network Utility

				have concise headings dealing with new network utilities.	Operator Operation, maintenance, repairs and extension of existing network utilities.
Buller District Council (S538)	S538.049	INF - R8	Support in part	While Rule 8 applies to New Network Utility Customer Connections, the performance standards suggest that it is directed at electricity connections. Given energy activities are managed in the Energy Chapter, there is potential for the rule to be missed by plan users who may assume that customer connections for electricity services would be dealt with in the Energy Chapter. Council's submission on Rule HH-R5 is that connections to heritage items should be permitted activities. As a consequence, Council seeks the removal of the Advice Note.	Remove the Advice Note. Insert a reference in the Energy Chapter that directs plan users to Rule 8 when considering customer connections for electricity services.
Buller District Council (S538)	S538.050	INF - R9	Oppose	Rule 9 appears to encompass both electricity lines and telecommunication poles or towers. As energy activities are managed in the Energy Chapter and telecommunication facilities are managed by INF-R12 this rule appears out of context. Council suggests that the electricity component of the rule is moved to	Remove Rule 9 and insert into the Energy Chapter.

				the Energy Chapter and the reference to telecommunication is removed.	
Buller District Council (S538)	S538.051	INF - R10	Support	While Rule 10 is supported, Council considers it would be helpful to provide a definition of 'Telecommunication kiosk' to clarify what the rule applies to.	Insert a definition for 'Telecommunication Kiosk'.
Buller District Council (S538)	S538.052	INF - R11	Support	While Rule 11 is supported, Council considers it would be helpful to provide a definition of 'Small Cell Utility' to clarify what the rule applies to.	Insert a definition for 'Small Cell Utility'.
Buller District Council (S538)	S538.053	INF - R12	Support	While Rule 12 is generally supported, Council is concerned with the level of detailed performance standards and requests consideration be given to whether there is an alternative way of presenting the requirements which would be more readily absorbed by plan users. Council is also concerned that some of the terms used are not defined, for example 'omni directional whip'.	Give consideration to presenting the performance standards in a different format. Define 'omni directional whip'.
Buller District Council (S538)	S538.054	INF - R13	Support	Rules 13 to 15 are supported.	Retain as notified.

Buller District Council (S538)	S538.055	INF - R14	Support	Rules 13 to 15 are supported.	Retain as notified.
Buller District Council (S538)	S538.056	INF - R15	Support	Rules 13 to 15 are supported.	Retain as notified.
Buller District Council (S538)	S538.057	INF - R16	Oppose in part	<p>The heading for Rule 16 does not correctly represent what the rule applies to. Connections to reticulated stormwater and wastewater systems are permitted activities under Rule INF-R2 with Rule 16 to capture services that are provided on-site. A better description of what the rule seeks to manage would be 'Provision of Onsite water supply, wastewater and stormwater services'. Council considers that clause (a) could be expressed in terms relevant to installation of services rather than in terms of 'flood hazard mitigation'. Council seeks that stormwater and overland flow path implications are considered when services are installed. Clause (b) does not appear relevant as it refers to discharges to reticulated systems.</p>	<p>Amend Rule 16 as follows: Connections to wastewater, stormwater and reticulated systems not meeting Permitted Activity Standards Provision of On-site Water Supply, Wastewater and Stormwater Services a. Level of flood hazard mitigation through stormwater control Stormwater and overland flow path implications from water supplies, stormwater and/or wastewater controls; b. Any requirement for pre-treatment, retention or detention of stormwater or wastewater prior to discharge to the reticulated system; c. Provision of drinking water connections in accordance with NZS 4404: Code of Practice for Land Development and Subdivision Infrastructure and or the relevant Council Engineering Standards;d. Provision of wastewater connections in accordance with NZS 4404: Code of Practice for Land Development and Subdivision Infrastructure and or the relevant Council engineering Standards.</p>

				Clause (c) and (d) refer to NZS4404. Council is reviewing the use of this standard. Council seeks that the performance standards recognise that Council may adopt a subsequent engineering standard	
Buller District Council (S538)	S538.058	INF - R17	Support in part	As mentioned above, if there are no existing gas pipelines in the region this rule should be removed.	If Rule 17 is not relevant to the region, delete.
Buller District Council (S538)	S538.059	INF - R18	Oppose	Council seeks to have navigational aids and beacons as permitted activities, while lighthouses will be located within the Coastal Environment and managed accordingly. Council requests that Rule 18 is removed.	Delete Rule 18.
Buller District Council (S538)	S538.060	INF - R19	Oppose	Council seeks to have environmental, extreme weather event monitoring and meteorological facilities as permitted activities with no performance standards, therefore it is requested that Rules 19 and 20 are removed.	Delete Rules 19 and 20.
Buller District Council (S538)	S538.061	INF - R20	Oppose	Council seeks to have environmental, extreme weather event monitoring and meteorological facilities as permitted activities with no performance standards, therefore it	Delete Rules 19 and 20.

				is requested that Rules 19 and 20 are removed.	
Buller District Council (S538)	S538.062	INF - R22	Support	Rules 22, 23 and 25 to 28 are supported.	Retain as notified.
Buller District Council (S538)	S538.063	INF - R23	Support	Rules 22, 23 and 25 to 28 are supported.	Retain as notified.
Buller District Council (S538)	S538.064	INF - R25	Support	Rules 22, 23 and 25 to 28 are supported.	Retain as notified.
Buller District Council (S538)	S538.065	INF - R26	Support	Rules 22, 23 and 25 to 28 are supported.	Retain as notified.
Buller District Council (S538)	S538.066	INF - R27	Support	Rules 22, 23 and 25 to 28 are supported.	Retain as notified.
Buller District Council (S538)	S538.067	INF - R28	Support	Rules 22, 23 and 25 to 28 are supported.	Retain as notified.
Buller District Council (S538)	S538.068	Transport Objectives	Support in part	Council generally supports the objectives and policies for Transport with one minor exception. The overview statement advises that the Transport Performance Standards uses the One Network Roading Classification System, however it is	Amend Policy 1 as follows: The road and rail transport networks shall: <ul style="list-style-type: none"> a. Be maintained or enhanced to provide safe and efficient transportation; b. Consider the needs of all transport users and modes of transport; and

				<p>understood that there is a move away from this towards the One Network Framework. Council seeks that an additional clause is added to Policy 1 that requires recognition of a roads classification when considering proposals that impact the road transport network and that road classification may change over time.</p>	<p>c. Minimise effects on adjoining properties including the impacts of vibration, noise and glare; and</p> <p>d. Recognise the different functions and design requirements for each road classification under the most current National Transport Network classification system.</p> <p>While Council has not sought inclusion of a Road Hierarchy information into the Transport Performance Standards, consideration should be given to whether this would be a helpful addition.</p>
<p>Buller District Council (S538)</p>	S538.069	Transport Policies	Support in part	<p>Council generally supports the objectives and policies for Transport with one minor exception. The overview statement advises that the Transport Performance Standards uses the One Network Roading Classification System, however it is understood that there is a move away from this towards the One Network Framework. Council seeks that an additional clause is added to Policy 1 that requires recognition of a roads classification when considering proposals that impact the road</p>	<p>Amend Policy 1 as follows: The road and rail transport networks shall: Be maintained or enhanced to provide safe and efficient transportation; Consider the needs of all transport users and modes of transport; and Minimise effects on adjoining properties including the impacts of vibration, noise and glare; and Recognise the different functions and design requirements for each road classification under the most current National Transport Network classification system.</p> <p>While Council has not sought inclusion of a Road Hierarchy information into the Transport Performance Standards, consideration should</p>

				transport network and that road classification may change over time.	be given to whether this would be a helpful addition.
Buller District Council (S538)	S538.070	Advice Notes:	Support in part	Council seeks a minor change to Advice Note 2. Any works within transport corridors require approval from the relevant road controlling authority and this is not limited to road opening activities. Council seeks that this is reflected in the Advice Note so that plan users are alerted to the fact that additional approvals may be necessary for activities within road reserve/transport corridors.	Amend Advice Note 2 as follows: Works undertaken in a road reserve/transport corridor or areas subject to a District Council designation also require road open relevant road controlling authority - District Council or Waka Kotahi, or KiwiRail.
Buller District Council (S538)	S538.071	TRN - R1	Oppose in part	Council has noted a number of linkage errors between Rule 1 and the Transport Performance Standards, as follows: Clause 2 sets down the applicable parking, loading, queuing standards, therefore this should include TRN S12 as this sets down construction and formation requirements for parking, loading and standing spaces. As a consequence, the reference to TRN S12 in clause 5 should be removed. Clause 4 and the associated Advice Note are not considered necessary as	Amend Rule 1 as follows: 1. Vehicle crossings and access way standards – TRN Tables 1 – 3, Standards TRN S1 – S3, and TRN Figures 1 are complied with; 2. Parking, loading, queuing and standing standards – TRN Tables 4-5, Standards TRN S4 – S6 and TRN S12 , and TRN Figures 2 and 3 are complied with; 3. Manoeuvring standards TRN S7 – S11 are complied with; 4. Where an impermeable car parking area greater than 1000m2 in area is provided, storm water treatment is provided; and 5. Formation Dimensional standards for right of ways TRN S12 and 6. All new roads and upgrades of existing roads shall be

			<p>the Transport Performance Standards include controls for stormwater (refer TRN S12). The stormwater performance standard is not limited in scope to a specified parking area limit which is considered appropriate. Council therefore seeks the removal of Clause 4 and the associated Advice Note. Clause 5 refers to 'formation' standards, but Council's preference is that this is changed to 'dimensional' standards given TRN S13 relates to minimum road widths for rights of way. Council also seeks that 'rights of way' are specifically referred to in Clause 5 given the limited application. As discussed above, it is suggested that the parking standard of TRN S12 is removed to ensure all parking standards are mentioned together. Council seeks that an additional clause is inserted to ensure all new local roads and upgrades to existing local roads are formed in accordance with Council Engineering Standards. While Council adopted NZS4404 as its</p>	<p>constructed in accordance with the relevant District Council Engineering Standards, or where no such Standard exists, NZS 4404:2010 Land Development and Subdivision Infrastructure. Advice Note: The Auckland Design Manual guideline Document GD 2017/01 Stormwater Management Devices in the Auckland Region provides information on best practice stormwater design options for stormwater treatment.</p>
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				Engineering Standard in 2011, a review has been initiated and the intention is to adopt a new engineering standard in the near future.	
Buller District Council (S538)	S538.072	TRN - R2	Oppose in part	The title for Rule 2 is confusing and Council seeks that this is simplified to make it clear that it covers maintenance and repair of existing transport infrastructure within the existing road corridor. Council does not see the necessity for including the 'removal of roads' in the rule, if this relates to Road Stopping then this is subject to a separate Council process outside of this Plan. A definition of 'transport corridor' is sought to ensure that maintenance and upgrading work is able to be undertaken within the entire road or rail reserve rather than just limited to the actual sealed/graveled/railed portion of any road or railway line.	Amend the title and body of Rule 2 as follows: Land Transport operation, removal, repairs and maintenance within a road reserve/transport corridor or an area subject to designation Maintenance or upgrading of existing transport infrastructure within the existing transport corridor Insert a definition of 'Transport Corridor' into the Definition Section.
Buller District Council (S538)	S538.073	TRN - R3	Support	Rule 3 is supported.	Retain as notified.

Buller District Council (S538)	S538.074	TRN - R4	Support	Rule 3 is supported.	Retain as notified.
Buller District Council (S538)	S538.075	TRN - R4	Support in part	Council considers that design standards are needed for new transport corridors and seeks that these are designed and constructed in accordance with the Rule 1 performance standards. This will ensure that new roads are formed in accordance with Council's Engineering Standards.	Amend Rule 4 as follows: This is undertaken be a requiring authority in accordance with a designation listed in this Plan. All performance standards in Rule TRN-R1 are complied with.
Buller District Council (S538)	S538.076	TRN - R5	Oppose in part	While Council generally supports Rule 5, it is considered that it should be limited in scope to tracks on unformed legal road, esplanade reserves and strips rather than public land generally and that the reference to 'bridleways' is replaced with 'trails' given bridleways are not a common trail type in the District. Esplanade Reserves and Esplanade Strips are vested in local authorities for, among other purposes, public access. Currently where cycleways and trails are constructed on unformed legal road, they trigger the need for consent. Given these trails	Amend the title of Rule 5 as follows: Establishment of shared pathways including cycleways and trails bridleways on public land unformed legal road, Esplanade Reserves and Strips

				are formed for recreational activities within a narrow corridor of road reserve, Council considers a permitted activity status is appropriate and any road safety concerns can be managed through Council's road controlling approval processes.	
Buller District Council (S538)	S538.077	TRN - R6	Oppose in part	The title of Rule 6 is limited to establishment of charging stations in the transport corridor but the accompanying Advice Note suggests that a wider scope is intended for control of charging stations given the statement: 'If within the legal road reserve, contact the appropriate transport authority to obtain a license to occupy'. Council agrees that control of charging stations is needed given the anticipated growth in electric vehicles but considers controls should extend beyond locations within the transport corridor and requests the removal of this reference from the rule title. Council also considers control needs to be retained over the location of these and seeks that an additional	Amend Rule 6 as follows: Establishment of e-bike and e-vehicle charging stations in the transport corridor Activity Status Permitted Where: 1. All performance standards in Rule TRN-R1 are complied with; and 2. These are not more than 2m in height and 10m ² in area; and 3. The electric vehicle charging station is installed in association with an existing, permitted or consented vehicle parking space/area. Advice Note: If within the legal road reserve, contact the appropriate road controlling land transport authority to obtain a license to occupy.

				standard is included which limits installation to within existing or permitted parking areas. For consistency of terminology, Council seeks a minor change to the Advice Note to refer to 'road controlling authority' rather than 'land transport authority' as this is the wording used elsewhere.	
Buller District Council (S538)	S538.078	Transport Rules	Not Stated	While high trip generating activities are restricted discretionary activities (Rule 12) there is no permitted trip generation rule. Council assumes that this has been inadvertently left off and seeks that permitted threshold limits are included.	Include a new rule as follows: Trip Generation Activities Activity Status: Permitted Where: 1. The activity complies with the thresholds listed in Table TRN 6
Buller District Council (S538)	S538.079	TRN - R7	Oppose in part	Rule 7 is supported but Council is concerned with the limited scope of clause (d) to flood hazard mitigation and requests that this is extended to encompass natural hazards generally. Council also seeks that the matters of discretion extent to location and design considerations and the number and intensity of vehicle movements associated with an activity given these are likely to be key assessment matters.	Amend Rule 7 as follows: Discretion is restricted to: d. Any requirements for future flood natural hazard mitigation; and e. Stormwater treatment and control f. The location, size and design of accessways, vehicle crossings, parking and loading areas; and g. The types of vehicles serving the site, their intensity, the time of day the site is frequented and likely trip generation.

<p>Buller District Council (S538)</p>	<p>S538.080</p>	<p>TRN - R8</p>	<p>Oppose in part</p>	<p>As with the corresponding permitted activity rule, the title for Rule 8 is confusing and could be simplified to make it clear that it covers maintenance and repair of existing transport infrastructure within an existing road corridor. Clause (a) is considered vague and arguably related to earthworks considerations. Council seeks that the standard is amended to include assessing the effects on the safe and efficient operation of the road. Council also requests that Clause (b) is extended to cover any future natural hazard mitigation generally rather than limited in scope to flood hazards.</p>	<p>Amend the title and body of Rule 8 as follows: Land transport operation, removal, repairs and maintenance within a road reserve/transport corridor or an area subject to a designation not meeting Permitted Activity Standards. Discretion is restricted to: (a) Impacts during constructionEffects on the safe and efficient operation of the road; (b) Any requirements for future flood natural hazard mitigation(c) Stormwater treatment and control.</p>
<p>Buller District Council (S538)</p>	<p>S538.081</p>	<p>TRN - R9</p>	<p>Oppose in part</p>	<p>As with the rules above, Council seeks that the hazard mitigation considerations are extended to natural hazards generally and a minor change to clause (a) is requested for consistency of terminology.</p>	<p>Amend Rule 9 as follows: Discretion is restricted to: (a) Effects on the safety and efficiency of the transport network system; (b) The ability for accessibility park users to safely and effectively park, enter and exit a vehicle; (c) The impact on other road users including pedestrians;</p>

					(d) Any requirements for future flood natural hazard mitigation; and (e) Stormwater treatment and control.
Buller District Council (S538)	S538.082	TRN - R10	Oppose	As with the corresponding permitted activity rule, Council seeks the title is amended and that changes are made to the matters of discretion to broaden the assessment considerations beyond visual impacts.	Amend Rule 10 as follows: Establishment of shared pathways including cycleways and trails bridleways public land unformed legal road, Esplanade Reserves and Strips Discretion is restricted to: Visual impacts on landscapes over 1000m above sea level Effects on cultural, heritage and natural environment values; Effects on public access; and Effects on the transport network.
Buller District Council (S538)	S538.083	TRN - R11	Oppose in part	As for the equivalent permitted activity Rule, Council seeks the removal of the qualifier of charging stations being located in the 'transport corridor'. The addition of 'safety and efficiency' is also requested to Clause (a) to provide scope to the matters of consideration while clause (b) is not expressed in terms of an assessment matter and is considered to be encompassed within clause (a).	Amend the title of Rule 11 as follows: Establishing e-bike and e-vehicle charging stations in the transport corridor a. Effects on the safety and efficiency of the transport network; and b. Outcome of consultation with the relevant transport agency

<p>Buller District Council (S538)</p>	<p>S538.084</p>	<p>TRN - R12</p>	<p>Oppose in part</p>	<p>Council considers Rule 12 confusing given it does not explicitly state that it covers high trip generating activities that exceed the thresholds in Table TRN 6. Clause 1 also requires compliance with Standard TRN S14 which are assessment requirements rather than explicit standards which Council can assess an activity against. Council seeks that Rule 12 is amended to provide clarity on when the rule applies and that the matters of discretion include the Standard TRN S14 requirements, but in a summarised form. With these amendments, there would be no need for another tier of activity status and the reference to Discretionary activities where compliance with the rule is not achieved.</p>	<p>Amend Rule 12 as follows: Activity Status Restricted Discretionary Where: 1. This is the establishment of a new activity or the expansion of an existing activity that exceeds the thresholds listed in Table TRN 6 that complies with Standard TRN S14. Discretion is restricted to: (a) Effects on the transport network including whether the use or development compromise the safety and efficiency of the transport network; b) Effects and recommendations to minimise effects from the transport assessment. Any recommendations in a transport assessment provided by a suitably qualified and experienced transport professional; c) The extent to which vehicle access, parking and maneuvering areas associated with the activity are provided; and d) The nature of the activity and compatibility with the function and purpose of the underlying zone. Consequential amendments – delete Standard TRN S14 and remove the reference to ‘Discretionary’ for activities which do not comply with the rule.</p>
<p>Buller District Council (S538)</p>	<p>S538.085</p>	<p>TRN - R13</p>	<p>Oppose in part</p>	<p>Rule 13 includes a statement on notification. Council is concerned with pre-determining the notification decision and considers this should be</p>	<p>Amend Rule 13 as follows: Notification: Applications will always be publicly notified.</p>

				assessed at the application stage based on the merits of a proposal and requests this statement is removed.	
Buller District Council (S538)	S538.086	TRN - R14	Oppose	Council seeks the removal of Rule 14 for the reasons discussed above.	Delete Rule 14.
Buller District Council (S538)	S538.087	Planning Maps and Overlays	Not Stated	The State Highway road corridors are designated and displayed accordingly on the Plan maps but Council road reserve does not. Council seeks that road reserve boundaries are added to the maps as this is often helpful information when assessing how proposals interact with road reserve.	Council seeks that another tool bar is added to the maps that allow road reserve boundaries to be overlaid.
Buller District Council (S538)	S538.088	Appendix One: Transport Performance Standards	Oppose in part	Council has some concerns with the Transport Performance Standards as discussed below: TRN Figure 1 and TRN Table 1 – distance ‘y’ is defined in the table but not shown on Figure 1. Council suggests that distance ‘y’ should be from the middle of the driveway/accessway to the centerline of the nearest traffic lane on the intersection. TRN Table 4 and Table 5 - The first heading in the tables should refer to the fact that it is vehicle spaces that is the qualifying	Amend the Transport Performance Standards as follows: TRN Figure 1 – show distance ‘y’ on the figure. TRN Table 4 and 5 – amend the first heading of the tables to read: ‘Total number of vehicle spaces provided’ TRN S7 – re-format the last 3 bullet points. TRN S12 – amend the table as follows: All RURZ – Rural Zones and FUZ – Future Urban Zones , For sites with four or more vehicle parking/loading/standing spaces, the surface must be metaled, formed, sealed All RESZ – Residential Zones and MPZ – Māori Purpose Zone , For sites with four or more

			<p>factor. TRN S7 – re-formatting of the last 3 bullet points is required as they appear to be a subset of the one immediately above. TRN S12 – the requirements for parking, loading and standing spaces in the Rural Zones/Future Urban Zones and Residential Zones appear to be around the wrong way. Council does not consider that rural zone parking areas need to be necessarily sealed but would consider this applicable for residential zones. There is also an error in the table relating to Commercial, Mixed Use Zones etc where the reference to ‘less’ needs to be changed to ‘more’. Table TRN 6 – Council considers that the threshold table for high trip generating activities is excessive for some activities and there are concerns that this could result in traffic generation that may compromise the safe and efficient operation of the transport network if not managed accordingly. Council’s preference is that the specified activities are scaled back and that</p>	<p>vehicle parking/loading/standing spaces, the surface must be metaled formed, sealed, marked and drained to an all-weather standards, with a maximum gradient of 1:20. All CMUZ – Commercial and Mixed Use, INZ – Industrial, OSRZ – Open Space and Recreation, AIRPZ – Airport, HOSZ – Hospital, STADZ – Stadium and PORTZ – Port Zones , For sites with less more than four on-site vehicle parking/loading/standing spaces the surface must be formed.... Table TRN 6 – Amend the table as follows:</p> <p>High Trip Generation Activities – Activity, Qualifier Childcare including preschool, kindergarten and play centre 25 Children Education – Schools 30 students Education – Tertiary 150 FTE students 5,000 000m² gross floor area Mining and Quarrying, >30 heavy vehicle movements per day Warehousing and distribution 6,500m² gross floor area Healthcare 300m² gross floor area Office 2,000m² gross floor area Retail – shops and supermarkets 250m² gross floor area Retail – large format and bulk goods 500m² gross floor area Service Stations 2 filling pumps</p>
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			<p>the threshold limit of 60 vehicle movements per day is used as this is what is in the current BDP and has proven a reliable trigger limit. Council also seeks the inclusion of statement which sets down the equivalent car movements in order for the number of vehicle movements to be determined when heavy vehicle movements are involved. As a general comment, Council notes that there are trip generation limits incorporated into the performance standards across the Plan e.g. Home Business, Community Facilities and Mining Activities in the Rural Zone all have vehicle movement limits. There is a need to review any trip generating standards in other chapters to ensure consistency with the Transport Performance Standards. TRN S14 – Council requests that the High Trip Generating Activities Transport Assessment requirements are deleted as these are not expressed in the form of standards but as discretionary considerations.</p>	<p>Mixed use or other activities not otherwise listed in this Table 60 vehicle movements per day Commercial , 200m2 gross floor area 1 car trip (to or from the property) = 2 equivalent car movements 1 truck trip (to or from the property) = 6 equivalent car movements 1 truck and trailer trip (to or form the property) = 10 equivalent car movements TRN S14 – Delete.</p>
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				Council has suggested that these matters form the basis of the restricted discretionary matters for Rule 12.	
Buller District Council (S538)	S538.089	Contaminated Land Objective	Support	Council supports the objective and policies for Contaminated Land which supports implementation of the Resource Management (National Environmental Standard for assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.	Retain as notified.
Buller District Council (S538)	S538.090	Contaminated Land Policies	Support	Council supports the objective and policies for Contaminated Land which supports implementation of the Resource Management (National Environmental Standard for assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.	Retain as notified.
Buller District Council (S538)	S538.091	Contaminated Land Objective	Support	Council supports the objective and policies for Contaminated Land which supports implementation of the Resource Management (National Environmental Standard for assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.	Retain as notified.

Buller District Council (S538)	S538.092	Hazardous Substances Objectives	Support	Council supports the objective and policies for Hazardous Substances which provide overarching direction. This approach is considered appropriate given the principal legislation for regulating hazardous substances is the Hazardous Substances and New Organisms Act.	Retain as notified.
Buller District Council (S538)	S538.093	Hazardous Substances Policies	Support	Council supports the objective and policies for Hazardous Substances which provide overarching direction. This approach is considered appropriate given the principal legislation for regulating hazardous substances is the Hazardous Substances and New Organisms Act.	Retain as notified.
Buller District Council (S538)	S538.094	Natural Hazards Objectives	Support	Support objectives as notified.	Retain as notified.
Buller District Council (S538)	S538.095	Natural Hazards Policies	Support	Support policies, however request revised policy wording for P10 - b. as this deals with sensitive activities but also mentions public good. Add flexibility for a residential activity where the hazard can be mitigated.	Insert flexibility within Policy P10 – b. Residential activities shouldn't need to be linked to a public good but need to ensure the hazard can be mitigated.
Buller District Council (S538)	S538.096	NHR1	Support	Support.	Retain as notified.

Buller District Council (S538)	S538.097	NHR2	Support	Recognise the need to be able to undertake repairs, maintenance, and operation of existing natural hazard mitigation structures, upgrades to existing Natural Hazard Mitigation structures and New Natural Hazard mitigation structures that meet the permitted criteria.	Retain as notified.
Buller District Council (S538)	S538.098	NHR3	Support	Recognise the need to be able to undertake repairs, maintenance, and operation of existing natural hazard mitigation structures, upgrades to existing Natural Hazard Mitigation structures and New Natural Hazard mitigation structures that meet the permitted criteria.	Retain as notified.
Buller District Council (S538)	S538.099	NHR4	Support	Recognise the need to be able to undertake repairs, maintenance, and operation of existing natural hazard mitigation structures, upgrades to existing Natural Hazard Mitigation structures and New Natural Hazard mitigation structures that meet the permitted criteria.	Retain as notified.
Buller District Council (S538)	S538.100	NHR5	Support	Discretionary activity status considered appropriate.	Retain as notified.

Buller District Council (S538)	S538.101	NHR6	Support	Ability for repair and maintenance is supported.	Retain as notified.
Buller District Council (S538)	S538.102	NHR7	Support	Support that unoccupied buildings do not trigger a resource consent requirement	Retain as notified.
Buller District Council (S538)	S538.103	NHR8	Support	Recognise the need to reflect freeboard requirements of New Zealand Standard NZS4404:2010.	Retain as notified.
Buller District Council (S538)	S538.104	NHR9	Support in part	Switch the order of R 9 and 10 to be consistent - Flood susceptibility and then severe rules. Ensure difference between severe and susceptibility overlays are justifiable and supported with evidence.	Ensure overlays are supported with evidence and defined correctly. Further work may be required in regard to identification of overlays and the extent they cover.
Buller District Council (S538)	S538.105	NHR10	Support	Recognise the need to reflect New Zealand Standard NZS4404:2010 – 4.3.5.2.	Retain as notified.
Buller District Council (S538)	S538.106	NHR11	Support	Matters of discretion cover a range of considerations that are appropriate.	Retain as notified.
Buller District Council (S538)	S538.107	NHR12	Support in part	Matters of discretion are considered appropriate. Also suggest including matter h from R11 as this seems applicable.	Insert h from R 11 into matters of discretion for R12.

Buller District Council (S538)	S538.108	NHR13	Support	Discretionary activity status considered appropriate.	Retain as notified.
Buller District Council (S538)	S538.109	NHR14	Support	Activity status considered appropriate.	Retain as notified.
Buller District Council (S538)	S538.110	NHR15	Support in part	For ease of interpretation, rules need to clearly identify that unoccupied buildings (where they are not for critical response facilities) in the buffers are permitted. Consider inserting permitted activity for unoccupied buildings in each buffer to ensure rules aren't missed if the plan user goes straight to the buffer area applicable to the site they are looking at.	Insert clarity around permitted activity status for unoccupied buildings.
Buller District Council (S538)	S538.111	NHR16	Support in part	For ease of interpretation, rules need to clearly identify that unoccupied buildings (where they are not for critical response facilities) in the buffers are permitted. Consider inserting permitted activity for unoccupied buildings in each buffer to ensure rules aren't missed if the plan user goes straight to the buffer area applicable to the site they are looking at.	Insert clarity around permitted activity status for unoccupied buildings.

Buller District Council (S538)	S538.112	NHR17	Support in part	For ease of interpretation, rules need to clearly identify that unoccupied buildings (where they are not for critical response facilities) in the buffers are permitted. Consider inserting permitted activity for unoccupied buildings in each buffer to ensure rules aren't missed if the plan user goes straight to the buffer area applicable to the site they are looking at.	Insert clarity around permitted activity status for unoccupied buildings.
Buller District Council (S538)	S538.113	NHR18	Support in part	Reword these rules for ease of interpretation. Consider inserting permitted activity status in each buffer to make it clear that repairs and maintenance are permitted to occupied and unoccupied buildings. Insert permitted activity rule addressing unoccupied buildings in each buffer. Clarity around increases in floor area for sensitive activities.	Insert additional permitted activity rule in each buffer addressing repairs and maintenance to unoccupied buildings in each buffer (see comment in R15). Insert permitted activity rule addressing unoccupied buildings in each buffer. While considering the definition of Additions and Alterations clarify where extensions to floor areas sit.
Buller District Council (S538)	S538.114	NHR19	Support in part	Reword these rules for ease of interpretation. Consider inserting permitted activity status in each buffer to make it clear that repairs and maintenance are permitted to occupied and unoccupied buildings. Insert permitted activity rule	Insert additional permitted activity rule in each buffer addressing repairs and maintenance to unoccupied buildings in each buffer (see comment in R15). Insert permitted activity rule addressing unoccupied buildings in each buffer. While considering

				addressing unoccupied buildings in each buffer. Clarity around increases in floor area for sensitive activities.	the definition of Additions and Alterations clarify where extensions to floor areas sit.
Buller District Council (S538)	S538.115	NHR20	Support in part	Reword these rules for ease of interpretation. Consider inserting permitted activity status in each buffer to make it clear that repairs and maintenance are permitted to occupied and unoccupied buildings. Insert permitted activity rule addressing unoccupied buildings in each buffer. Clarity around increases in floor area for sensitive activities.	Insert additional permitted activity rule in each buffer addressing repairs and maintenance to unoccupied buildings in each buffer (see comment in R15). Insert permitted activity rule addressing unoccupied buildings in each buffer. While considering the definition of Additions and Alterations clarify where extensions to floor areas sit.
Buller District Council (S538)	S538.116	NHR21	Support in part	Reword these rules for ease of interpretation. Consider inserting permitted activity status in each buffer to make it clear that repairs and maintenance are permitted to occupied and unoccupied buildings. Insert permitted activity rule addressing unoccupied buildings in each buffer. Clarity around increases in floor area for sensitive activities.	Insert additional permitted activity rule in each buffer addressing repairs and maintenance to unoccupied buildings in each buffer (see comment in R15). Insert permitted activity rule addressing unoccupied buildings in each buffer. While considering the definition of Additions and Alterations clarify where extensions to floor areas sit.
Buller District Council (S538)	S538.117	NHR22	Support in part	Reword these rules for ease of interpretation. Consider inserting permitted activity status in each buffer to make it clear that repairs and maintenance are permitted to	Insert additional permitted activity rule in each buffer addressing repairs and maintenance to unoccupied buildings in each buffer (see comment in R15). Insert permitted activity rule addressing unoccupied

				occupied and unoccupied buildings. Insert permitted activity rule addressing unoccupied buildings in each buffer. Clarity around increases in floor area for sensitive activities.	buildings in each buffer. While considering the definition of Additions and Alterations clarify where extensions to floor areas sit.
Buller District Council (S538)	S538.118	NHR23	Support in part	Reword these rules for ease of interpretation. Consider inserting permitted activity status in each buffer to make it clear that repairs and maintenance are permitted to occupied and unoccupied buildings. Insert permitted activity rule addressing unoccupied buildings in each buffer. Clarity around increases in floor area for sensitive activities.	Insert additional permitted activity rule in each buffer addressing repairs and maintenance to unoccupied buildings in each buffer (see comment in R15). Insert permitted activity rule addressing unoccupied buildings in each buffer. While considering the definition of Additions and Alterations clarify where extensions to floor areas sit.
Buller District Council (S538)	S538.119	NHR24	Support in part	Reword these rules for ease of interpretation. Consider inserting permitted activity status in each buffer to make it clear that repairs and maintenance are permitted to occupied and unoccupied buildings. Insert permitted activity rule addressing unoccupied buildings in each buffer. Clarity around increases in floor area for sensitive activities.	Insert additional permitted activity rule in each buffer addressing repairs and maintenance to unoccupied buildings in each buffer (see comment in R15). Insert permitted activity rule addressing unoccupied buildings in each buffer. While considering the definition of Additions and Alterations clarify where extensions to floor areas sit.
Buller District Council (S538)	S538.120	NHR20	Support in part	Earthquake Hazard Rules for the 50, 100, 150 and 200m appear to be the same but with some minor wording	Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document

				differences, and typos which question consistency. R25, R28 and R31 are bullet numbered with a, b, c and d; R21 is bullet numbered 1, 2, 3, 4.	
Buller District Council (S538)	S538.121	NHR21	Support in part	Earthquake Hazard Rules for the 50, 100, 150 and 200m appear to be the same but with some minor wording differences, and typos which question consistency. R25, R28 and R31 are bullet numbered with a, b, c and d; R21 is bullet numbered 1, 2, 3, 4.	Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document
Buller District Council (S538)	S538.122	NHR24	Support in part	Earthquake Hazard Rules for the 50, 100, 150 and 200m appear to be the same but with some minor wording differences, and typos which question consistency. R25, R28 and R31 are bullet numbered with a, b, c and d; R21 is bullet numbered 1, 2, 3, 4.	Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document
Buller District Council (S538)	S538.123	NHR25	Support in part	Earthquake Hazard Rules for the 50, 100, 150 and 200m appear to be the same but with some minor wording differences, and typos which question consistency. R25, R28 and R31 are bullet numbered with a, b, c	Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document

				and d; R21 is bullet numbered 1, 2, 3, 4.	
Buller District Council (S538)	S538.124	NHR27	Support in part	Earthquake Hazard Rules for the 50, 100, 150 and 200m appear to be the same but with some minor wording differences, and typos which question consistency. R25, R28 and R31 are bullet numbered with a, b, c and d; R21 is bullet numbered 1, 2, 3, 4.	Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document
Buller District Council (S538)	S538.125	NHR28	Support in part	Earthquake Hazard Rules for the 50, 100, 150 and 200m appear to be the same but with some minor wording differences, and typos which question consistency. R25, R28 and R31 are bullet numbered with a, b, c and d; R21 is bullet numbered 1, 2, 3, 4.	Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document
Buller District Council (S538)	S538.126	NHR30	Support in part	Earthquake Hazard Rules for the 50, 100, 150 and 200m appear to be the same but with some minor wording differences, and typos which question consistency. R25, R28 and R31 are bullet numbered with a, b, c and d; R21 is bullet numbered 1, 2, 3, 4.	Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document

<p>Buller District Council (S538)</p>	<p>S538.127</p>	<p>NHR31</p>	<p>Support in part</p>	<p>Earthquake Hazard Rules for the 50, 100, 150 and 200m appear to be the same but with some minor wording differences, and typos which question consistency. R25, R28 and R31 are bullet numbered with a, b, c and d; R21 is bullet numbered 1, 2, 3, 4.</p>	<p>Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document</p>
<p>Buller District Council (S538)</p>	<p>S538.128</p>	<p>NHR20</p>	<p>Support in part</p>	<p>Activity Status Permitted (ASP) 1. R20, R24, and R27 state “There is no increase in the area of the building used for a Critical Response Facility.” R30 states “Repairs and maintenance do not increase the area of a building...” Appears to have the same meaning as the heading is for Repairs and Maintenance.</p>	<p>If the intended ASP meaning is the same for all four rules, rectify R30 wording to mirror R20, R24, and R27. If ASP meaning for R30 is intended to be different, clarify meaning.</p>
<p>Buller District Council (S538)</p>	<p>S538.129</p>	<p>NHR24</p>	<p>Support in part</p>	<p>Activity Status Permitted (ASP) 1. R20, R24, and R27 state “There is no increase in the area of the building used for a Critical Response Facility.” R30 states “Repairs and maintenance do not increase the area of a building...” Appears to have the same meaning as the heading is for Repairs and Maintenance.</p>	<p>If the intended ASP meaning is the same for all four rules, rectify R30 wording to mirror R20, R24, and R27. If ASP meaning for R30 is intended to be different, clarify meaning.</p>

<p>Buller District Council (S538)</p>	<p>S538.130</p>	<p>NHR27</p>	<p>Support in part</p>	<p>Activity Status Permitted (ASP) 1. R20, R24, and R27 state “There is no increase in the area of the building used for a Critical Response Facility.” R30 states “Repairs and maintenance do not increase the area of a building...” Appears to have the same meaning as the heading is for Repairs and Maintenance.</p>	<p>If the intended ASP meaning is the same for all four rules, rectify R30 wording to mirror R20, R24, and R27. If ASP meaning for R30 is intended to be different, clarify meaning.</p>
<p>Buller District Council (S538)</p>	<p>S538.131</p>	<p>NHR30</p>	<p>Support in part</p>	<p>Activity Status Permitted (ASP) 1. R20, R24, and R27 state “There is no increase in the area of the building used for a Critical Response Facility.” R30 states “Repairs and maintenance do not increase the area of a building...” Appears to have the same meaning as the heading is for Repairs and Maintenance.</p>	<p>If the intended ASP meaning is the same for all four rules, rectify R30 wording to mirror R20, R24, and R27. If ASP meaning for R30 is intended to be different, clarify meaning.</p>
<p>Buller District Council (S538)</p>	<p>S538.132</p>	<p>NHR21</p>	<p>Support in part</p>	<p>Activity Status Restricted Discretionary Activity (ASRDA) Discretion is Restricted to: a/1 R21, R25, R31 state: “Implementation of recommendations in accompanying hazard risk assessment.” R28 states: “Recommendations in accompanying hazard risk assessment.”</p>	<p>If the intended meaning is the same for all four rules, rectify R28 wording to mirror R21, R25, and R31, or vice versa. If ASRDA meaning for R28 is intended to be different, clarify meaning.</p>

Buller District Council (S538)	S538.133	NHR25	Support in part	Activity Status Restricted Discretionary Activity (ASRDA) Discretion is Restricted to: a/1 R21, R25, R31 state: “Implementation of recommendations in accompanying hazard risk assessment.” R28 states: “Recommendations in accompanying hazard risk assessment.”	If the intended meaning is the same for all four rules, rectify R28 wording to mirror R21, R25, and R31, or vice versa. If ASRDA meaning for R28 is intended to be different, clarify meaning.
Buller District Council (S538)	S538.134	NHR28	Support in part	Activity Status Restricted Discretionary Activity (ASRDA) Discretion is Restricted to: a/1 R21, R25, R31 state: “Implementation of recommendations in accompanying hazard risk assessment.” R28 states: “Recommendations in accompanying hazard risk assessment.”	If the intended meaning is the same for all four rules, rectify R28 wording to mirror R21, R25, and R31, or vice versa. If ASRDA meaning for R28 is intended to be different, clarify meaning.
Buller District Council (S538)	S538.135	NHR31	Support in part	Activity Status Restricted Discretionary Activity (ASRDA) Discretion is Restricted to: a/1 R21, R25, R31 state: “Implementation of recommendations in accompanying hazard risk assessment.” R28 states: “Recommendations in accompanying hazard risk assessment.”	If the intended meaning is the same for all four rules, rectify R28 wording to mirror R21, R25, and R31, or vice versa. If ASRDA meaning for R28 is intended to be different, clarify meaning.
Buller District Council (S538)	S538.136	NHR21	Support in part	c/3 R21 states: “The location and design of proposed buildings.....” whereby R25, R28, and R31 state: “The location, design and	If the intended meaning is the same for all four rules, rectify R21 wording to mirror R25, R28 and R31, or vice versa. If ASRDA meaning

				construction materials of proposed buildings...”	for R21 is intended to be different, clarify meaning.
Buller District Council (S538)	S538.137	NHR25	Support in part	c/3 R21 states: “The location and design of proposed buildings.....” whereby R25, R28, and R31 state: “The location, design and construction materials of proposed buildings...”	If the intended meaning is the same for all four rules, rectify R21 wording to mirror R25, R28 and R31, or vice versa. If ASRDA meaning for R21 is intended to be different, clarify meaning.
Buller District Council (S538)	S538.138	NHR28	Support in part	c/3 R21 states: “The location and design of proposed buildings.....” whereby R25, R28, and R31 state: “The location, design and construction materials of proposed buildings...”	If the intended meaning is the same for all four rules, rectify R21 wording to mirror R25, R28 and R31, or vice versa. If ASRDA meaning for R21 is intended to be different, clarify meaning.
Buller District Council (S538)	S538.139	NHR31	Support in part	c/3 R21 states: “The location and design of proposed buildings.....” whereby R25, R28, and R31 state: “The location, design and construction materials of proposed buildings...”	If the intended meaning is the same for all four rules, rectify R21 wording to mirror R25, R28 and R31, or vice versa. If ASRDA meaning for R21 is intended to be different, clarify meaning.
Buller District Council (S538)	S538.140	NHR21	Support in part	It is noted that the words “proposed buildings” are used in all four rules, however the headings relate to both new (which would be proposed) and existing buildings.	That the word proposed be removed from the rules.

Buller District Council (S538)	S538.141	NHR25	Support in part	It is noted that the words “proposed buildings” are used in all four rules, however the headings relate to both new (which would be proposed) and existing buildings.	That the word proposed be removed from the rules.
Buller District Council (S538)	S538.142	NHR28	Support in part	It is noted that the words “proposed buildings” are used in all four rules, however the headings relate to both new (which would be proposed) and existing buildings.	That the word proposed be removed from the rules.
Buller District Council (S538)	S538.143	NHR31	Support in part	It is noted that the words “proposed buildings” are used in all four rules, however the headings relate to both new (which would be proposed) and existing buildings.	That the word proposed be removed from the rules.
Buller District Council (S538)	S538.144	NHR25	Support	Recognise the need to have risks assessed by way of hazard assessment and implementation of recommendations.	Retain as notified.
Buller District Council (S538)	S538.145	NHR26	Support	Activity status considered appropriate.	Retain as notified.
Buller District Council (S538)	S538.146	NHR28	Support	Recognise the need to have risks assessed by way of hazard assessment and implementation of recommendations.	Retain as notified.

Buller District Council (S538)	S538.147	NHR26	Support	Activity status considered appropriate.	Retain as notified.
Buller District Council (S538)	S538.148	NHR31	Support	R31 – reword the title	Reword title for R31 as there appears to be a typo.
Buller District Council (S538)	S538.149	NHR33	Support in part	The proposed overlays need to be reviewed. The area proposed for Granity is not the area identified in the operative Buller District Plan. The need for geotechnical assessments required by R33 is supported as this could identify essential mitigations. Suggest providing clarify regarding what is permitted within the overlay to avoid confusion for plan users. Permitted criteria should provide clarity around: Unoccupied buildings within the overlay Repairs and maintenance to existing buildings and structures How extensions to floor area needs to be to be clarified.	No changes to R33, however insert rule above R33 for permitted activity criteria to address the following: Unoccupied buildings within the overlay Repairs and maintenance to existing buildings and structures Extensions to floor area of existing buildings need to be addressed.
Buller District Council (S538)	S538.150	NHR34	Support	Buildings for sensitive activities should be supported with relevant geotechnical assessment.	Retain as notified.
Buller District Council (S538)	S538.151	NHR38	Support in part	Overlays need to cover areas where restrictions are needed to address coastal concerns. Suggest a further look at the extent of the overlays. It	Further consideration of the overlays needed, illustrating that the extent of the overlays are justified and supported by evidence.

				is noted that the Coastal Alert overlay at Carters Beach is extensive – further reporting should be required to define overlays. Need to ensure that the overlays are not unwarranted and that they are supported and justified by evidence. Insert the word “floor” before area in R38 Point 1.	
Buller District Council (S538)	S538.152	NHR39	Support	Support no resource consent required for unoccupied buildings.	Retain as notified.
Buller District Council (S538)	S538.153	NHR40	Support in part	Recognise the need to reflect NZS4404:2010 and the application of the 1% AEP (see NZS4404:2010 – 4.3.5.2) Amend to include 1% ARI plus 1m sea level rise.	Amend rule to include 1% ARI plus 1m sea level rise.
Buller District Council (S538)	S538.154	NHR41	Support in part	Suggest a further look at overlays to ensure they are justified and supported by evidence. Clarify permitted activity and the intent of the rule. Clarity sought around extensions and how these are addressed by the rules. There may be merit in splitting how additions and alterations and additions extending ground floor area are addressed within the rules. While considering the definition of	Rewrite of the rule to clarify permitted intent.

				Additions and Alterations, clarify where extensions to floor areas sit.	
Buller District Council (S538)	S538.155	NHR42	Support in part	Overlays to be defined and applicable to areas where risk is needing to be addressed.	Once overlays defined, rule may be considered appropriate as drafted. Would like to see supporting evidence justifying the extent of the overlays.
Buller District Council (S538)	S538.156	NHR43	Support in part	Overlays to be defined and applicable to areas where risk is needing to be addressed.	Once overlays defined, rule may be considered appropriate as drafted. Would like to see supporting evidence justifying the extent of the overlays.
Buller District Council (S538)	S538.157	NHR44	Support in part	Overlays to be defined and applicable to areas where risk is needing to be addressed.	Once overlays defined, rule may be considered appropriate as drafted. Would like to see supporting evidence justifying the extent of the overlays.
Buller District Council (S538)	S538.158	NHR45	Support in part	Include a permitted activity criteria for unoccupied buildings within the overlay. Ensure that term Additions and Alterations is used correctly within the rules as this definition is different to alteration. Clarify rules around extensions to ground floor area and how these are addressed. Clarify rules around repair and maintenance to existing buildings. This could be inserted above R45.	Insert rule above R45 for a permitted activity criteria to address: unoccupied buildings (i.e. to allow for sheds) for repairs and maintenance to existing building Seek clarity around how extensions to floor areas are addressed.
Buller District Council (S538)	S538.159	NHR46	Support	No changes sought	No changes sought.
Buller District Council (S538)	S538.160	NHR47	Support	Recognise the need that Critical Response Facilities be located out of risk area. Suggest adding an advice	Add advice note for clarity.

				note that the Coastal Tsunami Overlay rules only apply to Critical Response Facilities.	
Buller District Council (S538)	S538.161	NHR49	Support	Recognise the need that Critical Response Facilities be located out of risk area. Suggest adding an advice note that the Coastal Tsunami Overlay rules only apply to Critical Response Facilities.	Add advice note for clarity.
Buller District Council (S538)	S538.162	NHR52	Support in part	Request a rewrite of R52. Needing to refer to the definition of additions and alterations in order to understand the rules in relation to Natural Hazards, makes the interpretation of the rules more arduous than necessary. The separation of terms additions and alterations with the subsequent meanings defined could make the interpretation of these rules easier, it is acknowledged that a rewrite of these rules would be required but may make the rules clearer to understand. Should the definition of additions and alterations be retained further tweaking what is covered in this definition is requested. Floor level requirements to address	<p>Rewrite rule NH-R52. A simplified rule would be preferred, however if a similar format is followed as proposed in R52 a suggestion is below. Our changes are based on using the existing TTPP definitions. There may be merit in separating out the use of additions and alterations to ensure that a clear concise interpretation of the rules can be achieved for all plan users.</p> <p>Suggestion Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. These are new buildings for sensitive activities where the finished floor level is 500mm above 1% ARI plus 1m sea level rise coastal event and a 1% AEP flood event; or 2. These are new buildings for critical response facilities, commercial and industrial activities where the finished floor level is 300mm above a 1% ARI plus 1m sea level rise event and a 1% AEP flood event; or 3. These are additions and alterations to existing

				<p>habitable buildings are supported that reflect New Zealand Standard NZS4404:2010. Reference to the Westport Flood and Coastal Erosion Scheme should be removed from R52 as the details of the design are unknown.</p>	<p>buildings currently used for sensitive activities where there is no increase in the existing floor area that does not meet the finished floor level of 500mm above 1% ARI plus 1m sea level rise coastal event and a 1% AEP floor; or</p> <p>4. These are additions and alterations to buildings for critical response facilities, commercial and industrial activities where there is no increase in the existing floor area that does not meet the finished floor level is 300mm above a 1% ARI plus 1m sea level rise event and a 1% AEP flood event;</p> <p>5. These are new unoccupied buildings; or</p> <p>6. These are unoccupied extensions to existing buildings</p> <p>7. The conversion of an unoccupied building that alters the habitable space as to increase the likely number of inhabitants where the finished floor level is 500mm above 1% ARI plus 1m sea level rise coastal event and a 1% AEP flood event.</p>
Buller District Council (S538)	S538.163	NHR53	Support	Activity status considered appropriate	Retain as notified.
Buller District Council (S538)	S538.164	Historic Heritage Objectives	Support	Council supports the objectives and policies for Historic Heritage	Retain as notified.
Buller District Council (S538)	S538.165	Historic Heritage Policies	Support	Council supports the objectives and policies for Historic Heritage	Retain as notified.
Buller District Council (S538)	S538.166	HH - R1	Support	Rules 1 and 2 are supported.	Retain as notified.
Buller District Council (S538)	S538.167	HH - R2	Support	Rules 1 and 2 are supported.	Retain as notified.

Buller District Council (S538)	S538.168	HH - R3	Support in part	Clause 2 requires that an Archaeological Authority be issued by Heritage NZ or an Accidental Discovery Protocol (ADP) commitment be completed and submitted to the relevant District Council. Council is uncertain as to what is meant by an 'ADP commitment' and seeks clarification.	Provide guidance on what is meant by an ADP commitment.
Buller District Council (S538)	S538.169	HH - R4	Oppose in part	Use of the word 'sustained' in clause 2(ii) suggests the damage has already been caused whereas the intent is to allow relocation or repositioning prior to damage occurring, therefore it is suggested that the rule is amended to reflect this. Council queries whether a suitably qualified 'heritage professional' is the right person to identify the immediate threat and suggests this should be a suitably qualified geotechnical or coastal hazard professional. Rule 4 also states that proposals to relocate or reposition public monuments will always be publicly notified. Council is concerned with this pre-determination on two fronts – if the monument is subject to an	<p>Amend Clause 2 of Rule 4 as follows:</p> <p>2. The item is being relocated or repositioned: To its original locations; or Due to an immediate threat from damage sustained in this plan; or By a suitably qualified heritagehazard professional.</p> <p>Notification: Proposals to relocate or reposition monuments will always be publicly notified.</p>

				<p>immediate threat of damage or loss then there should be the ability to relocate it as quickly as possible. The other point is that Rule 4 is a controlled activity where consent is required to be granted, which is not consistent with the public notification process.</p>	
Buller District Council (S538)	S538.170	HH - R5	Oppose	<p>Rule 5 requires consent for new infrastructure connections to heritage buildings as a controlled activity, with this applying to water and sewage pipelines, telecommunications, electricity etc. Council considers this to be onerous and that new connections should be a permitted activity. It is considered that new connections are unlikely to cause damage to heritage buildings and any concerns around unearthing heritage items during earthworks can be managed through accidental discovery protocols.</p>	<p>Delete Rule 5. Consequential amendment to Rule 3 - add new clause as follows: New infrastructure connections to heritage buildings.</p>
Buller District Council (S538)	S538.171	HH - R6	Support	<p>Rule 6 is supported.</p>	<p>Retain as notified.</p>
Buller District Council (S538)	S538.172	HH - R7	Oppose in part	<p>Rule 7 states that proposals to relocate or reposition public monuments will always be publicly</p>	<p>Amend Rule 7 as follows:</p>

				notified. As discussed above, Council is concerned with this predetermination in that if the monument is subject to an immediate threat of damage or loss then there should be the ability to relocate it as quickly as possible and not be delayed by the public notification process.	Notification: Proposals to relocate or reposition monuments will always be publicly notified.
Buller District Council (S538)	S538.173	HH - R10	Oppose	As discussed for Rule 5, Council considers Rule 10 to be overly onerous and that new infrastructure connections should be a permitted activity subject to accidental discovery protocols, therefore Council seeks the removal of Rule 10.	Delete Rule 10.
Buller District Council (S538)	S538.174	HH - R11	Support	Rule 11 is supported.	Retain as notified.
Buller District Council (S538)	S538.175	Notable Trees	Support	Council supports the objectives, policies and rules for Notable Trees.	Retain as notified.
Buller District Council (S538)	S538.176	Sites and Areas of Significance to Māori Objectives	Support	Council supports the objectives and policies for Sites and Areas of Significance to Māori. However SASM-P11 refers to 'hazardous facilities' and 'offensive industries' with these activities to be avoided within the scheduled sites/areas. To ensure consistency of outcomes,	Retain as notified. Insert a definition of 'hazardous facility' or 'offensive industry' into the Definition Section.

				Council seeks a definition of what would be considered a 'hazardous facility' or 'offensive industry'.	
Buller District Council (S538)	S538.177	Sites and Areas of Significance to Māori Policies	Support	Council supports the objectives and policies for Sites and Areas of Significance to Māori. However SASM-P11 refers to 'hazardous facilities' and 'offensive industries' with these activities to be avoided within the scheduled sites/areas. To ensure consistency of outcomes, Council seeks a definition of what would be considered a 'hazardous facility' or 'offensive industry'.	Retain as notified. Insert a definition of 'hazardous facility' or 'offensive industry' into the Definition Section.
Buller District Council (S538)	S538.178	SASM -R1	Support	Rule 1 is supported.	Retain as notified.
Buller District Council (S538)	S538.179	SASM -R2	Support in part	Council has an over-arching concern with permitted activity Rules 2 – 6. The permitted activities managed by these rules are qualified by the need to provide written approval from the relevant Poutini Ngāi Tahu Rūnanga to the relevant District Council for activities affecting specific scheduled sites/areas. This will obviously entail consultation with Rūnanga and there will need to be a clear pathway for applicants to obtain written	Council seeks assurances that there will be a written approval pathway for applicants and that Rūnanga have the capacity to deal with requests in a timely manner.

				<p>approval. While Council is supportive of iwi engagement, it is concerned that the existing resource capability of Rūnanga may pose a significant hurdle and result in limited notification as the default process, thereby having the perverse outcome of reduced engagement over cultural matters.</p>	
<p>Buller District Council (S538)</p>	<p>S538.180</p>	<p>SASM -R3</p>	<p>Support in part</p>	<p>Council has an over-arching concern with permitted activity Rules 2 – 6. The permitted activities managed by these rules are qualified by the need to provide written approval from the relevant Poutini Ngāi Tahu Rūnanga to the relevant District Council for activities affecting specific scheduled sites/areas. This will obviously entail consultation with Rūnanga and there will need to be a clear pathway for applicants to obtain written approval. While Council is supportive of iwi engagement, it is concerned that the existing resource capability of Rūnanga may pose a significant hurdle and result in limited notification as the default process, thereby having the perverse</p>	<p>Council seeks assurances that there will be a written approval pathway for applicants and that Rūnanga have the capacity to deal with requests in a timely manner.</p>

				outcome of reduced engagement over cultural matters.	
Buller District Council (S538)	S538.181	SASM -R4	Support in part	Council has an over-arching concern with permitted activity Rules 2 – 6. The permitted activities managed by these rules are qualified by the need to provide written approval from the relevant Poutini Ngāi Tahu Rūnanga to the relevant District Council for activities affecting specific scheduled sites/areas. This will obviously entail consultation with Rūnanga and there will need to be a clear pathway for applicants to obtain written approval. While Council is supportive of iwi engagement, it is concerned that the existing resource capability of Rūnanga may pose a significant hurdle and result in limited notification as the default process, thereby having the perverse outcome of reduced engagement over cultural matters.	Council seeks assurances that there will be a written approval pathway for applicants and that Rūnanga have the capacity to deal with requests in a timely manner.
Buller District Council (S538)	S538.182	SASM -R5	Support in part	Council has an over-arching concern with permitted activity Rules 2 – 6. The permitted activities managed by these rules are qualified by the need to provide written approval from the	Council seeks assurances that there will be a written approval pathway for applicants and that Rūnanga have the capacity to deal with requests in a timely manner.

				<p>relevant Poutini Ngāi Tahu Rūnanga to the relevant District Council for activities affecting specific scheduled sites/areas. This will obviously entail consultation with Rūnanga and there will need to be a clear pathway for applicants to obtain written approval. While Council is supportive of iwi engagement, it is concerned that the existing resource capability of Rūnanga may pose a significant hurdle and result in limited notification as the default process, thereby having the perverse outcome of reduced engagement over cultural matters.</p>	
Buller District Council (S538)	S538.183	SASM -R6	Support in part	<p>Council has an over-arching concern with permitted activity Rules 2 – 6. The permitted activities managed by these rules are qualified by the need to provide written approval from the relevant Poutini Ngāi Tahu Rūnanga to the relevant District Council for activities affecting specific scheduled sites/areas. This will obviously entail consultation with Rūnanga and there will need to be a clear pathway for applicants to obtain written</p>	<p>Council seeks assurances that there will be a written approval pathway for applicants and that Rūnanga have the capacity to deal with requests in a timely manner.</p>

				<p>approval. While Council is supportive of iwi engagement, it is concerned that the existing resource capability of Rūnanga may pose a significant hurdle and result in limited notification as the default process, thereby having the perverse outcome of reduced engagement over cultural matters.</p>	
<p>Buller District Council (S538)</p>	<p>S538.184</p>	<p>SASM -R6</p>	<p>Oppose in part</p>	<p>In order for earthworks, buildings and structures within certain scheduled sites/areas to be undertaken as permitted activities, written approval from the relevant Poutini Ngāi Tahu Rūnanga is required regardless of the scale of the activity. Council is concerned that some of the SASMs cover areas with established residential development e.g. Orowaiti Road (SASM 14). The effect of the rule is that even minor structures such as glasshouses and woodsheds will require written approval and if not obtained, will trigger the need for consent. Council considers this to be onerous for landowners and requests consideration be given to allowing</p>	<p>Give consideration to amending Rule 6 to provide for minor structures and buildings without the need for affected party approval. Insert a definition of 'upper slopes' into the Definition Section.</p>

				<p>minor buildings/ structures within SASMs without affected party approval, subject to accidental discovery protocols. Clause 2 of the rule also refers to earthworks, buildings or structures located on the upper slopes of ancestral maunga. To ensure consistency of outcomes, Council seeks a definition of what would be considered 'upper slopes'.</p>	
Buller District Council (S538)	S538.185	SASM -R9	Support	Rule 9 is supported.	Retain as notified.
Buller District Council (S538)	S538.186	SASM - R10	Support in part	<p>In certain circumstances the maintenance, repair and upgrading of network utilities within SASMs beyond permitted locations are controlled activities. One of the matters for consideration is the impacts of the activity on the cultural values on any site or area of significant to Māori (clause e.). The controlled status means consent is required to be granted, but Council is concerned with how the assessment of cultural values is to be undertaken without the direct input from the relevant Rūnanga. Council is not suggesting that the controlled status</p>	Retain as notified.

				should change, but would welcome guidance on how clause (e) is to be met.	
Buller District Council (S538)	S538.187	SASM - R12	Support	Rules 12 to 19 are supported, but an error in the rule referencing is noted for SASM-R12, where it refers to SASM-R14 when this should be SASM-R15.	Amend the performance standards of SASM-R12 to refer to SASM-R15 instead of SASM-R14 otherwise - Retain as notified.
Buller District Council (S538)	S538.188	SASM - R13	Support	Rules 12 to 19 are supported, but an error in the rule referencing is noted for SASM-R12, where it refers to SASM-R14 when this should be SASM-R15.	Amend the performance standards of SASM-R12 to refer to SASM-R15 instead of SASM-R14 otherwise - Retain as notified.
Buller District Council (S538)	S538.189	SASM - R14	Support	Rules 12 to 19 are supported, but an error in the rule referencing is noted for SASM-R12, where it refers to SASM-R14 when this should be SASM-R15.	Amend the performance standards of SASM-R12 to refer to SASM-R15 instead of SASM-R14 otherwise - Retain as notified.
Buller District Council (S538)	S538.190	SASM - R15	Support	Rules 12 to 19 are supported, but an error in the rule referencing is noted for SASM-R12, where it refers to SASM-R14 when this should be SASM-R15.	Amend the performance standards of SASM-R12 to refer to SASM-R15 instead of SASM-R14 otherwise - Retain as notified.
Buller District Council (S538)	S538.191	SASM - R16	Support	Rules 12 to 19 are supported, but an error in the rule referencing is noted for SASM-R12, where it refers to	Amend the performance standards of SASM-R12 to refer to SASM-R15 instead of SASM-R14 otherwise - Retain as notified.

				SASM-R14 when this should be SASM-R15.	
Buller District Council (S538)	S538.192	SASM - R17	Support	Rules 12 to 19 are supported, but an error in the rule referencing is noted for SASM-R12, where it refers to SASM-R14 when this should be SASM-R15.	Amend the performance standards of SASM-R12 to refer to SASM-R15 instead of SASM-R14 otherwise - Retain as notified.
Buller District Council (S538)	S538.193	SASM - R18	Support	Rules 12 to 19 are supported, but an error in the rule referencing is noted for SASM-R12, where it refers to SASM-R14 when this should be SASM-R15.	Amend the performance standards of SASM-R12 to refer to SASM-R15 instead of SASM-R14 otherwise - Retain as notified.
Buller District Council (S538)	S538.194	SASM - R19	Support	Rules 12 to 19 are supported, but an error in the rule referencing is noted for SASM-R12, where it refers to SASM-R14 when this should be SASM-R15.	Amend the performance standards of SASM-R12 to refer to SASM-R15 instead of SASM-R14 otherwise - Retain as notified.
Buller District Council (S538)	S538.195	Sites and Areas of Significance to Māori	Support in part	Council supports the identification of SASMs and the need to protect the cultural values associated with these sites. However, the mapped extent of SASMs cover large areas encompassing a range of existing land uses and there is potential for unexpected restrictions where this may not be warranted. Council requests that consideration is given to categorising the SASMs to reflect	Council seeks that consideration is given to categorising the SASMs to reflect their varying importance and that the rule framework is reviewed accordingly.

				their varying importance and that the rule framework is reviewed accordingly.	
Buller District Council (S538)	S538.196	Ecosystems and Indigenous Biodiversity Objectives	Support	Council supports the objectives for Ecosystems and Indigenous Biodiversity.S	Retain as notified.
Buller District Council (S538)	S538.197	ECO - P1	Support	Council generally supports Policy 1, which requires identification of significant indigenous vegetation and fauna habitat (SNAs) through the resource consent process in accordance with the RPS significance criteria until such time as district wide identification and mapping occurs. This is a continuation of the status quo and Council considers this approach is working well for the District. In principle, Council supports identification and mapping of SNAs by June 2027 as this will provide certainty for Plan users on locations with high biodiversity values. However, there will be substantial costs associated with the mapping exercise and eventual plan change process and Council seeks	Retain as notified. Council seeks assurances from the Regional Council that they will remain responsible for funding and managing the identification, mapping and scheduling process for SNAs.

				assurances that these obligations will be met by the Regional Council.	
Buller District Council (S538)	S538.198	ECO - P2	Oppose in part	<p>Council supports Policy 2 which allows activities within SNAs in specified circumstances including where activities have a functional need (noting this extends to locational and operational constrained activities). Council considers that this is appropriate given the potentially extensive nature of SNAs, with the desk top analysis indicating that the vast majority of land with indigenous vegetation cover would potentially be identified as SNAs. However, it is noted that there appears to be an 'or' missing from clause (d) which suggests clause (e) is a qualifier to the other clauses rather than a standalone clause which is not considered appropriate nor the intent of the policy. Council considers that provision needs to be made for activities within SNAs which have no more than minor adverse effects and this is consistent with Policy 6(b) of the RPS.</p>	<p>Amend Policy 2 as follows: Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where: The activity has a functional need to be located in the area; or The activity has no more than minor adverse effects on the significant indigenous vegetation or fauna habitat.</p>

Buller District Council (S538)	S538.199	ECO - P3	Support	Council supports these policies	Retain as notified.
Buller District Council (S538)	S538.200	ECO - P4	Support	Council supports these policies	Retain as notified.
Buller District Council (S538)	S538.201	ECO - P5	Support	Council supports these policies	Retain as notified.
Buller District Council (S538)	S538.202	ECO - P6	Support in part	Council understands that Policy 6 is intended to implement Policy 7.2 of the RPS which seeks to prevent certain outcomes occurring, described in the RPS explanation to the policy as 'bottom lines'. Council is concerned that the references in Policy 6(b) to "further measurable loss" and in clause 6(c) to "reasonably measurable reduction in the local population" without direction may result in inconsistent outcomes. Clarification is required on what constitutes 'measurable loss/reduction' and what constitutes the 'local population' – is this at the SNA or ecological assessment level?	Include definitions for 'further measurable loss' and 'reasonably measurable reduction in the local population' in the Definition section.
Buller District Council (S538)	S538.203	ECO - P7	Support in part	As discussed above, the SNA identification process may capture large areas of the District with indigenous vegetation and Council is concerned that critical infrastructure	Amend Policy 7 and include additional clauses as follows: When assessing resource consents in areas of significant indigenous vegetation and significant habitats of

				and appropriate land use and development is provided for. Council considers that when assessing resource consent applications for activities within SNAs, consideration is given to any functional, operational or locational constraints e.g. mineral resources are fixed in location and infrastructure is often constrained by functional or operational requirements. Council also considers that the temporary or permanent nature of adverse effects should also be a relevant consideration.	indigenous fauna, consider the following matters: Any functional, operational or locational constraints; The temporary or permanent nature of any adverse effects;
Buller District Council (S538)	S538.204	ECO - P8	Support	Council supports these policies	Retain as notified.
Buller District Council (S538)	S538.205	ECO - P9	Support	Council supports these policies	Retain as notified.
Buller District Council (S538)	S538.206	ECO - P10	Support	Council supports these policies	Retain as notified.
Buller District Council (S538)	S538.207	ECO - R1	Oppose in part	Rule 1 permits vegetation clearance in specified circumstances outside of Scheduled SNA and the Coastal Environment. Council is concerned that once SNAs have been identified, mapped and inserted into Schedule 4 any vegetation removal within the	Amend the heading and body of Rule 1 to: Indigenous vegetation clearance and disturbance outside of the coastal environment within and outside a Significant Natural Area

			<p>scheduled areas, regardless of scale, will trigger the need for consent and this is of particular concern given the potentially extensive SNAs across the District. Council requests that adequate provision is made for minor indigenous vegetation removal associated with, among other activities, critical infrastructure, natural hazard mitigation and lawfully established activities within SNAs. This is vital to support the social and economic wellbeing of the District. Such an approach would align with Policy 2 which recognises that some minor losses of biodiversity within SNAs is appropriate. The current rule framework does not appear to give effect to Policy 2. Council also considers that provision should be made for small scale building platforms within and outside of SNA's to allow for 'bush living' options. Council considers that vegetation clearance associated with establishment of such will result in only minor losses of biodiversity and</p>	<p>1. It is outside of a scheduled Significant Natural Area as identified in Schedule 4; indigenous vegetation clearance for a residential building and/or access that does not exceed 500m² in area per site.</p> <p>Consequential amendment:</p> <p>Delete Clause 5 and insert a new rule as discussed below. 1 The removal of 'outside of the coastal environment' is a consequential amendment of Rule 2 discussed below.</p>
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				<p>is considered appropriate within the context of the extensive area of protected land in the District. Council supports Clause 5 of Rule 1 which permits indigenous vegetation clearance of 0.5ha per site and 5ha of manuka and kanuka in accordance with specified criteria. However, if the suggested amendments to the heading of Rule 1 is accepted, Council recognises that providing for indigenous vegetation clearance in such a manner may not be necessarily appropriate within an SNA and therefore this clause would need to sit as a separate rule. Council considers that the rule framework for indigenous vegetation clearance activities needs to be reviewed to ensure that activities are appropriately provided for within and outside of SNAs in a manner consistent with the policy framework.</p>	
Buller District Council (S538)	S538.208	Ecosystems and Indigenous Biodiversity Rules	Not Stated	<p>Insert a new permitted activity rule to allow for vegetation removal in the Buller and Westland Districts outside of an SNA. This will allow for</p>	<p>Indigenous vegetation clearance and disturbance outside of SNAs within the Buller and Westland</p>

				<p>the status quo until such time as SNAs are identified and inserted into Schedule 4. Once SNAs have been scheduled, the new rule will also allow indigenous vegetation clearance in circumstances where it is outside a scheduled SNA.</p>	<p>Districts.</p> <p>1. It is outside of a scheduled Significant Natural Area as identified in Schedule 4;</p> <p>2.It is the removal or clearance of manuka, kanuka and bracken only that is not part of any wetland and which is under 15 years old, not exceeding 5ha per site over any continuous three year period, subject to provision of notice to the relevant District Council at least 20 working days prior to the proposed clearance including:</p> <p>(a) Details of the location of the proposed clearance;</p> <p>(b) Area of the proposed clearance; and</p> <p>(c) Verification by documentary, photographic or other means the vegetation is less than 15 years old and not part of any wetland; or</p> <p>3.It is maximum area of 5,000m² per site, in total, over any continuous three year period.</p>
Buller District Council (S538)	S538.209	ECO - R2	Oppose in part	<p>Council has similar concerns with Rule 2 as for Rule 1. While the rule provides for vegetation clearance within the Coastal Environment, this is outside of scheduled SNAs. Council is concerned that once SNAs have been identified, mapped and inserted into Schedule 4, any vegetation removal within the</p>	<p>Amend the heading to Rule 1 to remove the reference to the Coastal Environment.</p>

				<p>scheduled areas, regardless of scale, will trigger the need for consent and this is of particular concern given the inland extent of the Coastal Environment boundary. A substantial portion of the District's roading infrastructure is located within the Coastal Environment, along with other critical infrastructure. The extreme weather events experienced in recent times has caused significant disruption to infrastructure, triggering the need for hazard mitigation measures and this is expected to increase over the life of the plan. It is vital for the District's social and economic well-being that critical infrastructure within Coastal Environment SNAs is able to be maintained. Council requests that provision is made for minor vegetation removal associated with, among other activities, critical infrastructure, natural hazard mitigation and lawfully established activities within Coastal Environment SNAs.</p>	
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Buller District Council (S538)	S538.210	ECO - R3	Support	Rule 3 is supported.	Retain as notified.
Buller District Council (S538)	S538.211	ECO - R4/SUB - R7	Oppose in part	Council considers that legal protection for an area of significant indigenous biodiversity can be achieved by means other than just conservation covenants e.g. consent notices and seeks that the protection mechanism is left unspecified.	Amend Rule 4 as follows: 2. The area of significant indigenous biodiversity is legally protected in perpetuity by way of a conservation covenant with an authorised agency and is contained within a single allotment.
Buller District Council (S538)	S538.212	ECO - R5	Support	Rule 5 is supported.	Retain as notified.
Buller District Council (S538)	S538.213	ECO - R6/SUB - R9	Oppose in part	Council considers that legal protection for an area of significant indigenous biodiversity can be achieved by means other than just conservation covenants e.g. consent notices and seeks that the protection mechanism is left unspecified.	Amend Rule 6 as follows: 2. The area of significant indigenous biodiversity is legally protected in perpetuity by way of a conservation covenant with an authorised agency and is contained within a single allotment.
Buller District Council (S538)	S538.214	ECO - R7	Support	Rule 7 is supported.	Retain as notified.
Buller District Council (S538)	S538.215	ECO - R8/SUB - R15	Oppose in part	Council is concerned that Rule 8 is too restrictive and seeks that subdivision of land that does not meet Rule 6 should be a discretionary activity without qualification. This will then allow subdivision proposals to be	Amend Rule 8 as follows: Delete the 3 performance standards and delete the 'non-complying' default activity status.

				considered on their respective merits and allow consideration of not only any legal protection mechanisms but any potential offsetting or compensation measures that may be proposed. Notwithstanding the change sought, it is noted that Clause 3 is not relevant to indigenous vegetation clearance rules.	
Buller District Council (S538)	S538.216	ECO - R9/SUB - R27	Oppose in part	Following on from the change sought above, Council seeks the removal of Rule 9.	Delete Rule 9.
Buller District Council (S538)	S538.217	ECO - R10	Support	Rules 10 and 11 are supported.	Retain as notified.
Buller District Council (S538)	S538.218	ECO - R11	Support	Rules 10 and 11 are supported.	Retain as notified.
Buller District Council (S538)	S538.219	NFL - R8	Oppose in part	While Clause 6 makes provision for small buildings associated with agricultural activities within ONLFs, there is no provision for small scale residential buildings to allow for 'bush living' options. Council considers that small scale buildings will not detract from landscape values given the extensive landscapes units covered by the ONLF overlays. It is also considered that the building envelope of 3m	Amend Rule 8 as follows: 6. For residential , agricultural, pastoral and horticultural activities or any accessory building where: The maximum height is 3 5 m above ground level; The gross floor area of any building does not exceed 100 150 m ² .

				<p>height and 100m² bulk is too restrictive and more generous standards would be appropriate. The current BDP allows 7m high and 150m² buildings within the Paparoa Character Area and Council considers this has achieved appropriate outcomes in this sensitive environment. Rather than 7m height allowance, Council considers that 5m height would be appropriate and consistent with rules for new buildings within Outstanding Natural Coastal Areas (refer CE-R10).</p>	
<p>Buller District Council (S538)</p>	<p>S538.220</p>	<p>SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES</p>	<p>Support in part</p>	<p>In principle, Council supports the identification of Outstanding Natural Landscapes (ONLs) and Outstanding Natural Features (ONFs) as this provides certainty for plan users on areas with significant landscape values. However, Council is concerned with the extent of the mapped ONLFs and the fact that this will be first opportunity for landowners and the wider community to have input into the implications of the extensive landscape overlays for the District. It</p>	<p>Council requests that careful consideration is given to any individual submissions regarding the land use implications of any ONLF overlay and the accuracy of the ONLFs boundaries.</p>

			<p>is understood that across the 3 districts around 37,000ha of private land has been identified as ONLs areas and 10,500ha has been identified as ONFs. Without a thorough examination of the ONLFs overlays, which staff have not had the capacity to complete, Council does not have a clear understanding of the potential implications for land use and development nor whether the boundaries for the landscape units are accurate. The other point of concern is that while ONFs show the identifying number that relates back to the scheduled sites, this is not the case for ONLs and unless a plan user is very familiar with an area, this is not readily determined. Council seeks that the ONL overlays show the unique identifier for each of the scheduled sites in the same ways as ONFs are shown on the maps. This will allow plan users to refer to the schedules for a description of the landscape values for the various landscapes.</p>	
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Buller District Council (S538)	S538.221	PA - O1	Support	Council supports the single objective and agrees that public access is appropriately provided for through other chapters of the plan.	Retain as notified.
Buller District Council (S538)	S538.222	Natural Character and the Margins of Waterbodies Objectives	Support	Council supports the objectives, polices and rules for Natural Character and Margins of Waterbodies as achieving an appropriate balance between providing for appropriate land uses and preserving natural character.	Retain as notified.
Buller District Council (S538)	S538.223	NC - R1	Oppose in part	Rule 1 limits hazard mitigation activities to statutory agencies or their nominated contractors under Clause 1(j). River protection works are a common occurrence across the district and Council does not wish to see this triggering the need for consent where landowners are undertaking natural hazard mitigation activities in order to protect people and property. Generally speaking, any substantial river protection works will require regional consent where the Regional Land & Water Plan and the RPS require consideration of the natural character implications of natural	<p>mend Rule 1 as follows:</p> <p>1. Where this is outside of any Significant Natural Area identified in Schedule Four, and for:</p> <p>j. Natural hazard mitigation activities undertaken by a statutory agency or their nominated contractor ...</p>

				hazard measures. Therefore, Council seeks that natural hazard mitigation activities are not qualified by who undertakes the work. Council also has concerns with Clause 5 and what this is intended to achieve. If this is intended to protect public assets, then it is suggested that this is stated in clearer terms.	
Buller District Council (S538)	S538.224	NC - R2	Oppose in part	For the same reasons as stated above, Council seeks the removal of the limitation of hazard mitigation activities to statutory agencies or their nominated contractors.	Amend Rule 2 as follows: 1. Where the buildings and structures are: e. Natural hazard mitigation structures constructed by a stator agency or their nominated contractor, or
Buller District Council (S538)	S538.225	NC - R3	Oppose in part	For the same reasons as stated above, Council seeks the removal of the single performance standard which limits new hazard mitigation structure to statutory agencies or their nominated contractors.	Amend Rule 3 as follows: 1. These are constructed by a Statutory Agency of their authorised contractor.
Buller District Council (S538)	S538.226	Discretionary Activities	Support	It is noted that there are two NC-R3 rules, otherwise the second Rule 3 and Rule 4 are supported.	Retain as notified with correction to the numbering.
Buller District Council (S538)	S538.227	NC - R5	Oppose	Council seeks that all new natural hazard mitigation structures are permitted with no performance	Delete Rule 5.

				standards and as a consequence, Rule 5 should be removed.	
Buller District Council (S538)	S538.228	Financial Contributions Objectives	Support in part	Council generally supports the objectives and policies for Financial Contributions with the exception of the following concerns. By implications of the section/headings are FC's only required for subdivision. Would recommend FC's included in section covering Part 2 – District Wide Matters 77E Local authority may make rule about financial contributions (1) A local authority may make a rule requiring a financial contribution for any class of activity other than a prohibited activity. FC OBJECTIVES Supported Noted that FC's to cover: • Subdivision •Development •Land use consents Simplify P4 and P6 for clarity and ease of reading.	Reword P4 and P6.
Buller District Council (S538)	S538.229	Financial Contributions Policies	Support in part	Council generally supports the objectives and policies for Financial Contributions with the exception of the following concerns. By implications of the section/headings are FC's only required for subdivision. Would recommend FC's	Reword P4 and P6.

				<p>included in section covering Part 2 – District Wide Matters 77E Local authority may make rule about financial contributions (1) A local authority may make a rule requiring a financial contribution for any class of activity other than a prohibited activity. FC OBJECTIVES Supported Noted that FC’s to cover: • Subdivision •Development •Land use consents Simplify P4 and P6 for clarity and ease of reading.</p>	
Buller District Council (S538)	S538.230	Financial Contributions	Support in part	Financial contributions speaks not only to subdivision, but land-use and development as well.	Separate the financial contribution section from subdivision.
Buller District Council (S538)	S538.231	FC - R1	Support in part	<p>Council supports Rule 1, however seeks to add additional details that may be missing. Make it consistent with P1, to include development, resilience initiatives and Water Entities. As the sentence of Point 3 is too long, Council seeks to have clearer wording for ease of reading. Council seeks to add resilience initiatives to upgrades and extensions and Water Entities Plan on top of the Long Term Plan. Clarify 3. iii.</p>	<p>To amend as follows: 1. A condition may be imposed on a subdivision, development, or land use consent to require the applicant, including network utility operators and/or requiring authorities, to make a financial contribution for the following purposes: Reword Point 3.</p>

Buller District Council (S538)	S538.232	FC - R2	Support	Rule 2 is supported in principle. Council seeks to reword “uplifting” to issuing in 3.c.i.	To amend as follows: 3.c.i. In the case of subdivision, generally before issuing the section 224 certificate;
Buller District Council (S538)	S538.233	FC - R3	Not Stated	Formulas good starting point, suggest will need to be road tested to ensure fair and reasonable. How do you deal with a back Lot that may be subdivided into 30 sections, see example below [refer to original submission]? Potentially going to increase traffic on the road the back Lot will exit onto. { Also how do you deal with impacts of development not immediacy adjacent? Example is say a single lane bridge that is on the only road that gives access to the development site but may be 500 metres from the closest point of the development?	Will need to be road tested to ensure fair and reasonable.
Buller District Council (S538)	S538.234	FC - R4	Not Stated	Should be at full cost unless financial assistance is available, for example through Waka Kotahi / NZTA. FC-R4 2. No roads identified, but it has occurred in the past where developments can significantly increase traffic volumes. The RCA has reached agreement with the developer to contribute to roading	To amend as follows: 1. Roads outlined in 2 below District Council's Subdivision and Development Infrastructure Technical Requirements Code standard for its place in the road hierarchy or where no such Code of Practice exists, the standards in NZS 4404:2010 Land Development

			<p>upgrade. Issue arises as District Council RCA's are not fully funded and there is a local (rate) share of funding required to upgrade the roads. Extent of upgrade works and contribution should be offered by applicant as suggested condition of consent. Formulae based on cost to upgrade (strengthen) road travelled and traffic volumes. This would be applied to roads, structures and required safety improvements. Example worked through here: Variable Value Comment Existing Vehicles 100 Te Development Vehicles 300 Tg Total Vehicles 400 Tg + Te Total Cost to Upgrade \$1,000,000.00 Rc NZTA Financial Assistance Rate 72% FAR NZTA contribution \$720,000.00 Rc x FAR (Road Tax contribution) Local RCA Contribution \$280,000.00 Rc* (= Rc - Rc x FAR) Development Contribution \$210,000.00 = Rc* x Tg / (Tg + Te) Rates Contribution \$70,000.00 = Rc* x Te / (Tg + Te) Note that more than one</p>	<p>and Subdivision Infrastructure.</p>
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				road could be affected by increased traffic generated by the development.	
Buller District Council (S538)	S538.235	FC - R5	Support	Rules 5 to 11 are supported.	Retain as notified.
Buller District Council (S538)	S538.236	FC - R6	Support	Rules 5 to 11 are supported.	Retain as notified.
Buller District Council (S538)	S538.237	FC - R11	Support	Rules 5 to 11 are supported.	Retain as notified.
Buller District Council (S538)	S538.238	FC - R7	Support	Council supports R7 to R9 but seeks to add an advisory note.	To add advisory note as follow: “It shall be noted that even though existing 3 waters infrastructure may be located in an area, it may not be available, for instance if the infrastructure is on the boundary between urban and rural environmental zones.”
Buller District Council (S538)	S538.239	FC - R8	Support	Council supports R7 to R9 but seeks to add an advisory note.	To add advisory note as follow: “It shall be noted that even though existing 3 waters infrastructure may be located in an area, it may not be available, for instance if the infrastructure is on the boundary between urban and rural environmental zones.”
Buller District Council (S538)	S538.240	FC - R9	Support	Council supports R7 to R9 but seeks to add an advisory note.	To add advisory note as follow: “It shall be noted that even though existing 3 waters infrastructure may be located in an area, it may not be available, for instance if the infrastructure is on the boundary between urban and rural environmental zones.”
Buller District Council (S538)	S538.241	FC - R10	Support	Council supports R10 and 11.	Retain as notified.

Buller District Council (S538)	S538.242	FC - R11	Support	Council supports R10 and 11.	Retain as notified.
Buller District Council (S538)	S538.243	FC - R12	Not Stated	Financial contribution for esplanade reserves and strips to be included	Amend to include esplanade reserves and strips as a financial contribution as outlined in Part 8 of the operational Buller District Plan
Buller District Council (S538)	S538.244	Subdivision Objectives	Support	Council supports the objectives and policies for Subdivision.	Retain as notified. Objectives SUB - O1 – O6; Policies SUB - P1 – P9
Buller District Council (S538)	S538.245	SUB - R1	Support in part	Council supports Rule 1 however seeks guidance on what would be considered to result in a potential additional residential unit for Part 5. Alternatively, to provide a cap on the movement between titles. For example: In the GRUZ – General Rural Zone the boundary adjustment is less than 4ha. Points 1.a and 1.c. are similar in intent. Consider condensing into one.	That a permitted baseline be determined, and the rule amended as follows: Condense 1.a and 1.c into one clause.
Buller District Council (S538)	S538.246	SUB - R2	Support	Council supports Rule 2. Council seeks a rewording of Part 4 for ease of readability. Council requests the words “is made” after 20m.	Reword Part 4.
Buller District Council (S538)	S538.247	SUB - R3	Support in part	Council generally supports the Boundary Adjustment standards however seeks clearer wording with regards to clause 3.a. Clarification was sought at an earlier stage with	Amend Rule 3 as follows: 3. The existing or proposed building must: a. Comply with all permitted activity standards relevant to

				the TTPP team and replied to as below: "It is for boundary adjustments outside of the rural and residential – so all the special purpose, industrial etc. Clause a is asking it to be checked to ensure that the activity meets the zone standards. "If the rule is to ensure activity meets the zone standards, there will be no need for mention of building consents for proposed buildings.	the zone and any overlays and a building consent has been issued for any proposed buildings; or
Buller District Council (S538)	S538.248	SUB - R4	Support	Council Supports Rules 4.	Retain as notified.
Buller District Council (S538)	S538.249	SUB - R5	Support in part	Council supports Rule 6, however there is an overlap between Points 2 and 3.	Condense Points 2 and 3.
Buller District Council (S538)	S538.250	SUB - R6	Support in part	Council supports Rule 6, however there is an overlap between Points 2 and 3.	Condense Points 2 and 3.
Buller District Council (S538)	S538.251	SUB - R8	Support in part	Council supports Rule 6, however there is an overlap between Points 2 and 3.	Condense Points 2 and 3.
Buller District Council (S538)	S538.252	SUB - R5	Support in part	Council seeks to include Natural Hazards or geotechnical considerations in the Matters of control or discretion for Rules 5 to	To add: Natural Hazards or geotechnical considerations.

				12. Note: R5 has clause Natural hazards or geotechnical constraints in the Matters of control. We seek to change the word constraints to considerations.	
Buller District Council (S538)	S538.253	SUB - R6	Support in part	Council seeks to include Natural Hazards or geotechnical considerations in the Matters of control or discretion for Rules 5 to 12. Note: R5 has clause Natural hazards or geotechnical constraints in the Matters of control. We seek to change the word constraints to considerations.	To add: Natural Hazards or geotechnical considerations.
Buller District Council (S538)	S538.254	SUB - R7/ECO - R4	Support in part	Council seeks to include Natural Hazards or geotechnical considerations in the Matters of control or discretion for Rules 5 to 12. Note: R5 has clause Natural hazards or geotechnical constraints in the Matters of control. We seek to change the word constraints to considerations.	To add: Natural Hazards or geotechnical considerations.
Buller District Council (S538)	S538.255	SUB - R8	Support in part	Council seeks to include Natural Hazards or geotechnical considerations in the Matters of control or discretion for Rules 5 to 12. Note: R5 has clause Natural	To add: Natural Hazards or geotechnical considerations.

				hazards or geotechnical constraints in the Matters of control. We seek to change the word constraints to considerations.	
Buller District Council (S538)	S538.256	SUB - R9/ECO - R6	Support in part	Council seeks to include Natural Hazards or geotechnical considerations in the Matters of control or discretion for Rules 5 to 12. Note: R5 has clause Natural hazards or geotechnical constraints in the Matters of control. We seek to change the word constraints to considerations.	To add: Natural Hazards or geotechnical considerations.
Buller District Council (S538)	S538.257	SUB - R10	Support in part	Council seeks to include Natural Hazards or geotechnical considerations in the Matters of control or discretion for Rules 5 to 12. Note: R5 has clause Natural hazards or geotechnical constraints in the Matters of control. We seek to change the word constraints to considerations.	To add: Natural Hazards or geotechnical considerations.
Buller District Council (S538)	S538.258	SUB - R11	Support in part	Council seeks to include Natural Hazards or geotechnical considerations in the Matters of control or discretion for Rules 5 to 12. Note: R5 has clause Natural hazards or geotechnical constraints	To add: Natural Hazards or geotechnical considerations.

				in the Matters of control. We seek to change the word constraints to considerations.	
Buller District Council (S538)	S538.259	SUB - R12	Support in part	Council seeks to include Natural Hazards or geotechnical considerations in the Matters of control or discretion for Rules 5 to 12. Note: R5 has clause Natural hazards or geotechnical constraints in the Matters of control. We seek to change the word constraints to considerations.	To add: Natural Hazards or geotechnical considerations.
Buller District Council (S538)	S538.260	SUB - R7/ECO - R4	Support in part	Refer to ECO R4 Submission	
Buller District Council (S538)	S538.261	SUB - R7/ECO - R4	Support	Advice Note does not include "Critical Infrastructure" when referencing R4. Council seeks clarification with regards to whether critical infrastructure has been left out for a purpose or if this was an error.	Include reference to "Critical Infrastructure".
Buller District Council (S538)	S538.262	SUB - R8	Support	Advice Note does not include "Critical Infrastructure" when referencing R4. Council seeks clarification with regards to whether critical infrastructure has been left out for a purpose or if this was an error.	Include reference to "Critical Infrastructure".

Buller District Council (S538)	S538.263	SUB - R10	Support	Advice Note does not include "Critical Infrastructure" when referencing R4. Council seeks clarification with regards to whether critical infrastructure has been left out for a purpose or if this was an error.	Include reference to "Critical Infrastructure".
Buller District Council (S538)	S538.264	SUB - R10	Support in part	Council support R10 with suggestions for minor amendments. The Rule has been written with mention of Notification at the bottom of the rule. Council seeks to have any mention of notification within the rules be removed. Refer to covering letter.	That the Notification section be removed. And that the following remains as an advice note: 1. This rule does not apply to subdivisions to create allotments for network utilities, access or reserves which are subject to Rule SUB – R4.
Buller District Council (S538)	S538.265	SUB - R12	Support	Council seeks to insert reference to Schedule 2 for Notable Trees.	Discretion is restricted to: g. Effects on Poutini Ngai Tahu values or notable trees within or adjacent to the site identified in Schedule 2.
Buller District Council (S538)	S538.266	SUB - R13	Support in part	Council supports Rule 13 in part, however seeks further definition of a "suitably qualified and experienced practitioner".	That a minimum qualification be defined for "suitably qualified and experienced practitioner."
Buller District Council (S538)	S538.267	SUB - R15/ECO - R8	Support in part	Refer to ECO R8 Submission.	
Buller District Council (S538)	S538.268	SUB - R14	Support	Council supports rules 14 to 28.	Retain as notified.

Buller District Council (S538)	S538.269	SUB - R16	Support	Council supports rules 14 to 28.	Retain as notified.
Buller District Council (S538)	S538.270	SUB - R28	Support	Council supports rules 14 to 28.	Retain as notified.
Buller District Council (S538)	S538.271	SUB - S1	Support	Council supports Standard 1 and 2.	Retain as notified.
Buller District Council (S538)	S538.272	SUB - S3	Support in part	Council supports Standards 3 to 6 with exception of the use of the term “must be provided”. The terms “must be provided with” and “must provide” has been used interchangeably in Standards 3 to 6. Council seeks to have only the term “must provide” used for these standards. Alternatively, to use the term “must be provided by the applicant”. The term “must be provided” may imply that the onus to provide lies on council instead of the applicant.	Amend parts of the standards as follows: Sub – S3 1. Where a connection to a District Council or Community reticulated water supply system is available, all new allotments must be provided with <i>must provide</i> a connection at the boundary and net boundary where access is shared (including firefighting water supply). 2. Where a connection to a District Council or Community reticulated water supply system is unavailable, all new allotments must be provided with <i>must provide</i> access to a self-sufficient potable water supply (including firefighting water supply)
Buller District Council (S538)	S538.273	SUB - S4	Support in part	Council supports Standards 3 to 6 with exception of the use of the term “must be provided”. The terms “must be provided with” and “must provide” has been used interchangeably in Standards 3 to 6. Council seeks to have only the term	Amend parts of the standards as follows: SUB – S4 2. Where a connection to a District Council or Community stormwater management system is available, all new allotments must be provided with <i>must provide</i> a connection at the boundary or net boundary where access is shared.

				<p>“must provide” used for these standards. Alternatively, to use the term “must be provided by the applicant”. The term “must be provided” may imply that the onus to provide lies on council instead of the applicant.</p>	
Buller District Council (S538)	S538.274	SUB - S7	Support in part	<p>Council supports Standards 3 to 6 with exception of the use of the term “must be provided”. The terms “must be provided with” and “must provide” has been used interchangeably in Standards 3 to 6. Council seeks to have only the term “must provide” used for these standards. Alternatively, to use the term “must be provided by the applicant”. The term “must be provided” may imply that the onus to provide lies on council instead of the applicant.</p>	<p>Amend as follows:</p> <p>SUB – S7</p> <p>1. For all new allotments electricity services must be provided <i>All new allotments must provide electricity services to the boundary of each new Lot or the applicant shall demonstrate that electricity services are able to be provided by alternative means.</i></p> <p>SUB – S8</p> <p>For all new allotments telecommunication services must be provided <i>All new allotments must provide telecommunication services to the boundary of each new Lot or the applicant shall demonstrate that the telecommunication services are able to be provided by alternative means.</i></p>
Buller District Council (S538)	S538.275	SUB - S6	Support in part	<p>Council supports Standards 3 to 6 with exception of the use of the term “must be provided”. The terms “must be provided with” and “must</p>	<p>Amend parts of the standards as follows: Amend parts of the standards as follows: SUB – S6</p> <p>1. All allotments must be provided with <i>must</i></p>

				provide” has been used interchangeably in Standards 3 to 6. Council seeks to have only the term “must provide” used for these standards. Alternatively, to use the term “must be provided by the applicant”. The term “must be provided” may imply that the onus to provide lies on council instead of the applicant.	<i>provide</i> vehicular access to a road by way of a vehicle access point, driveway or right of way in accordance with the Transport Performance Standards.
Buller District Council (S538)	S538.276	SUB - S5	Support in part	Council supports Standard 5 in part. The phrase “all allotments must provide the means for disposal of wastewater from...” may be implied that the wastewater disposal system must be installed at the time of subdivision.	Amend as follows: 1. All allotments must provide a wastewater feasibility report that demonstrates the ability for a wastewater system to be installed on the allotment for all potential land uses that could be established on the respective allotments that does not involve a direct discharge to fresh or coastal water. Original: All allotments must provide the means for disposal of wastewater from all potential land uses that could be established on the respective allotments that does not involve a direct discharge to fresh or coastal water.
Buller District Council (S538)	S538.277	SUB - S7	Support	Council supports Standards 7 and 8.	Retain as notified.
Buller District Council (S538)	S538.278	SUB - S8	Support	Council supports Standards 7 and 8.	Retain as notified.

Buller District Council (S538)	S538.279	SUB - S9	Support in part	Council supports Standard 9 in part. Council seeks consideration of a standard for requirement of Esplanade Reserves or Esplanade Strips for allotments bigger than 4ha. The RMA has set out a requirement of Esplanade Reserves or Esplanade Strips for the bank of a river whose bed has an average width of 3m or more. Standard 9 indicates that it is only necessary for rivers beds of 3m width. It is impracticable to measure exactly 3m and this may potentially create a loophole.	Amend as follows: c. The bank of a river whose bed has an average width of 3m or more where the river flows through or adjoins an allotment. (as per the RMA s230(4))
Buller District Council (S538)	S538.280	SUB - S10	Support	Council supports Standard 10 and 11.	Retain as notified.
Buller District Council (S538)	S538.281	SUB - S11	Support	Council supports Standard 10 and 11.	Retain as notified.
Buller District Council (S538)	S538.282	Activities on the Surface of Water Objective	Support	Council supports the objective, policies and rules for Activities on the Surface of Water which appropriately focuses on controlling commercial activities and structures on natural waterbodies.	Retain as notified. Objective ASW-O1; Policies ASW-P1 – P3; Rules: ASW-R1 – R7
Buller District Council (S538)	S538.283	Activities on the Surface of Water Policies	Support	Council supports the objective, policies and rules for Activities on the Surface of Water which appropriately focuses on controlling commercial	Retain as notified. Objective ASW-O1; Policies ASW-P1 – P3; Rules: ASW-R1 – R7

				activities and structures on natural waterbodies.	
Buller District Council (S538)	S538.284	Activities on the Surface of Water Rules	Support	Council supports the objective, policies and rules for Activities on the Surface of Water which appropriately focuses on controlling commercial activities and structures on natural waterbodies.	Retain as notified. Objective ASW-O1; Policies ASW-P1 – P3; Rules: ASW-R1 – R7
Buller District Council (S538)	S538.285	Coastal Environment Objectives	Support	Council supports the objectives and policies for the Coastal Environment.	Retain as notified. Objectives CE-O1 – O3; Policies CE-P1 – P8
Buller District Council (S538)	S538.286	Coastal Environment Policies	Support	Council supports the objectives and policies for the Coastal Environment.	Retain as notified. Objectives CE-O1 – O3; Policies CE-P1 – P8
Buller District Council (S538)	S538.287	Coastal Environment Rules	Oppose in part	The headings for some of the rules are long and could be simplified for readability. The headings should also be consistent across the rule framework e.g. Rule 5 refers to 'Buildings and Structures' in High Coastal Natural Character Overlays, while the equivalent rule for the Outstanding Coastal Natural Character Overlay (Rule 10) refers to 'Erection of a Building or Structure...'	Review the Rule headings to ensure consistency across the rule framework and improve readability e.g. The headings for Rules 6 and 7 could be shortened to: Maintenance, Alteration, Repair and Reconstruction of Natural Hazard Mitigation Structures and associated earthworks in the Coastal Environment within identified in Schedule Seven. Earthworks within the Coastal Environment in the High Coastal Natural Character Overlay identified in Schedule Seven
Buller District Council (S538)	S538.288	CE - R1	Support	Rules 1 to 3 are supported	Retain as notified.

Buller District Council (S538)	S538.289	CE - R2	Support	Rules 1 to 3 are supported	Retain as notified.
Buller District Council (S538)	S538.290	CE - R3	Support	Rules 1 to 3 are supported	Retain as notified.
Buller District Council (S538)	S538.291	CE - R4	Oppose in part	<p>Council supports the need for a ground floor area standard but considers the maximum of 200m² for new buildings specified in Clause 2(iii) is too restrictive given the extent of the Coastal Environment overlay which takes in large areas of the working rural environment.</p> <p>Council considers that the significant natural character values of coastal areas are protected through High and Outstanding Coastal Natural Character overlays, where land use is subject to stricter controls and outside these areas more generous floor area standards are considered appropriate and will support existing land uses. For much of the coastal environment where it is also rural, the Rural Zone provisions will be sufficient to protect the coastal environment through density of building standards.</p>	<p>Amend Rule 4 as follows:</p> <p>(2) These:</p> <p>(a) Comply with the rules for buildings and structures within the relevant zone, except that within the GRUZ – General Rural Zone, RLZ – Rural Lifestyle and SETZ – Settlement Zone:....</p> <p>(iii) The gross ground floor area is:</p> <p>(1) A maximum of 200300m² per building for new buildings</p>

Buller District Council (S538)	S538.292	CE - R5	Oppose in part	Council supports the need for a ground floor area standard but considers the maximum of 100m ² within the High Coastal Natural Character overlay is too restrictive and more generous standards would be appropriate. The current BDP allows 7m high and 150m ² buildings within the Paparoa Character Area and Council considers this has achieved appropriate outcomes in this sensitive environment and suggests the same ground floor standard be applied for new buildings within the High Coastal Natural Character overlay. A minor error is also noted in clause 4(c).	<p>a. Amend Rule 5 as follows:</p> <p>.....</p> <p>(4) In all other zones: Any new building is no more than 100150m² ground floor area; Any addition increases the total building footprint by no more than 50m²; The maximum height above ground level is for any building or structure is 7m.</p>
Buller District Council (S538)	S538.293	CE - R6	Oppose in part	Council is concerned that the limitation imposed by Clause 6 for activities to be undertaken by a Statutory Agency or their designated contractor is too restrictive, particularly given the rule applies to maintenance and repair of existing structures. The other performance standards require the structure to utilise the same materials as for the original and restrict the scale to	<p>Amend Rule 6 as follows:</p> <p>6. The activity is undertaken by a Statutory Agency or their designated contractor.</p>

				essentially the same footprint thereby ensuring the effects on coastal natural character remain unchanged. Council therefore seeks that Clause 6 is removed.	
Buller District Council (S538)	S538.294	CE - R7	Support	Council supports Rule 7.	Retain as notified.
Buller District Council (S538)	S538.295	CE - R8	Support	Council supports Rule 8	Retain as notified.
Buller District Council (S538)	S538.296	CE - R9	Oppose in part	Council is concerned that the limitation imposed by Clause 6 for activities to be undertaken by a Statutory Agency or their designated contractor is too restrictive, particularly given the rule applies to maintenance and repair of existing structures. The other performance standards require the structure to utilise the same materials as for the original and restrict the scale to essentially the same footprint thereby ensuring the effects on coastal natural character remain unchanged. Council therefore seeks that Clause 6 is removed.	Amend Rule 9 as follows: 6. The activity is undertaken by a Statutory Agency or their designated contractor.
Buller District Council (S538)	S538.297	CE - R10	Oppose in part	While Clause 5 makes provision for small buildings associated with agricultural/horticultural activities	Amend Rule 10 as follows:

				<p>within Outstanding Coastal Environment Areas, there is no provision for small scale residential buildings to allow for 'bush living' options. Council considers that small residential buildings can be provided for while still achieving protection of outstanding natural character values. The current BDP allows 7m high and 150m² residential buildings within the Papanoa Character Area and Council considers this has achieved appropriate outcomes in this sensitive environment and suggest the same ground floor standard as for the BDP is adopted. However, the height standard of 5m is considered appropriate to ensure buildings have a lower profile and do not detract from outstanding natural character values</p>	<p>(5) For residential, agricultural, pastoral and horticultural activities or an accessory building; and</p> <p>(i) The height of any building or structure does not exceed 5m above ground level; and</p> <p>(ii) The gross floor area of any building does not exceed 100 150m² ground floor area.</p>
Buller District Council (S538)	S538.298	CE - R11	Support	Council supports Rules 11 to 22	Retain as notified.
Buller District Council (S538)	S538.299	CE - R12	Support	Council supports Rules 11 to 22	Retain as notified.
Buller District Council (S538)	S538.300	CE - R13	Support	Council supports Rules 11 to 22	Retain as notified.

Buller District Council (S538)	S538.301	CE - R14	Support	Council supports Rules 11 to 22	Retain as notified.
Buller District Council (S538)	S538.302	CE - R15	Support	Council supports Rules 11 to 22	Retain as notified.
Buller District Council (S538)	S538.303	CE - R16	Support	Council supports Rules 11 to 22	Retain as notified.
Buller District Council (S538)	S538.304	CE - R17	Support	Council supports Rules 11 to 22	Retain as notified.
Buller District Council (S538)	S538.305	CE - R18	Support	Council supports Rules 11 to 22	Retain as notified.
Buller District Council (S538)	S538.306	CE - R19	Support	Council supports Rules 11 to 22	Retain as notified.
Buller District Council (S538)	S538.307	CE - R20	Support	Council supports Rules 11 to 22	Retain as notified.
Buller District Council (S538)	S538.308	CE - R21	Support	Council supports Rules 11 to 22	Retain as notified.
Buller District Council (S538)	S538.309	CE - R22	Support	Council supports Rules 11 to 22	Retain as notified.
Buller District Council (S538)	S538.310	Permitted Activities within the High Coastal Natural Character Overlay	Oppose in part	Council supports in principle the identification of the Coastal Environment as this provides certainty for plan users on locations that will be subject to additional controls to protect the natural character of the coastal environment. However, Council is concerned at the inland extent of the	<p>Council seeks that the urban area of Westport is excluded from the Coastal Environment overlay and Elley Drive, all of Carters Beach and Beach Road (Charleston) are included.</p> <p>Council seeks that the Coastal Environment boundary in the Little Wanganui and Karamea areas is reviewed and retracted.</p> <p>Council requests that careful consideration is given to any</p>

			<p>coastal environment and the consequences for land use and development constraints. The Coastal Environment takes in urban areas of Westport, including parts of Coates, Forbes, Shelswell, Derby and Salisbury Streets to the north and parts of Orowaiti Road, Brougham Street, Eastons Road and Kawatiri Place to the east. These are highly modified areas which do not have a direct connection with the coastline. Council considers these areas should be excluded from the Coastal Environment overlay. The overlay also takes in large areas of rural land, particularly in Karamea and Little Wanganui where the boundary extends approximately 2km inland around Little Wanganui and 5km inland around the Karamea area. This is not considered appropriate given these areas are highly modified and the rule framework will unduly constrain rural activities. Council considers the overlay should be retracted to a boundary more directly proximate to the coastline.</p>	<p>individual submissions regarding the accuracy of the Coastal Environment boundary.</p>
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				<p>Council is also concerned at the reasons for including some coastal areas and not others e.g. Elley Drive and parts of Carters Beach and Beach Road at Charleston fall outside of the Coastal Environment, when these areas are clearly subject to coastal influences. Council considers Elley Drive, Carters Beach and Beach Road (Charleston) should be included in the overlay.</p>	
<p>Buller District Council (S538)</p>	<p>S538.311</p>	<p>SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER</p>	<p>Support in part</p>	<p>In principle, Council supports the identification of High Coastal Natural Character areas and Outstanding Coastal Natural Character areas as this provides certainty for plan users on coastal locations where natural character values are significant. However, Council is concerned that this will be the first opportunity for landowners and the wider community to have input into the implications of the coastal natural character overlays for the District. It is understood that across the 3 districts around 6,925ha of private land has been identified as having high or outstanding coastal natural</p>	<p>Council requests that careful consideration is given to any individual submissions regarding the land use implications of any Coastal overlay and the accuracy of the High and Outstanding Coastal Natural Character overlay boundaries.</p> <p>Council seeks that the High and Outstanding Natural Coastal Character overlays show the identifier number of the scheduled site that they relate to.</p>

				<p>character. Without a thorough examination of the overlays, which staff have not had the capacity to complete, Council does not have a clear understanding of the potential implications for land use and development nor whether the boundaries for the high and outstanding coastal natural character overlays are accurate. The other point of concern is that the high and outstanding natural character overlays do not show which scheduled site they relate to and unless a plan user is very familiar with an area, this is not readily identifiable. Council seeks that the overlays show the unique identifier for each of the scheduled sites in the same ways as Sites of Significance to Māori and Historic Heritage sites are shown on the maps. This will allow plan users to refer to the schedules for a description of the natural character values for specific areas.</p>	
Buller District Council (S538)	S538.312	Earthworks Objectives	Support	Council supports the objectives and policies for Earthworks	Retain as notified. Objective EW-O1 Policies EW P1 – P4

Buller District Council (S538)	S538.313	Earthworks Policies	Support	Council supports the objectives and policies for Earthworks	Retain as notified. Objective EW-O1 Policies EW P1 – P4
Buller District Council (S538)	S538.314	EW - R1	Support	Rule 1 is supported.	Retain as notified.
Buller District Council (S538)	S538.315	EW - R2	Oppose in part	As a general comment, it is noted that there are earthwork limits mentioned in other chapters of the plan e.g. CE-R7.2 limits earthworks to 250m ² /ha and 250m ³ /ha in High Coastal Natural Character areas and NFL-R6(3)(b) limits earthworks to 500m ³ within ONLFs; these limits are not referenced in the Earthworks rules. Council is concerned that this could result in confusion and/or plan users inadvertently missing additional earthworks controls. It is noted that other recently proposed plans include maximum earthworks threshold tables and this could be a helpful addition to this chapter to ensure all earthwork controls are summarised according to zone or overlay requirements.	Give consideration to including an earthworks threshold table that sets out limits for the respective zones and overlays.
Buller District Council (S538)	S538.316	EW - R3	Oppose in part	Clause 2(i) limits the area of earthworks within Rural Lifestyle Zone to a maximum of 500m ² per site in any 12 month period. This is	Amend Rule 3 as follows: 2. These are ancillary earthworks for:

				<p>considered too restrictive given the definition of earthworks is any alteration or disturbance of land and will capture access, building platforms and landscaping areas. Council seeks that adequate allowance is made for, among other activities, earthworks associated with access and building platforms and considers that a more reasonable area limit is 2500m².</p>	<p>(i) A Permitted Activity, except that in the Rural Lifestyle Zone a maximum of 5002500m²/site of land is disturbed in any 12 month period; or</p>
Buller District Council (S538)	S538.317	EW - R4	Oppose in part	<p>Clause 4(a) limits the area of earthworks within the Residential, Neighborhood or Settlement Zone to a maximum of 250m² per site in any 12 month period. This is considered too restrictive given the definition of earthworks is any alteration or disturbance of land and will capture access, building platforms and landscaping areas. Council seeks that adequate allowance is made for, among other activities, earthworks associated with access and building platforms and considers that a more reasonable area limit is 2500m². Furthermore, it is noted that if a site has any particular natural values (e.g.</p>	<p>Amend Rule 4 as follows:</p> <p>4. Where earthworks are undertaken for any other activity:</p> <p>a. A maximum of 2502500m²/site of land is disturbed in any 12 month period;</p>

				coastal settlement) then this will still be subject to the respective overlay which may impose additional controls.	
Buller District Council (S538)	S538.318	EW - R5	Oppose in part	Clause 4 limits the area of earthworks within Commercial and Mixed Use, Scenic Visitor, Hospital or Stadium Zones to a maximum of 1000m ² per site in any 12 month period. This is considered too restrictive when the definition of earthworks covers any alteration or disturbance of land. Council seeks that adequate allowance is made for earthworks associated with access and building platforms and considers that a more reasonable area limit is 2500m ² . If a site has any particular natural values, then this will still be subject to the respective overlay controls.	Amend Rule 5 as follows: 4. Where earthworks are undertaken for any other activity a maximum of 1000 2500m ² /site or of land is disturbed in any 12 month period.
Buller District Council (S538)	S538.319	EW - R6	Support	Rules 6 to 8 are supported.	Retain as notified.
Buller District Council (S538)	S538.320	EW - R7	Support	Rules 6 to 8 are supported.	Retain as notified.
Buller District Council (S538)	S538.321	EW - R8	Support	Rules 6 to 8 are supported.	Retain as notified.

Buller District Council (S538)	S538.322	Light Objectives	Support	Council supports the objectives and policies for Lighting	Retain as notified. Objectives LIGHT O1 & O2 Policies LIGHT P1 – P3
Buller District Council (S538)	S538.323	Light Policies	Support	Council supports the objectives and policies for Lighting	Retain as notified. Objectives LIGHT O1 & O2 Policies LIGHT P1 – P3
Buller District Council (S538)	S538.324	LIGHT - R1	Oppose	Council considers the lighting rules are too prescriptive for the low level of development in the District and Region and the reference to hours in Rules 2, 3 and 4 is confusing. A simpler rule framework is requested, based on the BDP that uses the 10 lux maximum light spill limit as this has proven to provide adequate control for light spill. However, Council recognises that higher levels of light spill around General Industrial Zones, Port Zones and Mixed Use Zones is appropriate given the lower standards of amenity associated with these zones. A definition of 'Outdoor Artificial Lighting' is also sought to clarify that the rules do not capture residential	Delete Rules 1 to 5 and insert the following: LIGHT – R1: Artificial Outdoor Lighting Associated with Roads and Pedestrian/Cycle Pathways Activity Status Permitted LIGHT – R2: Activities with Artificial Outdoor Lighting Activity Status Permitted Where: 1. The level of light overspill when measured at the notional boundary of any dwelling or building accommodating sensitive activities located within the General Rural Zone or Rural Lifestyle Zone does not exceed 10 lux (in both the horizontal and vertical planes); The level of light overspill when measured at a distance of 2m or greater from the boundary of any receiving

				<p>activities, along with an additional permitted activity rule for lighting associated with roads and shared pathways. Council considers lighting controls are not needed within Outstanding Natural Character Areas as the rule framework across the Chapters is such that any activity of scale will trigger the need for consent where the effects of lighting on natural character and wildlife values will be assessed.</p>	<p>site must not exceed: 20 lux (in both the horizontal and vertical planes) within the Mixed Use Zone, Port Zone and General Industrial Zone; and for all other zones</p> <p>10 lux (in both the horizontal and vertical planes).</p> <p>Advice Note Lighting limits must be measured and assessed in accordance with Standard AS/NZS 4282- Control of the Obtrusive Effects of Outdoor Lighting.</p> <p>Consequential amendment to Rule 6 as follows:</p> <p>Artificial Outdoor Lighting within the Outstanding Coastal Natural Character Overlay and not meeting the Permitted Activity Standards.</p>
Buller District Council (S538)	S538.325	LIGHT - R2	Oppose	<p>Council considers the lighting rules are too prescriptive for the low level of development in the District and Region and the reference to hours in Rules 2, 3 and 4 is confusing. A simpler rule framework is requested, based on the BDP that uses the 10 lux maximum light spill limit as this has proven to provide adequate</p>	<p>Delete Rules 1 to 5 and insert the following:</p> <p>LIGHT – R1: Artificial Outdoor Lighting Associated with Roads and Pedestrian/Cycle Pathways</p> <p>Activity Status Permitted</p> <p>LIGHT – R2: Activities with Artificial Outdoor Lighting Activity Status Permitted</p>

			<p>control for light spill. However, Council recognises that higher levels of light spill around General Industrial Zones, Port Zones and Mixed Use Zones is appropriate given the lower standards of amenity associated with these zones. A definition of 'Outdoor Artificial Lighting' is also sought to clarify that the rules do not capture residential activities, along with an additional permitted activity rule for lighting associated with roads and shared pathways. Council considers lighting controls are not needed within Outstanding Natural Character Areas as the rule framework across the Chapters is such that any activity of scale will trigger the need for consent where the effects of lighting on natural character and wildlife values will be assessed.</p>	<p>Where:</p> <p>1. The level of light overspill when measured at the notional boundary of any dwelling or building accommodating sensitive activities located within the General Rural Zone or Rural Lifestyle Zone does not exceed 10 lux (in both the horizontal and vertical planes);</p> <p>The level of light overspill when measured at a distance of 2m or greater from the boundary of any receiving site must not exceed:</p> <p>20 lux (in both the horizontal and vertical planes) within the Mixed Use Zone, Port Zone and General Industrial Zone; and for all other zones</p> <p>10 lux (in both the horizontal and vertical planes).</p> <p>Advice Note Lighting limits must be measured and assessed in accordance with Standard AS/NZS 4282- Control of the Obtrusive Effects of Outdoor Lighting.</p> <p>Consequential amendment to Rule 6 as follows:</p> <p>Artificial Outdoor Lighting within the</p>
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					Outstanding Coastal Natural Character Overlay and not meeting the Permitted Activity Standards.
Buller District Council (S538)	S538.326	LIGHT - R3	Oppose	<p>Council considers the lighting rules are too prescriptive for the low level of development in the District and Region and the reference to hours in Rules 2, 3 and 4 is confusing. A simpler rule framework is requested, based on the BDP that uses the 10 lux maximum light spill limit as this has proven to provide adequate control for light spill. However, Council recognises that higher levels of light spill around General Industrial Zones, Port Zones and Mixed Use Zones is appropriate given the lower standards of amenity associated with these zones. A definition of 'Outdoor Artificial Lighting' is also sought to clarify that the rules do not capture residential activities, along with an additional permitted activity rule for lighting associated with roads and shared pathways. Council considers lighting controls are not needed within Outstanding Natural Character Areas as the rule framework across the</p>	<p>Delete Rules 1 to 5 and insert the following:</p> <p>LIGHT – R1: Artificial Outdoor Lighting Associated with Roads and Pedestrian/Cycle Pathways</p> <p>Activity Status Permitted</p> <p>LIGHT – R2: Activities with Artificial Outdoor Lighting</p> <p>Activity Status Permitted</p> <p>Where:</p> <p>1. The level of light overspill when measured at the notional boundary of any dwelling or building accommodating sensitive activities located within the General Rural Zone or Rural Lifestyle Zone does not exceed 10 lux (in both the horizontal and vertical planes);</p> <p>The level of light overspill when measured at a distance of 2m or greater from the boundary of any receiving site must not exceed:</p> <p>20 lux (in both the horizontal and vertical planes) within the Mixed Use Zone, Port Zone and General Industrial Zone; and for all other zones</p>

				<p>Chapters is such that any activity of scale will trigger the need for consent where the effects of lighting on natural character and wildlife values will be assessed.</p>	<p>10 lux (in both the horizontal and vertical planes).</p> <p>Advice Note Lighting limits must be measured and assessed in accordance with Standard AS/NZS 4282- Control of the Obtrusive Effects of Outdoor Lighting.</p> <p>Consequential amendment to Rule 6 as follows:</p> <p>Artificial Outdoor Lighting within the Outstanding Coastal Natural Character Overlay and not meeting the Permitted Activity Standards.</p>
Buller District Council (S538)	S538.327	LIGHT - R4	Oppose	<p>Council considers the lighting rules are too prescriptive for the low level of development in the District and Region and the reference to hours in Rules 2, 3 and 4 is confusing. A simpler rule framework is requested, based on the BDP that uses the 10 lux maximum light spill limit as this has proven to provide adequate control for light spill. However, Council recognises that higher levels of light spill around General Industrial Zones, Port Zones and Mixed Use Zones is appropriate given the lower standards of amenity</p>	<p>Delete Rules 1 to 5 and insert the following:</p> <p>LIGHT – R1: Artificial Outdoor Lighting Associated with Roads and Pedestrian/Cycle Pathways</p> <p>Activity Status Permitted</p> <p>LIGHT – R2: Activities with Artificial Outdoor Lighting Activity Status Permitted</p> <p>Where:</p> <p>1. The level of light overspill when measured at the notional boundary of any dwelling or building accommodating sensitive activities located within the General Rural Zone or Rural</p>

				<p>associated with these zones. A definition of 'Outdoor Artificial Lighting' is also sought to clarify that the rules do not capture residential activities, along with an additional permitted activity rule for lighting associated with roads and shared pathways. Council considers lighting controls are not needed within Outstanding Natural Character Areas as the rule framework across the Chapters is such that any activity of scale will trigger the need for consent where the effects of lighting on natural character and wildlife values will be assessed.</p>	<p>Lifestyle Zone does not exceed 10 lux (in both the horizontal and vertical planes); The level of light overspill when measured at a distance of 2m or greater from the boundary of any receiving site must not exceed: 20 lux (in both the horizontal and vertical planes) within the Mixed Use Zone, Port Zone and General Industrial Zone; and for all other zones</p> <p>10 lux (in both the horizontal and vertical planes).</p> <p>Advice Note Lighting limits must be measured and assessed in accordance with Standard AS/NZS 4282- Control of the Obtrusive Effects of Outdoor Lighting.</p> <p>Consequential amendment to Rule 6 as follows:</p> <p>Artificial Outdoor Lighting within the Outstanding Coastal Natural Character Overlay and not meeting the Permitted Activity Standards.</p>
Buller District Council (S538)	S538.328	LIGHT - R5	Oppose	<p>Council considers the lighting rules are too prescriptive for the low level of development in the District and Region and the reference to hours in Rules 2, 3 and 4 is confusing. A</p>	<p>Delete Rules 1 to 5 and insert the following:</p> <p>LIGHT – R1: Artificial Outdoor Lighting Associated with Roads and Pedestrian/Cycle Pathways</p>

			<p>simpler rule framework is requested, based on the BDP that uses the 10 lux maximum light spill limit as this has proven to provide adequate control for light spill. However, Council recognises that higher levels of light spill around General Industrial Zones, Port Zones and Mixed Use Zones is appropriate given the lower standards of amenity associated with these zones. A definition of 'Outdoor Artificial Lighting' is also sought to clarify that the rules do not capture residential activities, along with an additional permitted activity rule for lighting associated with roads and shared pathways. Council considers lighting controls are not needed within Outstanding Natural Character Areas as the rule framework across the Chapters is such that any activity of scale will trigger the need for consent where the effects of lighting on natural character and wildlife values will be assessed.</p>	<p>Activity Status Permitted</p> <p>LIGHT – R2: Activities with Artificial Outdoor Lighting Activity Status Permitted</p> <p>Where:</p> <p>1. The level of light overspill when measured at the notional boundary of any dwelling or building accommodating sensitive activities located within the General Rural Zone or Rural Lifestyle Zone does not exceed 10 lux (in both the horizontal and vertical planes); The level of light overspill when measured at a distance of 2m or greater from the boundary of any receiving site must not exceed: 20 lux (in both the horizontal and vertical planes) within the Mixed Use Zone, Port Zone and General Industrial Zone; and for all other zones</p> <p>10 lux (in both the horizontal and vertical planes).</p> <p>Advice Note Lighting limits must be measured and assessed in accordance with Standard AS/NZS 4282- Control of the Obtrusive Effects of Outdoor Lighting.</p>
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					Consequential amendment to Rule 6 as follows: Artificial Outdoor Lighting within the Outstanding Coastal Natural Character Overlay and not meeting the Permitted Activity Standards.
Buller District Council (S538)	S538.329	Noise Objectives	Support	Council supports the objectives and policies for Noise	Retain as notified. Objectives NOISE O1 – O3 Policies NOISE P1 – P4
Buller District Council (S538)	S538.330	Noise Policies	Support	Council supports the objectives and policies for Noise	Retain as notified. Objectives NOISE O1 – O3 Policies NOISE P1 – P4
Buller District Council (S538)	S538.331	NOISE - R1	Support	Council supports Rules 1 & 2.	Retain as notified.
Buller District Council (S538)	S538.332	NOISE - R2	Support	Council supports Rules 1 & 2.	Retain as notified.
Buller District Council (S538)	S538.333	NOISE - R3	Oppose	Rule 3 specifies acoustic insulation requirements for new buildings used by sensitive activities when located within specified setbacks of the state highway, railway line, airport noise contour boundary and specified zones e.g. commercial and industrial zones. Compliance with the acoustic insulation requirements is to be confirmed through the provision of	Council seeks that Rule 3 is deleted and consequential amendments are made to other chapters where this rule is referenced in the Advice Notes.

			<p>an acoustic design certificate to the relevant Council from a suitably qualified acoustic engineer. Council considers this rule to be overly onerous and unnecessary duplication of building code requirements. The rule would impact any new buildings within Westport or Reefton that adjoin the state highway (e.g. Brougham Street) with buildings unlikely to be able to comply with the required 40m setback. It is assumed that the acoustic requirements for sites within proximity to state highways is based on Waka Kotahi's requirements to manage reverse sensitivity. While this is considered appropriate for large centres and roading networks with high traffic volumes, Council does not consider this is justified for its District's transport environment which has low traffic volumes, and this is not expected to change over the life of the plan. Council considers the rule is too onerous and not necessary in the context of the District's transport environment.</p>	
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Buller District Council (S538)	S538.334	NOISE - R4	Support	Rule 4 is supported.	Retain as notified.
Buller District Council (S538)	S538.335	NOISE - R5	Oppose in part	While the noise limits are supported, Council is concerned to that the end of the daytime period at 7pm weekdays and 5pm weekends and public holidays is too restrictive and that higher noise limits in the evenings are anticipated within residential zones, particularly during day light saving hours. Council requests that the daylight time limits period is extended to 10pm regardless 7 days per week. It is also suggested that the rule refer to 'any other site' rather than 'another' site for consistent wording across the noise rules.	Amend Rule 5 as follows: 1. Noise generated by any activity shall not exceed the following noise limits at any point within any other another site in the RESZ - Residential Zones, SETZ – Settlement Zone and NOSZ – Natural Open Space Zone: a. 7.00am to 7.00 10.00pm Monday to Friday and 8.00am to 5.00 10.00pm weekends and public holidays; 55dB LAeq(15 min)
Buller District Council (S538)	S538.336	NOISE - R6	Oppose in part	Rule 6 is supported, but amendments are required to clarify that the noise limits apply at another site's notional boundary not from dwelling/s etc located on the same site from which noise is being generated from. Other minor changes are suggested for readability. The reference to 'sensitive activity' may also not be	Amend Rule 6 as follows: 1. Noise generated by any activity shall not exceed the following noise limits within at the notional boundary of any sensitive activity within any other site receiving noise

				needed as this is captured in the definition of 'notional boundary'.	
Buller District Council (S538)	S538.337	NOISE - R7	Oppose in part	Rules 7 and 8 are supported, but amendments are required to clarify that the noise limits apply at another site's notional boundary not from dwelling/s etc located on the same site from which noise is being generated from. Other minor changes are suggested for readability. The reference to 'sensitive activity' may also not be needed as this is captured in the definition of 'notional boundary'.	Amend Rules 7 and 8 as follows: 1. Noise generated by any activity shall not exceed the following noise limits within at the notional boundary of any sensitive activity within any other site receiving noise
Buller District Council (S538)	S538.338	NOISE - R8	Oppose in part	Rules 7 and 8 are supported, but amendments are required to clarify that the noise limits apply at another site's notional boundary not from dwelling/s etc located on the same site from which noise is being generated from. Other minor changes are suggested for readability. The reference to 'sensitive activity' may also not be needed as this is captured in the definition of 'notional boundary'.	Amend Rules 7 and 8 as follows: 1. Noise generated by any activity shall not exceed the following noise limits within at the notional boundary of any sensitive activity within any other site receiving noise
Buller District Council (S538)	S538.339	NOISE - R9	Support	Rules 9 and 10 are supported.	Retain as notified.

Buller District Council (S538)	S538.340	NOISE - R10	Support	Rules 9 and 10 are supported.	Retain as notified.
Buller District Council (S538)	S538.341	NOISE - R11	Oppose in part	Rule 11 is supported, but amendments are required to clarify that the noise limits apply at another site's notional boundary not from dwelling/s etc located on the same site from which noise is being generated from. Other minor changes are suggested for readability and to achieve consistent wording with other rules. The reference to 'sensitive activity' may also not be needed as this is captured in the definition of 'notional boundary'.	Amend Rule 11 as follows: 1. The maximum Noise generated by any activity from activities does shall not exceed the following limits at any point within the notional boundary of any sensitive activity within any other site receiving noise .
Buller District Council (S538)	S538.342	NOISE - R12	Support	Rule 12 is supported.	Retain as notified.
Buller District Council (S538)	S538.343	NOISE - R13	Oppose	Council has requested that Insulation Rule 3 be removed as being too onerous, therefore Rule 13 would no longer be needed.	Delete Rule 13.
Buller District Council (S538)	S538.344	Signs Objective	Support	Council supports the objectives and policies for signs	Retain the objective and policies as notified. Objectives SIGN-O1 Policies SIGN-P1 – P6
Buller District Council (S538)	S538.345	Signs Policies	Support	Council supports the objectives and policies for signs	Retain the objective and policies as notified. Objectives SIGN-O1 Policies SIGN-P1 – P6
Buller District Council (S538)	S538.346	SIGN - R1	Support	Rule 1 is supported, but clarification is sought on what is meant by	Include a definition of 'transport corridor' within the Definition Section.

				‘transport corridor’. It is assumed that this just relates to the formed road rather than the unformed road reserve either side which can extend a significant distance.	
Buller District Council (S538)	S538.347	SIGN - R2	Support	Rule 2 is supported.	Retain as notified.
Buller District Council (S538)	S538.348	SIGN - R3	Oppose in part	Rule 3 requires all performance standards of Rule 1 to be met for official signs that are not traffic and railway signs. Council is concerned that signs related to health and safety obligations may not be able to convey the necessary information within the 6 word limit (R1.10(iii)) and suggests that this should not be a requirement for health and safety signs.	Amend Rule 3 as follows: 3. All performance standards of Rule SIGN-R1 are complied with, the exception being that signs required to meet health and safety obligations are not subject to the 6 word limit.
Buller District Council (S538)	S538.349	SIGN - R4	Oppose in part	Rule 4 is supported subject to the following matters being addressed: Clauses 1 and 2 refer to the removal of signs ‘within 7 days of the event’. The intent of the rule is to require signs to be removed after an event has taken place, but this is not clearly conveyed and a minor change is suggested to avoid any confusion. Clause 3 manages construction signs	Amend Rule 4 as follows: <ol style="list-style-type: none"> 1. These are for community events and the sign is erected no earlier than 6 months before the event and is removed within 7 days of the event ending; or 2. These are for temporary activities and the sign is erected no earlier than 1 month

				<p>and allows them to be erected for a 6-month lead in period. Council considers construction signs should be limited to the duration of construction activity and the reference to 'event' needs to be removed. Clause 7 manages real estate signs and requires them to be removed within 7 days. The Council has no specific concerns with this clause but notes this may not be consistent with land purchase agreement obligations that require signage (e.g. sold signs) to remain for longer periods. Clause 8 provides for signs to be up to 4m high. Council considers this to be a significant height and not necessarily compatible with amenity values and suggests 2.5m is a reasonable height limit. It is also noted that the equivalent clause for Rule 5 below also refers to the height being 'measured' from ground level and this is considered a helpful addition to the rule.</p>	<p>before the activity and is removed within 7 days of the activity ending; or</p> <p>3. These are for construction sites and the sign is erected at the start of construction activity no earlier than 6 months before the event and is removed within 7 days of the event construction activity ending....</p> <p>4. The maximum height measured from ground level is 42.5m; and.....</p>
Buller District Council (S538)	S538.350	SIGN - R5	Oppose in part	Clause 3 provides for signs to be up to 4m high. Council considers this is	Amend Rule 5 as follows:

				a significant height and not necessarily compatible with amenity values and suggests 2.5m is a more reasonable height limit.	3. The maximum height measured from ground level is 4-2.5m; and...
Buller District Council (S538)	S538.351	SIGN - R6	Support	Rules 6 to 18 are supported.	Retain as notified.
Buller District Council (S538)	S538.352	SIGN - R7	Support	Rules 6 to 18 are supported.	Retain as notified.
Buller District Council (S538)	S538.353	SIGN - R8	Support	Rules 6 to 18 are supported.	Retain as notified.
Buller District Council (S538)	S538.354	SIGN - R9	Support	Rules 6 to 18 are supported.	Retain as notified.
Buller District Council (S538)	S538.355	SIGN - R10	Support	Rules 6 to 18 are supported.	Retain as notified.
Buller District Council (S538)	S538.356	SIGN - R11	Support	Rules 6 to 18 are supported.	Retain as notified.
Buller District Council (S538)	S538.357	SIGN - R12	Support	Rules 6 to 18 are supported.	Retain as notified.
Buller District Council (S538)	S538.358	SIGN - R13	Support	Rules 6 to 18 are supported.	Retain as notified.
Buller District Council (S538)	S538.359	SIGN - R14	Support	Rules 6 to 18 are supported.	Retain as notified.
Buller District Council (S538)	S538.360	SIGN - R15	Support	Rules 6 to 18 are supported.	Retain as notified.
Buller District Council (S538)	S538.361	SIGN - R16	Support	Rules 6 to 18 are supported.	Retain as notified.

Buller District Council (S538)	S538.362	SIGN - R17	Support	Rules 6 to 18 are supported.	Retain as notified.
Buller District Council (S538)	S538.363	SIGN - R18	Support	Rules 6 to 18 are supported.	Retain as notified.
Buller District Council (S538)	S538.364	SIGN - R19	Oppose in part	Rule 19 includes a statement on notification. Council is concerned with pre-determining the notification decision and considers this should be assessed at the application stage based on the merits of individual proposals and requests this statement is removed.	Amend Rule 19 as follows: Notification: Where a sign is visible from a state highway and does not meet the Performance Standards in Rule SIGN – R1 then the application will be Limited Notified to Waka Kotahi – NZ Transport Agency and may be publicly notified.
Buller District Council (S538)	S538.365	SIGN - R20	Support	Rules 20 to 22 are supported.	Retain as notified.
Buller District Council (S538)	S538.366	SIGN - R21	Support	Rules 20 to 22 are supported.	Retain as notified.
Buller District Council (S538)	S538.367	SIGN - R22	Support	Rules 20 to 22 are supported.	Retain as notified.
Buller District Council (S538)	S538.368	TEMP - O1	Oppose in part	Council supports the objectives and policies for Temporary Activities with the exception of Policy 4 that seeks to manage freedom camping within the state highway road corridor. Council does not consider its role extends to managing activities within the state highway corridor, which is a	Retain the objective and policies as notified, with the exception of Policy 4 which Council seeks to have deleted. Objectives TEMP- O1 Policies TEMP-P1 – P4

				function of Waka Kotahi and requests that Policy 4 is deleted.	
Buller District Council (S538)	S538.369	TEMP - P1	Oppose in part	Council supports the objectives and policies for Temporary Activities with the exception of Policy 4 that seeks to manage freedom camping within the state highway road corridor. Council does not consider its role extends to managing activities within the state highway corridor, which is a function of Waka Kotahi and requests that Policy 4 is deleted.	Retain the objective and policies as notified, with the exception of Policy 4 which Council seeks to have deleted. Objectives TEMP- O1 Policies TEMP-P1 – P4
Buller District Council (S538)	S538.370	TEMP - P2	Oppose in part	Council supports the objectives and policies for Temporary Activities with the exception of Policy 4 that seeks to manage freedom camping within the state highway road corridor. Council does not consider its role extends to managing activities within the state highway corridor, which is a function of Waka Kotahi and requests that Policy 4 is deleted.	Retain the objective and policies as notified, with the exception of Policy 4 which Council seeks to have deleted. Objectives TEMP- O1 Policies TEMP-P1 – P4
Buller District Council (S538)	S538.371	TEMP - P3	Oppose in part	Council supports the objectives and policies for Temporary Activities with the exception of Policy 4 that seeks to manage freedom camping within the state highway road corridor. Council does not consider its role	Retain the objective and policies as notified, with the exception of Policy 4 which Council seeks to have deleted. Objectives TEMP- O1 Policies TEMP-P1 – P4

				extends to managing activities within the state highway corridor, which is a function of Waka Kotahi and requests that Policy 4 is deleted.	
Buller District Council (S538)	S538.372	TEMP - P4	Oppose in part	Council supports the objectives and policies for Temporary Activities with the exception of Policy 4 that seeks to manage freedom camping within the state highway road corridor. Council does not consider its role extends to managing activities within the state highway corridor, which is a function of Waka Kotahi and requests that Policy 4 is deleted.	Retain the objective and policies as notified, with the exception of Policy 4 which Council seeks to have deleted. Objectives TEMP- O1 Policies TEMP-P1 – P4
Buller District Council (S538)	S538.373	TEMP - R1	Support	Rule 1 is supported.	Retain as notified.
Buller District Council (S538)	S538.374	TEMP - R2	Support in part	Clauses 2 and 4 are a double up therefore the later clause can be deleted.	Amend Rule 2 as follows: 4. The building or structure is on the same site as the construction or demolition activity;
Buller District Council (S538)	S538.375	TEMP - R3	Support	Rule 3 is supported.	Retain as notified.
Buller District Council (S538)	S538.376	TEMP - R4	Oppose in part	Council is concerned with the limited scope of Rule 4 to Emergency Declaration events. Extreme weather events are being experienced more regularly,	Amend the heading and body of Rule 4 as follows: Temporary Residential Buildings Following an Natural Hazard Event Emergency Declaration Activity Status Permitted Where:

			<p>impacting the District's towns and settlements but these are also resulting in localised weather events where individual dwellings are being impacted. Council considers that the ability to provide for temporary accommodation should apply to any dwelling which becomes uninhabitable due to a natural hazard event, subject to the temporary accommodation being located on the same site or an adjoining site to prevent abuse of the rule. Due to the temporary nature of the activity, Council does not see the need for standards limiting the number of temporary dwellings based on land parcel size (Clause 4). For example, following Westport's flood event, the temporary accommodation provided by MBIE for some sites involved two units on a site in order to meet resident's needs. Compliance with boundary setbacks when a natural hazard events has occurred is also considered too onerous and unnecessary.</p>	<p>1. These are established following a Local, Regional or National State of Emergency declaration;</p> <p>The temporary residential building is placed on the same site or adjoining site to the residential building damaged by the natural hazard event.</p> <p>2. Notice of the activity is provided to the relevant district council prior to the temporary residential building being established;</p> <p>3. Any temporary residential building is removed within 24 months of being established on the site;</p> <p>4. A single temporary residential building is located on any property less than 500m² in size;</p> <p>5. Any new access provided meets the requirements of Rule TRN-R1;</p> <p>6. Where multiple emergency residential buildings are located on the same site, then relevant zone setback standards are met where the activity adjoins any Residential or Settlement Zone.</p>
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Buller District Council (S538)	S538.377	TEMP - R5	Oppose	Council has an existing Freedom Camping By-Law and this is considered the appropriate mechanism for management of freedom camping rather than through this plan. Council considers enforcement of such a rule would be problematic. If the rule standards are not complied with, freedom camping becomes a restricted discretionary activity. It is not considered practicable or workable to require resource consent for such activities.	Delete Rule 5.
Buller District Council (S538)	S538.378	TEMP - R6	Support	Rules 6 to 9 are supported.	Retain as notified.
Buller District Council (S538)	S538.379	TEMP - R7	Support	Rules 6 to 9 are supported.	Retain as notified.
Buller District Council (S538)	S538.380	TEMP - R8	Support	Rules 6 to 9 are supported.	Retain as notified.
Buller District Council (S538)	S538.381	TEMP - R9	Support	Rules 6 to 9 are supported.	Retain as notified.
Buller District Council (S538)	S538.382	OSRZ - O1	Support	Council supports the objectives for the Open Space and Recreation Zones	Retain as notified.

Buller District Council (S538)	S538.383	OSRZ - O2	Support	Council supports the objectives for the Open Space and Recreation Zones	Retain as notified.
Buller District Council (S538)	S538.384	OSRZ - Open Space and Recreation Zones Policies	Support	Council supports the suite of policies for the Open Space and Recreation Zones.	Retain as notified.
Buller District Council (S538)	S538.385	NOSZ - R1	Support in part	Clause 5 references the exception for infringement of recession boundaries where neighbours written approval has been obtained i.e. the Deemed Permitted Boundary Activities process. It is suggested that reference to this process would be better placed as an Advice Notes rather than in the body of the rule	<p>5 No building shall project beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any RESZ – Residential Zone or SETZ – Settlement Zone boundary except where written approval property owner's written approval is provided to the Council at least 10 working days prior to the works commencing.</p> <p>This standard does not apply to:....</p> <p>Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</p>
Buller District Council (S538)	S538.386	NOSZ - R4	Oppose	Rule 4 provides for temporary camping grounds, with notification to Council required. The expectation is that these will be located on Conservation land and therefore subject to DOC management and controls where Council oversight is	Delete Rule 4.

				not considered necessary. Temporary camping grounds are also considered to be captured by Rule 3 which provides for recreational activities, therefore Rule 4 is unnecessary and can be deleted.	
Buller District Council (S538)	S538.387	OSZ - R1	Support in part	Clause 6 references the exception for infringement of recession boundaries where neighbours written approval has been obtained i.e. the Deemed Permitted Boundary Activities process. It is suggested that reference to this process would be better placed as an Advice Notes rather than in the body of the rule, particularly as it also has relevance for internal boundary infringements.	<p>6 No building shall project beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any RESZ – Residential Zone or SETZ – Settlement Zone boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing.</p> <p>This standard does not apply to: ... Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</p>
Buller District Council (S538)	S538.388	OSZ - R4	Oppose	Rule 4 standards for Club Rooms are the same standards as for Rule 3 for Community Facilities. The definition of 'community facilities' includes buildings used for recreational and sporting activities which will capture clubrooms. Therefore Rule 4 is	Delete Rule 4. If specific mention of club rooms is considered desirable, then this could be included in the Rule 3 heading.

				considered unnecessary and can be deleted.	
Buller District Council (S538)	S538.389	SARZ - R1	Support in part	Clause 7 references the exception for infringement of recession boundaries where neighbours written approval has been obtained i.e. the Deemed Permitted Boundary Activities process. It is suggested that reference to this process would be better placed as an Advice Notes rather than in the body of the rule, particularly as it also has relevance for internal boundary infringements.	<p>7 No building shall project beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any RESZ – Residential Zone or SETZ – Settlement Zone boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing.</p> <p>This standard does not apply to:....</p> <p>Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</p>
Buller District Council (S538)	S538.390	SARZ - R4	Oppose	Rule 4 standards for Club Rooms are the same standards as for Rule 3 for Community Facilities. The definition of 'community facilities' includes buildings used for recreational and sporting activities which will capture clubrooms. Therefore Rule 4 is considered unnecessary and can be deleted.	Delete Rule 4. If specific mention of club rooms is considered desirable, then this could be included in the Rule 3 heading.
Buller District Council (S538)	S538.391	SARZ - R9	Oppose	The Rule 9 standards are the same standards as for Rule 3 and	Delete Rule 9.

				grandstands can be considered a 'community facility' for the purposes of Rule 3 (i.e. the definition extends to buildings used for recreational and sporting activities). Therefore this rule is considered unnecessary and can be deleted.	
Buller District Council (S538)	S538.392	Commercial and Mixed Use Zones Objectives	Support	Council supports the objectives for Commercial and Mixed Zones	Retain as notified.
Buller District Council (S538)	S538.393	Commercial and Mixed Use Zones Policies	Support	Council supports the suite of policies for Commercial and Mixed Zones with the exception of the minor amendment sought for Policy 14 and clarification on the role of Precincts, as discussed below. Policies CMUZ-PREC3 -P10 – 12 and CMUZ-PREC4-P13 & 14 refer to Westport and Reefton Town Centre Precincts respectively. Clarification is sought on whether there are 'Precincts' for the town centres or whether this is identical to 'Town Centres'.	Retain as notified. Clarify whether 'Precincts' and 'Town Centres' are interchangeable terminology.
Buller District Council (S538)	S538.394	Town Centre Zone - Westport/Kawatiri Town Centre Precinct Policies	Support	Council supports the suite of policies for Commercial and Mixed Zones with the exception of the minor amendment sought for Policy 14 and clarification on the role of Precincts,	Retain as notified. Clarify whether 'Precincts' and 'Town Centres' are interchangeable terminology.

				as discussed below. Policies CMUZ-PREC3 -P10 – 12 and CMUZ-PREC4-P13 & 14 refer to Westport and Reefton Town Centre Precincts respectively. Clarification is sought on whether there are 'Precincts' for the town centres or whether this is identical to 'Town Centres'.	
Buller District Council (S538)	S538.395	Town Centre Zone - Reefton Town Centre Precinct Policies	Support	Council supports the suite of policies for Commercial and Mixed Zones with the exception of the minor amendment sought for Policy 14 and clarification on the role of Precincts, as discussed below. Policies CMUZ-PREC3 -P10 – 12 and CMUZ-PREC4-P13 & 14 refer to Westport and Reefton Town Centre Precincts respectively. Clarification is sought on whether there are 'Precincts' for the town centres or whether this is identical to 'Town Centres'.	Retain as notified. Clarify whether 'Precincts' and 'Town Centres' are interchangeable terminology.
Buller District Council (S538)	S538.396	CMUZ	Oppose in part	Council supports the height and setbacks for commercial zones but has concerns in relation to the practicability of achieving the landscape standards set out in Clause 3. The requirement for areas adjoining the road frontage of all	Amend Rule 1 as follows: 3. Landscaping shall be provided as follows: i) The area adjoining the road frontage of all sites shall contain a minimum 1.5m landscaping strip that will, within two years of being planted reach a minimum height of 1m;

			<p>sites to contain a minimum 1.5m landscaping strip is not considered workable for the commercial zones of Reefton or Westport. The requirements for carparks and stormwater facilities are supported in a general sense, however they appear to be directed at larger scale commercial developments which are not anticipated in Reefton or Westport, they are also not expressed in terms of rules, therefore Council requests that these clauses are removed or added as Advice Notes to the Rule. Clause 5 requires fencing or landscaping to screen external storage areas. This standard is supported, but the fencing should be a solid fence to provide effective screening, and the 1.8m is missing reference to this being a height requirement. Clause 6 references the exception for infringement of recession boundaries where neighbours written approval has been obtained i.e. the Deemed Permitted Boundary Activities process. It is suggested that</p>	<p>ii) On site adjoining a RESZ – Residential Zone a 2m wide landscaping strip shall be provided adjacent to the RESZ – Residential Zone Boundary and shall be planted with species, which at maturity, will screen the buildings from the adjoining sites; and. iii) The planting of 1 tree per 20 carparking spaces is encouraged within any carparking area. iv) Stormwater facilities that provide water quality treatment and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner</p> <p>As an alternative, add standards 3(iii) and (iv) as Advice Notes.</p> <p>5. External storage is screened by a solid 1.8m fence a minimum of 1.8m high or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; and 6. No building projects beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where the neighbouring property owner's written approval is provided</p>
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				reference to this process would be better placed as an Advice Note rather than in the body of the rule, particularly given it has wider relevance than just recession planes and is also applicable to internal boundary infringements.	to the Council at least 10 working days prior to the works commencing. This standard does not apply to.... Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.
Buller District Council (S538)	S538.397	CMUZ	Oppose in part	Minor structures are required to comply with the Rule 1 standards. Given the commercial zoning, Council considers that no additional performance standards are needed for minor structures other than what is already provided for in the rule.	Amend Rule 2 as follows: 1. All performance standards for Rule COMZ-R1 are complied with
Buller District Council (S538)	S538.398	CMUZ	Support	Rule 3 is supported	Retain as notified.
Buller District Council (S538)	S538.399	CMUZ	Oppose	The Building Act addresses relocatable buildings, therefore Council seeks the removal of Rule 4.	Delete Rule 4.
Buller District Council (S538)	S538.400	CMUZ	Oppose in part	Council considers the Clause 4 standards for residential buildings/activities in the Commercial Zone to be overly prescriptive and seeks these are simplified to reflect the key requirements of provision of outdoor	Amend Rule 5 as follows: 4. Each residential unit shall be provided with: (i) An outdoor service space of 3m ² and a waste management area of 2m ² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area;

				<p>living space, waste management area and outdoor service area.</p>	<p>(ii) A single, indoor storage space of 4m³ with a minimum dimension of 1 metre;</p> <p>(iii) Any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres; and</p> <p>Each residential unit shall be provided with an outdoor living space of:</p> <ol style="list-style-type: none"> 1. 6m² minimum area and 1.5 metres minimum dimension for a studio or 1 bedroom unit; 2. 10m² minimum area and 1.5 metres minimum dimension for a 2 or 3 bedroom unit; 3. 15m² minimum area and 1.5 metres minimum dimension for 3 or more bedrooms; <p>(v) Each residential unit shall be provided with outlook space from each habitable room from the largest window in the room as follows:</p> <ol style="list-style-type: none"> 1. A principal living room must have an outlook space with a minimum dimension of 3 metres in width; 2. All other habitable rooms must have an outlook space with a minimum dimension of 1m in width; 3. The width of the outlook species is measure from the centre point of the largest window on the building face to which it applies;
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					<p>4. Outlook spaces may be within the same site or over a public street or other public open space;</p> <p>5. Outlook spaces required from different rooms within eh same building may overlap;</p> <p>6. Outlook spaces must;</p> <p>(a) Be clear and unobstructed by buildings; and</p> <p>(b) Not extend over an outlook space or outdoor living space required by another dwelling.</p>
Buller District Council (S538)	S538.401	COMZ - R6	Support in part	Council supports Rule 6, but considers that the matters of discretion should extend to considering the character and amenity of the surrounding area, shading and loss of sunlight given these are likely to be key considerations where external storage, building length and recession plan standards are breached.	<p>Amend Rule 6 as follows:</p> <p>Discretion is restricted to:</p> <p>a. Material being stored;</p> <p>b. Period of time for storage;</p> <p>c. Distance from boundary; and</p> <p>d. Bulk location and design of storage, buildings and structures;</p> <p>e. Shading and loss of sunlight; and</p> <p>f. Character and amenity of surrounding areas.</p>
Buller District Council (S538)	S538.402	COMZ - R7	Oppose	Council is seeking removal of rules managing Relocated Buildings.	Delete Rule 7.
Buller District Council (S538)	S538.403	COMZ - R11	Support	Rules 8 to 11 are supported.	Retain as notified.
Buller District Council (S538)	S538.404	COMZ - R8	Support	Rules 8 to 11 are supported.	Retain as notified.

Buller District Council (S538)	S538.405	COMZ - R9	Support	Rules 8 to 11 are supported.	Retain as notified.
Buller District Council (S538)	S538.406	COMZ - R10	Support	Rules 8 to 11 are supported.	Retain as notified.
Buller District Council (S538)	S538.407	Rezoning Requests	Oppose	While Council supports provision for a commercial zone in the Alma Road area to support future residential growth, the current location affecting 20 Gillows Dam Road, NL10B/414 and 103 Alma Road, NL11C/241 is not supported. The Master Planning process detailing the urban design vision for the Alma Road area is not expected to commence until next year. Until that process has been completed and the community engaged in the long-term strategy for Alma Road, Council is not in a position to identify a suitable location for commercial zoning.	Amend the Zone Map as follows: Change the zoning over 103 Alma Road and 20 Gillows Dam Road from Commercial to General Residential Zone as identified on the map below: [See original submission for map]
Buller District Council (S538)	S538.408	MUZ - R1	Oppose in part	While Council supports a maximum ground floor area, 500m ² is considered too large for mixed use zoning and requests this is reduced to 300m ² . Clause 5 requires fencing or landscaping to screen external storage areas. This standard is supported, but the fencing should be	Amend rule 1 as follows <ol style="list-style-type: none"> 1. The maximum ground floor area of the building is 500 300m²;... 2. External storage is screened by a 1.8m minimum of 1.8m high or landscaping so that it is not visible from

				<p>a solid fence to provide effective screening and the 1.8m is missing reference to this being a height requirement. Clause 7 references the exception for infringement of recession boundaries where neighbours written approval has been obtained i.e. the Deemed Permitted Boundary Activities process. It is suggested that reference to this</p>	<p>any adjoining residential zone boundary or adjoining public place; and ...</p> <p>3. No building projects beyond a building envelope defined by a recession plane as defined in</p> <p>Appendix Two to commence 2.5m above any site boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to....</p> <p>Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</p>
Buller District Council (S538)	S538.409	MUZ - R2	Support	Rule 2 is supported.	Retain as notified.
Buller District Council (S538)	S538.410	MUZ - R3	Oppose	The Transport Performance Standards (Appendix 1) address requirements for car parking and vehicle access in TRN S12 including for the Mixed Use Zones. Council considers these provide sufficient control and additional standards are not considered necessary in the Mixed Use Zone and removal of Rule 3 is requested. It is noted that the	Delete Rule 3.

				MUZ Rule 1 performance standards require landscaping to be provided for sites adjoining residential zones to ensure amenity is maintained, so there is no need to duplicate this requirement. As an alternative, if further carparking performance standards are considered necessary, they should be inserted into the TRN S12 performance standards to provide a consistent approach across the plan framework.	
Buller District Council (S538)	S538.411	MUZ - R4	Oppose in part	The Mixed Use Zone for Westport comprises an area of residential housing and businesses sandwiched between the railway line and The Esplanade and adjoining reserve land. As a consequence, the properties front The Esplanade and reserve land and Clause 1(ii) is not workable for Westport's Mixed Use Zone. It is also noted that there are no height, bulk or boundary setback standards for residential activities, which is considered an omission. Council considers this can be addressed by requiring compliance with the Rule 1 standards but notes	<p>Amend Rule 4 as follows:</p> <p>Activity Status Permitted Where:</p> <p>1. The residential activity or papakainga is: Located above street level; or Located at street level but with no frontage to public open spaces or streets except for access;</p> <p>All performance standards for Rule MUZ-Rule 1 are complied with;</p> <p>2. Each residential unit shall be provided with a waste management area of 2m² per unit each with a minimum dimension of 1.5m in either a private or communal area;</p>

				that these do not specify road or internal boundary setbacks and these are considered necessary for standalone residential buildings to maintain amenity. If compliance with the Rule 1 standards is required, these already include a requirement to screen outdoor storage areas from adjoining sites, therefore Clauses 2 and 3 are not considered necessary.	<p>3. Any space designed for waste management, whether private or communal, shall be located between the road boundary and any building, and shall be screened from adjoining sites, roads and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5m;</p> <p>Standalone residential units are setback a minimum of 4.5m from road boundaries and 1m from internal boundaries.....</p>
Buller District Council (S538)	S538.412	MUZ - R5	Oppose in part	For the reasons stated above, Council seeks the removal of Clauses 1(iii) and 2 and that compliance with the Rule 1 standards are inserted.	<p>Amend Rule 5 as follows:</p> <p>1. The visitor accommodation is located:</p> <p>i) In a Heritage Building listed in Schedule One; or</p> <p>ii) Above street level; or</p> <p>iii) At street level but with no frontage to public open spaces or streets except for access.</p> <p>2. Any space designed for waste management, whether private or communal, shall not be located between the road boundary and any building, and shall be screened from adjoining sites, roads and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres</p>

					All performance standards for Rule MUZ-Rule 1 are complied with;
Buller District Council (S538)	S538.413	MUZ - R6	Oppose in part	Minor structures are required to comply with the Rule 1 standards. Given the mixed use zoning, Council considers that the only additional standard is boundary setbacks and suggests that the residential standards are used.	Amend Rule 2 as follows: 1. All performance standards for Rule COMZ-R1 are complied with Structures are setback a minimum of 4.5m from the road boundary and 1m from internal boundaries.
Buller District Council (S538)	S538.414	MUZ - R7	Support	Rule 7 is supported	Retain as notified.
Buller District Council (S538)	S538.415	MUZ - R8	Oppose	The Building Act addresses relocatable buildings, therefore Council seeks the removal of Rule 8.	Delete Rule 8.
Buller District Council (S538)	S538.416	MUZ - R9	Support	Rules 9 to 14 are supported.	Retain as notified.
Buller District Council (S538)	S538.417	MUZ - R10	Support	Rules 9 to 14 are supported.	Retain as notified.
Buller District Council (S538)	S538.418	MUZ - R11	Support	Rules 9 to 14 are supported.	Retain as notified.
Buller District Council (S538)	S538.419	MUZ - R12	Support	Rules 9 to 14 are supported.	Retain as notified.
Buller District Council (S538)	S538.420	MUZ - R13	Support	Rules 9 to 14 are supported.	Retain as notified.
Buller District Council (S538)	S538.421	MUZ - R14	Support	Rules 9 to 14 are supported.	Retain as notified.

Buller District Council (S538)	S538.422	Rezoning Requests	Oppose	<p>The purpose of the Neighbour Centre Zone is to provide for small clusters of commercial activities outside of the main commercial areas and for Reefton this covers four individual businesses. Council does not consider that there is a need to provide for spot zoning for these existing businesses given they have existing use rights. Council wishes to retain discretion for any changes that may occur at these sites given they are located within the general residential zone, where there are expectations as to the level of residential amenity and request that the zoning is changed to General Residential Zone where commercial activities are discretionary.</p>	<p>Change the 4 locations in Reefton that are zoned Neighbourhood Centre Zone to General Residential Zone.</p>
Buller District Council (S538)	S538.423	Overview	Support in part	<p>The overview statement for the Town Centre Zone states that each town centre has a Precinct where specific additional policies and rules apply. There are no Precincts showing on the Zone Maps, therefore clarification is sought on whether there are Precincts and</p>	<p>Clarify whether there are any Precincts which apply to the main town centres of Reefton and Westport.</p>

				whether these are synonymous with Town Centres.	
Buller District Council (S538)	S538.424	TCZ - R1	Oppose in part	<p>Rule 1 is generally supported, provided the following concerns are addressed. Clause 3 requires fencing or landscaping to screen external storage areas. This standard is supported, but the fencing should be a solid fence to provide effective screening and the 1.8m is missing reference to this being a height requirement. Council is concerned that Clause 4 (a) is not necessarily appropriate for all commercial activities e.g. service providers such as dentists, and compliance with the standard is relatively complicated. Council's preference is that a simpler standard is adopted that achieves the same purpose of creating appealing street frontages. Clause 5 is also considered unnecessary given the requirement for a percentage of the building frontage to be clear glazing and Council requests this clause is removed. Clause 6 references the exception for infringement of recession boundaries</p>	<p>Amend Rule 1 as follows:</p> <p>3. All external storage is screened by a solid 1.8m-a minimum of 1.8m high or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place;</p> <p>4. The ground floor façade of all buildings with a Main Street Frontage must have:</p> <p>(a) 50% of the façade devoted to display windows or 75% of its height for at least50% of the ground floor building frontage At least 50% of the building frontage at ground floor must be clear glazing; and</p> <p>(b) One public entrance with glazing comprising at least 40% of the door; except that</p> <p>(c) Any Heritage Building in Schedule One is exempt from this requirement.</p> <p>5. No building shall create a featureless façade or blank wall on a Main Street Frontage at ground floor level wider than 3m.</p>

				<p>where neighbours written approval has been obtained i.e. the Deemed Permitted Boundary Activities process. It is suggested that reference to this process would be better placed as an Advice Notes rather than in the body of the rule, particularly given it has wider relevance than just recession planes and is also applicable to internal boundary infringements.</p>	<p>6. No building shall project beyond a building envelope defined by a recession plane as identified in accordance with Appendix Two to commence 2.5m above any RESZ-Residential Zone boundary except where the neighbouring property owner's written approval is provided to the Council 10 working days to the works commencing. This standard does not apply to: Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</p>
Buller District Council (S538)	S538.425	TCZ - R4	Support	<p>Rules 4 and 5 are supported, but it is noted that the titles refer to Town Centre Precincts and as discussed above, clarification is sought on this.</p>	<p>Retain as notified.</p>
Buller District Council (S538)	S538.426	TCZ - R5	Support	<p>Rules 4 and 5 are supported, but it is noted that the titles refer to Town Centre Precincts and as discussed above, clarification is sought on this.</p>	<p>Retain as notified.</p>
Buller District Council (S538)	S538.427	TCZ - R6	Not Stated	<p>The Transport Performance Standards (Appendix 1) address requirements for car parking and vehicle access in TRN S12, including for the Commercial Zone. Council considers these provide sufficient control and additional standards are</p>	<p>Delete Rule 6.</p>

				not considered necessary. As an alternative, if further carparking performance standards are considered necessary, they should be inserted into the TRN S12 performance standards to provide a consistent approach across the Plan framework.	
Buller District Council (S538)	S538.428	TCZ - R7	Support	Rule 7 is supported.	Retain as notified.
Buller District Council (S538)	S538.429	TCZ - R8	Oppose in part	Rule 8 is required to comply with the Rule 1 performance standards which already includes a requirement to screen outdoor storage areas from adjoining sites, therefore Clause 3 is considered an unnecessary duplication.	Amend Rule 8 as follows: 3. Any space designated for waste management, whether private or communal, shall be located between the road boundary and any building, and shall be screened from adjoining sites, roads and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres.
Buller District Council (S538)	S538.430	TCZ - R9	Oppose in part	Rule 9 is supported, but the reference in Clause 3 to providing pedestrian weather cover for 80% of the footpath frontage has the potential to be confusing and pose issues for determining compliance with the standard. Council considers that the percentage reference can be removed without affecting the	Amend Rule 9 as follows: 3. If the building to be demolished is on a Main Street Frontage that then a pedestrian weather cover must be provided over the adjacent footpath for 80% of the frontage...

				outcome sought for pedestrian weather protection. It is also noted that there is a minor grammar error in Rule 3.	
Buller District Council (S538)	S538.431	TCZ - R10	Support	Rules 10 to 12 are supported.	Retain as notified.
Buller District Council (S538)	S538.432	TCZ - R11	Support	Rules 10 to 12 are supported.	Retain as notified.
Buller District Council (S538)	S538.433	TCZ - R12	Support	Rules 10 to 12 are supported.	Retain as notified.
Buller District Council (S538)	S538.434	TCZ - R13	Oppose	The Building Act addresses Relocatable Buildings, therefore Council seeks the removal of Rule 13.	Delete Rule 13
Buller District Council (S538)	S538.435	TCZ - R14	Support	Rule 14 is supported.	Retain as notified.
Buller District Council (S538)	S538.436	TCZ - R15	Oppose in part	Council does not agree with the activity status approach to commercial activities, community facilities etc where the permitted performance standards are breached. Rule 15 essentially establishes a two tier approach where ground floor façade, recession plane or height infringements are treated as discretionary activities with all other infringements non-complying. Council considers this is	Amend Rule 15 as follows: Commercial Activities and Buildings Buildings , community Facilities, Community Corrections Activities and Emergency Service Facilities not meeting the Permitted Activity standards for Ground Floor Façade, Recession Plane or Height. Activity Status Discretionary Where:1. All other performance standards for Rule TCZR1 and where relevant for TCZ-R2, TCZ-R3, TCZR4 and TCZ-R5 are complied with.

				unnecessarily complicated and requests that all infringements of the standards are treated as discretionary activities given the activities covered by the Rule are all anticipated within the commercial zone. It is also noted that 'Building' is repeated twice in the rule title.	And remove reference to 'Non-complying' accordingly.
Buller District Council (S538)	S538.437	TCZ - R16	Support	Rule 16 is supported.	Retain as notified.
Buller District Council (S538)	S538.438	TCZ - R17	Support in part	Rule 17 is supported, but it is noted that while it sits within the list of discretionary activities, it is missing the reference to this in the Rule.	Insert 'Activity Status Discretionary' into Rule 17.
Buller District Council (S538)	S538.439	TCZ - R18	Oppose	For the reasons stated in Rule 15, Council seeks the removal of this rule.	Delete Rule 18.
Buller District Council (S538)	S538.440	TCZ - R19	Support	Rule 19 is supported.	Retain as notified.
Buller District Council (S538)	S538.441	TCZ - R20	Oppose	For the reasons stated above, Council is seeking the removal of parking and vehicle access rules from the Town Centre Zone given these are managed through the Transport Performance Standards.	Delete Rule 20.

Buller District Council (S538)	S538.442	Industrial Zones - Objectives and Policies	Oppose in part	The objectives and policies seek to manage activities both within Industrial Zones and out of zone industrial activities. This is not considered appropriate given the chapter is specific to Industrial Zone activities and is likely to be confusing to plan users. Objective 2 and Policies 1-4 & 10 appear to be directed at out-of-zone industrial activities and Council requests that these provisions are removed. If there are concerns with industrial activities within other zones e.g. Rural Zones, then consideration should be given to including additional provisions to those zones, setting out the expectations for industrial activities.	Remove Objective 2, Policies 1 to 4 and Policy 10. Council also has a general concern with what activities constitute Light Industry and Heavy Industry and are appropriate for each zone and suggests a definition for each would be helpful.
Buller District Council (S538)	S538.443	GIZ - R1	Oppose in part	Council supports Rule 1 with the exception of the following matters: Clause 3 requires a 5m setback from road boundaries and specified zone boundaries. A greater setback is considered desirable particularly when residential activities adjoin an industrial zone, with Council seeking a 10m setback. Clause 4 is missing	Amend Rule 1 as follows: 3. Buildings are setback a minimum: a. 10m from State Highways; and b. 510m from road boundaries, any RESZ – Residential Zone, OSRZ – Open Space and Recreation Zone or SETZ –

			<p>reference to the fact that the required fencing should be a solid fence to provide effective screening and that 1.8m is missing reference to this being a minimum height requirement. Clause 5 relates to operational hours for blasting and vibration, with the words ‘beyond the zone boundary’ being out of context. Council requests these words are removed. Clause 6 includes an incorrect reference to Light Industrial Zone. However, Council’s preference is that this clause is removed, as air discharges are a Regional Council responsibility and inclusion of dust performance standards could cause confusion for plan users, on which Council has ultimate responsibility for air discharges and has the potential to be problematic for enforcement purposes. Clause 8 deals with contaminated stormwater run-off and water quality which are Regional Council responsibilities. For the same reasons as discussed above, Council seeks removal of this clause.</p>	<p>Settlement Zone boundary and the Rail Corridor;</p> <p>4. All external storage and car parking areas shall be screened by a minimum 1.8m high solid fence or landscaping so that</p> <p>5. No blasting or vibration beyond the zone boundary 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays.</p> <p>6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ – Light Industrial GIZ – General Industrial Zone boundary as a result of the activity-...</p> <p>8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and</p> <p>9. No building shall project beyond a building envelope defined by a 35 degree recession plane to commence 2.5m above any RESZ – Residential, OSZ – Open Space, SARZ – Sport and Recreation Zone, MUZ – Mixed Use or SETZ – Settlement Zone boundary except where the neighbouring property owner’s written approval is provided to the</p>
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				<p>Clause 9 references the exception for infringement of recession boundaries where neighbours written approval has been obtained i.e. the Deemed Permitted Boundary Activities process. It is suggested that reference to this process would be better placed as an Advice Note rather than in the body of the rule, particularly given it has wider relevance than just recession planes and is also applicable to internal boundary infringements.</p>	<p>Council at least 10 working days prior to the works commencing.</p> <p>This standard does not apply to: ...</p> <p>Advice Notes:.....</p> <p>4. Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</p>
Buller District Council (S538)	S538.444	GIZ - R2	Oppose in part	<p>Minor structures are required to comply with the Rule 1 standards with the exception of setback standards (Clause 1). The remaining standards do not appear applicable to minor structures, therefore Council requests that Clause 1 is removed.</p>	<p>Amend Rule 2 as follows:</p> <p>1. All performance standards for Rule GIZ R1 are complied with except that compliance with standard 3 (setbacks) is not required....</p>
Buller District Council (S538)	S538.445	GIZ - R3	Support	<p>Rules 3 and 4 are supported.</p>	<p>A consequential change to the activity status of R4 from non-complying to discretionary is also needed if the submission points on R12 to 14 are accepted.</p>
Buller District Council (S538)	S538.446	GIZ - R4	Support	<p>Rules 3 and 4 are supported.</p>	<p>A consequential change to the activity status of R4 from non-complying to discretionary is also needed if the submission points on R12 to 14 are accepted.</p>

Buller District Council (S538)	S538.447	GIZ - R5	Support in part	Rule 6 is supported, however Council is concerned that the reference in Clause 2 to 'one single' residential unit has the potential to be confusing as it implies that the residential unit caters for a single person, whereas Council assumes the intent is for one unit associated with the commercial or industrial activity. Council seeks that the reference to 'single' is removed.	Amend Rule 5 as follows: 2. One single residential unit per site is provided; and
Buller District Council (S538)	S538.448	GIZ - R6	Not Stated	Rules 6 to 8 are supported, but it is noted that a number of the rules refer to activities that are not defined in the Plan e.g. Public Transport Facility, Aquaculture Activities.	Retain as notified, but insert definitions for 'Public Transport Facility' and 'Aquaculture Activities' into the Plan.
Buller District Council (S538)	S538.449	GIZ - R7	Not Stated	Rules 6 to 8 are supported, but it is noted that a number of the rules refer to activities that are not defined in the Plan e.g. Public Transport Facility, Aquaculture Activities.	Retain as notified, but insert definitions for 'Public Transport Facility' and 'Aquaculture Activities' into the Plan.
Buller District Council (S538)	S538.450	GIZ - R8	Not Stated	Rules 6 to 8 are supported, but it is noted that a number of the rules refer to activities that are not defined in the Plan e.g. Public	Retain as notified, but insert definitions for 'Public Transport Facility' and 'Aquaculture Activities' into the Plan.

				Transport Facility, Aquaculture Activities.	
Buller District Council (S538)	S538.451	GIZ - R9	Oppose	Council does not agree with the activity status approach to breaches of recession planes and requests that all infringements of standards for industrial activities are treated as discretionary activities. It is further noted that some of the discretionary matters listed for Rule 9 are not directly relevant to recession plane breaches e.g. management of hazardous substances and location of parking and access.	Delete Rule 9.
Buller District Council (S538)	S538.452	GIZ - R10	Support in part	Council seeks one minor change to the matters of discretion. Rather than referring to 'landscape treatment', Council preference is that this is changed to 'landscaping measures' as being a readily understood term.	Amend Rules 10 and 11 as follows: b. Landscaping treatment measures
Buller District Council (S538)	S538.453	GIZ - R11	Support in part	Council seeks one minor change to the matters of discretion. Rather than referring to 'landscape treatment', Council preference is that this is changed to 'landscaping measures' as being a readily understood term.	Amend Rules 10 and 11 as follows: b. Landscaping treatment measures

Buller District Council (S538)	S538.454	GIZ - R12	Oppose	<p>Rules 12 to 14 cover various activities with discretionary status. While Council supports the listed activities, there is concern that an activity may be missed that would be considered appropriate within the Industrial Zone. Council seeks a simpler approach which treats activities not otherwise listed as discretionary activities, with the exception of residential and community facilities, education facilities and health facilities which are not considered appropriate within the Industrial Zone and should be non-complying (see rule below).</p>	<p>Delete Rules 12 to 14 and replace them with the following:</p> <p>Activities not otherwise listed in this Chapter</p> <p>Activity Status Discretionary Where: This does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities</p>
Buller District Council (S538)	S538.455	GIZ - R13	Oppose	<p>Rules 12 to 14 cover various activities with discretionary status. While Council supports the listed activities, there is concern that an activity may be missed that would be considered appropriate within the Industrial Zone. Council seeks a simpler approach which treats activities not otherwise listed as discretionary activities, with the exception of residential and community facilities, education facilities and health</p>	<p>Delete Rules 12 to 14 and replace them with the following:</p> <p>Activities not otherwise listed in this Chapter</p> <p>Activity Status Discretionary Where: This does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities</p>

				facilities which are not considered appropriate within the Industrial Zone and should be non-complying (see rule below).	
Buller District Council (S538)	S538.456	GIZ - R14	Oppose	Rules 12 to 14 cover various activities with discretionary status. While Council supports the listed activities, there is concern that an activity may be missed that would be considered appropriate within the Industrial Zone. Council seeks a simpler approach which treats activities not otherwise listed as discretionary activities, with the exception of residential and community facilities, education facilities and health facilities which are not considered appropriate within the Industrial Zone and should be non-complying (see rule below).	Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities
Buller District Council (S538)	S538.457	GIZ - R15	Oppose in part	Following on from the change requested above, Council seeks that Residential Activities and Community Facilities, Education Facilities and Health Facilities are treated as non-complying activities and that these activities are specifically referred to in Rule 15.	Amend Rule 15 as follows: Any Activity not provided for by another Rule in the zone Residential Activities, Community Facilities, Education Facilities and Health Facilities

					Activity Status Non-complying
Buller District Council (S538)	S538.458	LIZ - R1	Oppose in part	<p>Council generally supports Rule 1, with the exception of the following matters: Clause 3 requires a 5m setback from road boundaries and specified zone boundaries. A greater setback is considered desirable particularly when residential activities adjoin an industrial zone, with Council seeking a 10m setback. Clause 4 is missing reference to the fact that the required fencing should be a solid fence to provide effective screening and that 1.8m is missing reference to this being a minimum height requirement. Clause 6 sets down dust standards. Council's preference is that this clause is removed as air discharges are a Regional Council responsibility and inclusion of dust performance standards could cause confusion for plan users, on which Council has ultimate responsibility for air discharges and has the potential to be problematic for enforcement. Clause 7(c) is not framed in terms of</p>	<p>Amend Rule 1 as follows:</p> <p>.....</p> <p>3. Buildings are setback a minimum:</p> <p>c. 10m from State Highways; and</p> <p>d. 510m from road boundaries, any RESZ – Residential Zone, OSRZ – Open Space and Recreation Zone or SETZ – Settlement Zone boundary and the Rail Corridor;</p> <p>4. All external storage and car parking areas shall be screened by a minimum 1.8m high solid fence or landscaping so that</p> <p>6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ – Light Industrial Zone boundary as a result of the activity;</p> <p>7. The area adjoining the road frontage of all sites,...shall contain landscaping as follows:</p> <p>.....c. The planting of 1 tree per 20carparking spaces is encouragedwithin any carparking area.</p> <p>8. Contaminated stormwater run-offassociated with any industrial activity orbuilding, including stormwater runoff formeardownworks, shall be collected and treatedprior to</p>

			<p>a rule but 'encourages' planting, therefore for conciseness, Council seeks this clause is removed. Clause 8 deals with contaminated stormwater run-off and water quality, which are Regional Council responsibilities. For the same reasons as discussed above, Council seeks removal of this clause. Clause 9 references the exception for infringement of recession boundaries where neighbours written approval has been obtained i.e. the Deemed Permitted Boundary Activities process. It is suggested that reference to this process would be better placed as an Advice Note rather than in the body of the rule, particularly given it has wide relevance than just recession planes and is also applicable to internal boundary infringements. Council also seeks that Industrial Buildings are subject to the same recession plane standards as for other zones and assessed on the basis of the design of the building, with reference to 35 degrees removed.</p>	<p>discharge to ensure there are no significant adverse effects on water quality;</p> <p>9. No building shall project beyond a building envelope defined by a 35 degree recessions plane as detailed in Appendix Two to commence 2.5m above any RESZ – Residential, OSZ – Open Space, SARZ – Sport and Recreation Zone, MUZ – Mixed Use or SETZ – Settlement Zone boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing.</p> <p>This standard does not apply to: ... Advice Notes:.....</p> <p>4. Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</p>
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Buller District Council (S538)	S538.459	LIZ - R2	Oppose in part	Rule 2 is generally supported, however Clause 2 refers to listed Retail Activities including service stations and trade retail, which are specifically excluded from the definition for 'Retail Activities'. Council suggests that the reference to 'Retail Activities' is removed.	Amend Rule 2 as follows: 2. Any Commercial Retail Activities are:
Buller District Council (S538)	S538.460	LIZ - R3	Support in part	Rule 3 is supported, however Council is concerned that the reference in Clause 2 to 'one single' residential unit has the potential to be confusing as it implies that the residential unit caters for a single person, whereas Council assumes the intent is for one unit associated with the commercial or industrial activity. Council seeks that the reference to 'single' is removed.	Amend Rule 3 as follows: 2. One single residential unit per site is provided; and
Buller District Council (S538)	S538.461	LIZ - R4	Support	Rule 4 is supported.	Retain as notified.
Buller District Council (S538)	S538.462	LIZ - R5	Oppose in part	Minor structures are required to comply with the Rule 1 standards with the exception of setback standards (Clause 1). The remaining standards do not appear applicable to minor structures, therefore	Amend Rule 2 as follows: All performance standards for Rule LIZ-R1 are complied with except that compliance with standard 3 (setbacks) is not required....

				Council requests that Clause 1 is removed.	
Buller District Council (S538)	S538.463	LIZ - R6	Support	Rules 6 to 8 are supported.	Retain as notified.
Buller District Council (S538)	S538.464	LIZ - R7	Support	Rules 6 to 8 are supported.	Retain as notified.
Buller District Council (S538)	S538.465	LIZ - R8	Support	Rules 6 to 8 are supported.	Retain as notified.
Buller District Council (S538)	S538.466	LIZ - R9	Oppose	Council does not agree with the activity status approach to breaches of recession planes and requests that all infringements of standards for industrial activities are treated as discretionary activities.	Delete Rule 9.
Buller District Council (S538)	S538.467	LIZ - R10	Support in part	Council seeks one minor change to the matters of discretion. Rather than referring to 'landscape treatment' Council preference is that this is changed to 'landscaping measures' as being a readily understood term.	Amend Rules 10 and 11 as follows: c. Landscaping treatment measures
Buller District Council (S538)	S538.468	LIZ - R11	Support in part	Council seeks one minor change to the matters of discretion. Rather than referring to 'landscape treatment' Council preference is that this is changed to 'landscaping	Amend Rules 10 and 11 as follows: c. Landscaping treatment measures

				measures’ as being a readily understood term.	
Buller District Council (S538)	S538.469	LIZ - R12	Oppose	Rules 12 to 14 covers various activities with discretionary status. While Council supports the listed activities, there is concern that an activity may be missed that would be considered appropriate within the Industrial Zone. Council seeks a simpler approach which treats activities not otherwise listed as discretionary activities, with the exception of residential and community facilities, education facilities and health facilities which are not considered appropriate within the Industrial Zone and should be non-complying (see rule below).	Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities
Buller District Council (S538)	S538.470	LIZ - R13	Oppose	Rules 12 to 14 covers various activities with discretionary status. While Council supports the listed activities, there is concern that an activity may be missed that would be considered appropriate within the Industrial Zone. Council seeks a simpler approach which treats activities not otherwise listed as discretionary activities, with the	Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This does not involve Residential Activities,

				exception of residential and community facilities, education facilities and health facilities which are not considered appropriate within the Industrial Zone and should be non-complying (see rule below).	Community Facilities, Education Facilities and Health Facilities
Buller District Council (S538)	S538.471	LIZ - R14	Oppose	Rules 12 to 14 covers various activities with discretionary status. While Council supports the listed activities, there is concern that an activity may be missed that would be considered appropriate within the Industrial Zone. Council seeks a simpler approach which treats activities not otherwise listed as discretionary activities, with the exception of residential and community facilities, education facilities and health facilities which are not considered appropriate within the Industrial Zone and should be non-complying (see rule below).	Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities
Buller District Council (S538)	S538.472	LIZ - R15	Oppose in part	Following on from the change requested above, Council seeks that Residential Activities and Community Facilities, Education Facilities and Health Facilities are treated as non-complying activities and that these	Amend Rule 15 as follows: Any Activity not provided for by another Rule in the zone Residential Activities, Community Facilities, Education Facilities and Health Facilities

				activities are specifically referred to in Rule 15.	Activity Status Non-complying
Buller District Council (S538)	S538.473	Residential Zones - Objectives	Support	Council supports the objectives for the Residential Zone	Retain as notified.
Buller District Council (S538)	S538.474	Residential Zone Policies	Support	Council supports the suite of policies for the Residential Zone	Retain as notified.
Buller District Council (S538)	S538.475	GRZ - R1	Oppose in part	<p>Council has a number of concerns with Rule 1 as follows: The rule is headed 'Residential Activities' and 'Residential Units', the definitions of which are limited to habitable buildings. Council is concerned that standalone garages and other accessory buildings are not covered by the rule and seeks that this is clarified. It is suggested that 'Accessory Building' is added to the title as this is defined in the Plan and would capture garages. Clause 1(a) does not limit the number of residential units per site. While it is acknowledged that this is achieved to some degree through site coverage restrictions, the residential character of Reefton and Westport is generally low density and Council wishes to retain discretion where this would</p>	<p>Amend Rule 1 as follows: Residential Activities, and Residential Units and Accessory Buildings</p> <p>1. Residential unit density is no more than: (a) 1 unit per 350m² net site area; or with a maximum of 2 units per site</p> <p>(b) 1 unit per 300m² net site area where two or more adjoining sites are developed.....</p> <p>8. All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks where available, and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes.</p> <p>9. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to: ...</p>

			<p>change to a significant degree. Council requests that the number of residential units per site is limited to 2 (plus the one minor residential unit per site allowed for in Clause 2). Clause 1(b) makes additional allowance for adjoining sites where the residential unit density reduces to 1 unit per 300m² net site area. For the reasons discussed above, Council does not consider this is desirable and that it adds another layer of complexity that is not warranted. Council considers the general standard of 1 unit per 350m² net site area is a generous allowance and requests clause 1(b) is removed. Clause 8 requires mandatory connection to Council reticulated water supply and wastewater services. While this is fully supported, there may still be outlying land parcels where this is not possible, therefore Council seeks that 'where available' is inserted. Council also seeks that 'secondary flow purposes' is defined to provide clarity on what this covers or</p>	<p>10. Buildings are setback a minimum of 1m from all other site boundaries, except that;</p> <p>a. Duplexes do not require a setback from the side boundary of the other duplex unit; and</p> <p>b. Setbacks are not required from adjacent residential boundaries where neighbouring property owner's written approval is provided to the Council 10 working days prior to the works commencing.</p> <p>No building associated with sensitive activities shall be located within 150m of a designated Wastewater Treatment Facility site boundary.</p> <p>Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council</p> <p>Define 'secondary flow purposes' or alternatively remove this reference. Council's preference is that it is removed.</p>
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				<p>alternatively this reference is deleted. Clause 9 and 10(b) references the exception for infringement of recession planes and internal boundaries where neighbours written approval has been obtained i.e. the Deemed Permitted Boundary Activities process. It is suggested that reference to this process would be better placed as an Advice Note rather than in the body of the rule. Finally, Council seeks that any building used for sensitive activities (which includes residential activities) is setback a minimum of 150m from any wastewater treatment facilities including oxidation ponds. This is relevant to Westport's Wastewater Treatment Plant which, while designated (BDC33), is located in close proximity to residential zoned land to the west and Council wishes to avoid any reverse sensitivity issues.</p>	
Buller District Council (S538)	S538.476	GRZ - R2	Oppose in part	Minor structures are required to comply with the Rule 1 standards, not all of which are relevant or	Amend Rule 2 as follows:

				necessary. Council considers that the only relevant Rule 1 standard is boundary setbacks, given Rule 2 already includes standards for area and height.	2. All performance standards for Rule GRZ-R1 are complied with Structures are setback a minimum of 4.5m from the road boundary and 1m from internal boundaries.
Buller District Council (S538)	S538.477	GRZ - R3	Support	Rule 3 is supported	Retain as notified.
Buller District Council (S538)	S538.478	GRZ - R4	Oppose	The standards for relocated buildings duplicates the requirements of the Building Act, therefore Council considers the rule should be deleted. Any relocated building that is being used for residential purposes requires building consent for connection of services and any change of use also triggers building consent requirements. Relocated buildings will still need to meet the Residential Activities Rules and this is considered to provide adequate controls.	Delete Rule 4.
Buller District Council (S538)	S538.479	GRZ - R5	Oppose in part	Council supports Rule 5 given the rising popularity for home businesses and the economic contribution these make to the District, but considers that criteria around what is an appropriate scale of home businesses is needed and would be	Amend Rule 5 as follows: 1. This is ancillary to a residential activity; and there are no more than one full-time equivalent person engaged in the home business who reside off-site.

				helpful for plan users. Council suggests that this can be achieved by limiting the number of off-site employees engaged in the business to one full-time equivalent person.	
Buller District Council (S538)	S538.480	GRZ - R6	Support	Council supports Rule 6	Retain as notified.
Buller District Council (S538)	S538.481	GRZ - R7	Support	Council supports Rules 7 to 9	Retain as notified.
Buller District Council (S538)	S538.482	GRZ - R9	Support	Council supports Rules 7 to 9	Retain as notified.
Buller District Council (S538)	S538.483	GRZ - R11	Support	Council supports Rule 11	Retain as notified.
Buller District Council (S538)	S538.484	GRZ - R12	Oppose	Council requests the removal of rules for Relocated Buildings, as discussed above.	Delete Rule 12.
Buller District Council (S538)	S538.485	GRZ - R13	Support in part	Council supports Rule 13, but seeks that the matters of discretion extend to shading and loss of privacy given these are key considerations where boundaries are infringed. While it is acknowledged that design and location considerations are likely to encompass such matters, Council's preference is that these are explicitly referred to.	Amend Rule 13 as follows: Discretion is restricted to: (a) Design and location of buildings (b) Design and location of parking and access; and (c) Landscape measures; (d) Shading and loss of sunlight to adjoining sites; and (e) Loss of privacy to adjoining sites.

Buller District Council (S538)	S538.486	GRZ - R14	Support in part	Council supports Rule 14, but suggests that the reference to acoustic and noise insulation requirements in Clause (e) is removed and the matter of discretion is just noise.	Amend Rule 14 as follows: Discretion is restricted to: 1. Acoustic and insulation requirements
Buller District Council (S538)	S538.487	GRZ - R15	Support in part	Council supports Rule 15, but seeks that the matters of discretion extend to character and amenity of the surrounding area, traffic generation and loss of privacy, as these will be key considerations for community facilities within residential zones where there are expectations as to residential amenity. Council's preference is also that noise is referred to in general terms, given the request to remove the noise insulation rule.	Amend Rule 15 as follows: Discretion is restricted to: (a) Design and location of buildings; (b) Design and location of parking and access; and (c) Landscape measures; (d) Hours of operation; (e) Water supply, wastewater and stormwater management; and (f) Noise management Acoustic and noise insulation requirements. (g) Traffic generation; (h) Loss of privacy to adjoining sites; and (i) Character and amenity of the surrounding area.
Buller District Council (S538)	S538.488	GRZ - R19	Support	Council supports Rules 19 and 24.	Retain as notified.

Buller District Council (S538)	S538.489	GRZ - R20	Support	Council supports Rules 19 and 24.	Retain as notified.
Buller District Council (S538)	S538.490	GRZ - R21	Support	Council supports Rules 19 and 24.	Retain as notified.
Buller District Council (S538)	S538.491	GRZ - R22	Support	Council supports Rules 19 and 24.	Retain as notified.
Buller District Council (S538)	S538.492	GRZ - R23	Support	Council supports Rules 19 and 24.	Retain as notified.
Buller District Council (S538)	S538.493	GRZ - R24	Support	Council supports Rules 19 and 24.	Retain as notified.
Buller District Council (S538)	S538.494	Rezoning Requests	Oppose in part	Several of Council's smaller recreational reserves that are currently designated in the BDP are zoned General Residential rather than Open Space Zone. This relates to the following recreational reserves: Orowaiti Esplanade Reserve – #58 Mill Street Recreation Reserve - #62 Kilkenny Park - #66 Derby Street Playground - #61 Waimangaroa Domain - #53 (zoned Rural Lifestyle)	Change the zoning from General Residential to Open Space Zone for the following sites: Orowaiti Esplanade Reserve – #58 Mill Street Recreation Reserve - #62 Kilkenny Park - #66 Derby Street Playground - #61 Waimangaroa Domain - #53 Council has not undertaken a comprehensive review of whether all the currently designated recreational reserves have been zoned appropriately and suggests that this is needed.
Buller District Council (S538)	S538.495	Rural Zones Objectives	Support	Council supports the objectives for the Rural Zone.	Retain as notified.
Buller District Council (S538)	S538.496	Rural Zones Policies	Support	Council supports the suite of policies for the Rural Zone	Retain as notified.

Buller District Council (S538)	S538.497	GRUZ - R1	Oppose in part	<p>Rule 1 is generally supported, with the exception of two matters: Council is concerned with the absence of a standard for ground floor area and considers this is needed to provide guidance on what is acceptable built form within the rural zone (i.e. the permitted baseline). Council seeks inclusion of a ground floor area standard and suggests the same standard as used in the BDP of 500m². Council also seeks that any building used for sensitive activities is setback a minimum of 150m from any wastewater treatment facilities, including oxidation ponds. This is relevant to the Little Wanganui and Reefton wastewater treatment facilities which, while designated (BDC34 and BDC35 respectively), adjoin rural zoned land and Council wishes to avoid any reverse sensitivity issues that may arise if residential or commercial activities are located in proximity to the facilities.</p>	<p>Amend Rule 1 and insert two additional standard as follows: The maximum ground floor area of a single building shall not exceed 500m².</p> <p>No building associated with sensitive activities shall be located within 150m of a designated Wastewater Treatment Facility site boundary.</p>
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Buller District Council (S538)	S538.498	GRUZ - R2	Support	Council supports Rule 2.	Retain as notified.
Buller District Council (S538)	S538.499	GRUZ - R3	Oppose in part	<p>Clause 3 limits residential unit density in the General Rural Zone to no more than one unit per 10ha net site area in the Highly Production Land Overlay and one unit per 4ha net site area in the rest of the General Rural Zone. While Council supports a residential density standard, it is concerned that the standard does not limit the number of dwellings per site which could result in a proliferation of dwellings. For example, a 20ha land parcel could theoretically have 5 dwellings located on the site which Council does not consider to be the desired outcome or an appropriate permitted baseline in the working environment of the General Rural Zone. Council's preference is that the residential density standard for the General Rural Zone is expressed in simple terms as no more than two residential units per site, rather than based on a per hectare basis, or as an alternative, a limit of 2 residential</p>	<p>Amend Rule 3 as follows:</p> <p>3. Residential unit density is no more than one unit per 10ha net site area in the Highly Productive Land Overlay and one unit per 4ha net site area in the rest of the General Rural Zone, with a maximum of 2 units per site except:</p> <p>(i) Where:</p> <p>(a) The site is already in existence and complied with the previous relevant Grey, Bulle or Westland District Plan density provisions; or</p> <p>(b) The site is subject to an approved subdivision consent at the operative date of the plan;</p> <p>(c) Then the residential unit density is no more than one unit per site.....</p> <p>4. There is no more than 32 minor residential units per 10ha net-site area that ...</p>

				<p>units per site is inserted into the existing rule framework. Council is also unclear as to why the sub-clauses 3(i)(a) – (c) are needed and considers this has the potential to be confusing for plan users and the preference is for a blanket residential unit standard regardless of whether there is an existing dwelling present on the site. Clause 4 allows 3 minor residential units per 10ha net site area provided they meet specified criteria. For the same reasons as set out above for principle residential units, Council considers that the number of minor residential units needs to be limited and considers that 2 minor units per site is more appropriate and consistent with the suggested two principal residents per site.</p>	
Buller District Council (S538)	S538.500	GRUZ - R5	Oppose in part	<p>Minor structures are required to comply with the Rule 1 standards, not all of which are relevant or necessary. Council considers that the only relevant Rule 1 standard is boundary setbacks, given Rule 2</p>	<p>Amend Rule 5 as follows:</p> <p>3. Structures are setback a minimum of 10m from the road boundary, 20m from the State Highway Boundary and 10m from internal boundaries.</p>

				already includes standards for area and height.	All performance standards for Rule GRZ-R1 are complied with
Buller District Council (S538)	S538.501	GRUZ - R6	Support	Council supports Rule 6	Retain as notified.
Buller District Council (S538)	S538.502	GRUZ - R7	Oppose	The standards for relocated buildings duplicate the requirements of the Building Act, therefore Council considers the rule should be deleted. Any relocated building that is being used for residential purposes requires building consent for connection of services and any change of use also triggers building consent requirements. Relocated buildings will still need to meet the general rural zone standards and this is considered to provide adequate controls.	Delete Rule 7.
Buller District Council (S538)	S538.503	GRUZ - R8	Support	Rule 8 providing for residential visitor accommodation is supported	Retain as notified.
Buller District Council (S538)	S538.504	GRUZ - R9	Oppose in part	Council supports the rule given the rising popularity for home businesses and the economic contribution these make to the District, but considers that criteria around what is an appropriate scale of home businesses is needed and would be	Amend Rule 9 as follows: 1. This is ancillary to a residential activity; and there are no more than two full-time equivalent persons engaged in the home business who reside off-site.

				helpful for plan users. Council suggests that this can be achieved by limiting the number of off-site employees engaged in the business to two full-time equivalent persons.	
Buller District Council (S538)	S538.505	GRUZ - R10	Support	Council supports Rule 10	Retain as notified.
Buller District Council (S538)	S538.506	GRUZ - R11	Support in part	<p>Council supports Rule 11, but further parameters around the scale of prospecting and exploration activities are suggested. This can be achieved through limiting the material excavated per calendar year. Setbacks from boundaries are also considered necessary to avoid any adverse boundary effects from earthworks. Council also seeks the addition of a new standard that requires that the activity to be conducted under a prospecting or exploration permit from New Zealand Petroleum and Minerals (NZPAM) where this is legally required. Noting that some minerals are privately owned and do not require a prospecting or exploration permit. This is consistent with the standards for RLZ-R11 Clause 3 is not</p>	<p>Amend Rule 11 as follows:</p> <p>Activity Status Permitted Where:</p> <p>1. This is authorised under a prospecting or exploration permit from NZPAM where legally required;</p> <p>2. Notice is provided to the relevant District Council 510 working days ahead of work being undertaken prior to work commencing</p> <p>3. Where areas are to be disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed as soon as possible but no later than 3 months after the disturbance has occurred.</p> <p>3. Earthworks are not within 20m of the site boundary;</p> <p>4. The site shall be progressively rehabilitated as far as is practicable to its original condition, with rehabilitation to be completed no later than 3 months after activities cease;</p>

				considered necessary as it is captured in the requirement for progressive rehabilitation; and effects on riparian margins and habitats (Clause 5) are addressed in other Chapters of the Plan.	5. All stripped material (including vegetation, soil and debris) is not deposited within any riparian margin of a waterbody and is contained in such a manner that it does not enter any waterbody or cause the destruction of habitat. No more than 5,000m³ of material is excavated in a calendar year
Buller District Council (S538)	S538.507	GRUZ - R12	Support in part	Council considers that providing for mining outside of sensitive sites and overlays is appropriate as a permitted activity, as the effects of such are similar to land development for agricultural purposes. However, Council requests additional standards requiring Council to be informed of the activity, that mining is authorised under a mining permit, that rehabilitation is completed in a timely manner and that rehabilitation returns the land to premining conditions as far as practicable. The setbacks from boundaries standard should not be limited to stockpiles and should cover earthworks generally so as to avoid any adverse boundary effects.	Amend Rule 12 as follows: Activity Status Permitted Where: <ol style="list-style-type: none"> 1. Less than 20,000m³ of material is disturbed or removed within a 12 month period; No more than 20,000m³ of material is excavated in a calendar year; 2. Progressive rehabilitation of the mined area occurs so that site disturbance is limited to no more than 3ha. at any one time per property on which the activity is occurring. 3. On completion of mining activity, the site is rehabilitated as far as is practicable to its original condition, with rehabilitation to

					<p>be completed no later than 6 months after activities cease.</p> <p>4. This is authorised under a mining permit from NZPAM;</p> <p>5. Notice is provided to the relevant District Council 10 working days prior to the works commencing;</p> <p>And</p> <p>(a) The activity does not occur within:</p> <p>(b) There are no earthworks stockpiles 20m of the property site boundary;</p>
Buller District Council (S538)	S538.508	GRUZ - R13	Support in part	There appears to be a numbering error in Clause 3 which also refers to 12pm midnight, which should read 12am midnight. Council also requests that a Schedule of Community Halls is added to provide certainty on what community facilities are considered halls for the purpose of this rule.	Amend 13 as follows: 3. For circumstances other than outlined in 1 and 2. and 3 above, hours of operation are limited to: i) 7am -10pm Sunday - Thursday; ii) 7am – 12 am-pm Insert a Schedule of Community Halls into the Plan.
Buller District Council (S538)	S538.509	GRUZ - R16	Support	Rule 16 is supported.	Retain as notified.
Buller District Council (S538)	S538.510	GRUZ - R17	Oppose	Council requests the removal of rules for Relocated Buildings, as discussed above.	Delete Rule 17.

Buller District Council (S538)	S538.511	GRUZ - R18	Support in part	The rule is supported in principle, but it is noted that there is no supporting Schedule 10 of previously mined locations, therefore this standard cannot be met. If there is no likelihood of a schedule of previously mined locations being produced, then Council queries whether Rule 18 should be removed.	Consideration is given to deletion of Rule 18.
Buller District Council (S538)	S538.512	GRUZ - R20	Support	Rules 20 to 23 are supported.	Retain as notified.
Buller District Council (S538)	S538.513	GRUZ - R21	Support	Rules 20 to 23 are supported.	Retain as notified.
Buller District Council (S538)	S538.514	GRUZ - R22	Support	Rules 20 to 23 are supported.	Retain as notified.
Buller District Council (S538)	S538.515	GRUZ - R23	Support	Rules 20 to 23 are supported.	Retain as notified.
Buller District Council (S538)	S538.516	GRUZ - R24	Support in part	The rule refers to 'non-rural activities', which it is assumed to encompass commercial and industrial activities. Given the latter are defined in the Plan, it is requested that these terms are used rather than 'non-rural activities' to provide certainty on what is captured by the rule. It is noted that equivalent rules in the Rural Lifestyle	Amend the heading of Rule 24 as follows: Non-rural Commercial and Industrial Activities

				zone refer to commercial and industrial activities.	
Buller District Council (S538)	S538.517	GRUZ - R25	Support	Rules 25 to 29 are supported.	Retain as notified.
Buller District Council (S538)	S538.518	GRUZ - R26	Support	Rules 25 to 29 are supported.	Retain as notified.
Buller District Council (S538)	S538.519	GRUZ - R27	Support	Rules 25 to 29 are supported.	Retain as notified.
Buller District Council (S538)	S538.520	GRUZ - R28	Support	Rules 25 to 29 are supported.	Retain as notified.
Buller District Council (S538)	S538.521	GRUZ - R29	Support	Rules 25 to 29 are supported.	Retain as notified.
Buller District Council (S538)	S538.522	GRUZ - R30	Support in part	The rule refers to non-rural activities which it is assumed to encompass commercial and industrial activities. Given the latter are defined in the Plan, it is requested that these terms are used rather than 'non-rural activities' to provide certainty on what is captured by the rule. Council is not clear on what is meant by 'large format retail' and requests that this is defined or alternatively is changed to 'commercial activities'.	Amend the heading of Rule 30 as follows: Non-rural Commercial and Industrial Activities not meeting Permitted or Restricted Discretionary Activity Standards Include a definition for 'Large format retail' in the Definition Section or alternatively change this reference to 'commercial activities'.
Buller District Council (S538)	S538.523	GRUZ - R31	Support	While Council agrees that visitor accommodation activities within the Rural Zone should be a discretionary	Amend Rule 31 as follows: Activity Status Discretionary Where:

				activity, it does not agree with the imposition of standards whereby if not complied with the activity becomes non-complying. Council considers that some accommodation providers, such as camping grounds, will be compatible with the rural character and applications should be considered on their merits and a non-complying status is not justified.	1. The visitor and temporary worker accommodation is ancillary to a farming, conservation or residential activity. And remove reference to non-complying activity.
Buller District Council (S538)	S538.524	GRUZ - R32	Support	Rules 32 and 33 are supported.	Retain as notified.
Buller District Council (S538)	S538.525	GRUZ - R33	Support	Rules 32 and 33 are supported.	Retain as notified.
Buller District Council (S538)	S538.526	GRUZ - R34	Support in part	As discussed above, change the rule reference to non-rural activities to 'commercial and industrial activities' and remove the reference to Visitor Accommodation as per the request that these remain discretionary activities.	Amend the heading of Rule 34 as follows: Non-rural Commercial and Industrial Activities, Visitor not meeting any other Rule in the Zone
Buller District Council (S538)	S538.527	GRUZ - R35	Support	Rule 35 is supported.	Retain as notified.
Buller District Council (S538)	S538.528	Rezoning Requests	Oppose	Three land parcels to the immediate north of the Rifle Range Protection Area are zoned General Rural and Council seeks that this is changed to	Amend the General Rural Zone maps so that the following sites, as shown in the attached map, be zoned General Residential Zone. Lot 2 DP 418652 Lot 2 DP 404550 Part

				<p>General Residential, given the need to provide for residential development on the outskirts of Westport township which is not subject to flood hazard. While Council appreciates that this will impact the Westport Rifle Range, the Alma Road area has been identified as a critical managed retreat location for Westport and infrastructure planning has identified these sites as important to the overall development of the Alma Road terrace as a residential area. Council intends working with the Gun Club to identify an alternative site for the rifle range but anticipates that relocation will not need to occur for some years. An error with the e-Plan maps is also noted where there is an annotation for 'Future Urban Zone'. There is no such zoning and this reference needs to be removed.</p>	Section 24 Block VII Kawatiri SD [See original submission for map]
Buller District Council (S538)	S538.529	RLZ - R1	Oppose in part	<p>Clause 6(i) is not clear on whether it addresses free-range poultry and/or buildings but if the later, it appears to only require a 2m setback which is a lesser setback than the general</p>	<p>Amend Rule 1 as follows:</p> <p>6. Performance standards for poultry farming and pig keeping apply as follows: For poultry setbacks of 10m from</p>

				10m setback standard for buildings in Clause 4 above. It is considered that the rule should focus on the shelter or buildings used to house or feed poultry and that it would be prudent to have a rule that covers livestock generally to manage any potential noise or odour nuisance.	any residential boundary building on another site and 2m from the site boundary; ii) For pig keeping setbacks of 50m from any residential building on another site and 100m for any shelter holding 4 or more pigs. Shelters and buildings used to house or feed livestock must be setback at least 30m from any boundary.
Buller District Council (S538)	S538.530	RLZ - R2	Support	Rule 2 is supported.	Retain as notified.
Buller District Council (S538)	S538.531	RLZ - R3	Oppose in part	Clause 2 limits residential unit density to one unit per 1ha net site, but appears to allow a second unit if there is already a dwelling in existence on the site. Council does not consider that this is appropriate on a 1 ha land parcel where the predominant rural character and open space is expected to be maintained, particularly given the rule also allows for 1 minor residential unit. Council requests that a blanket standard of 1 unit per 1ha net site area is applied to the Rural Lifestyle Zone. It is also noted that the words '...on physically contiguous land...' do not add	Rule 3 is amended as follows: 2 Residential unit density is no more than one unit per 1ha net site area on physically contiguous land except where the site is already in existence at the date of notification of the Plan, and ...

				anything to the standard and can be removed.	
Buller District Council (S538)	S538.532	RLZ - R5	Oppose in part	Minor structures are required to comply with the Rule 1 standards, not all of which are relevant or necessary. Council considers that the only relevant Rule 1 standard is boundary setbacks, given Rule 2 already includes standards for area and height.	Amend Rule 5 as follows: 1. Structures are setback a minimum of 10m from the road boundary, 20m from the State Highway Boundary and 10m from internal boundaries. All performance standards for Rule RLZ-R1 are complied with
Buller District Council (S538)	S538.533	RLZ - R6	Support	Rule 6 is supported.	Retain as notified.
Buller District Council (S538)	S538.534	RLZ - R7	Oppose	The standards for relocated buildings duplicate the requirements of the Building Act, therefore Council considers the rule should be deleted. Any relocated building that is being used for residential purposes requires building consent for connection of services and any change of use also triggers building consent requirements. Relocated buildings will still need to meet the general zone standards and this is considered to provide adequate controls.	Delete Rule 7.

Buller District Council (S538)	S538.535	RLZ - R8	Oppose in part	Council supports the rule given the rising popularity for home businesses and the economic contribution these make to the District, but considers that criteria around what is an appropriate scale of home businesses is needed and would be helpful for plan users. Council suggests that this can be achieved by limiting the number of off-site employees engaged in the business to one full-time equivalent person. It is noted that the equivalent rule in the General Rural Zone (Rule 9) includes an additional standard that the home business is to be ancillary to a residential activity. While this is also expressed in the definition for 'home business', this would provide helpful guidance to plan users if it was also included in this rule.	Amend Rule 8 and insert an additional standard as follows: This is ancillary to a residential activity and there are no more than one full-time equivalent person engaged in the home business who reside off-site.
Buller District Council (S538)	S538.536	RLZ - R9	Support	Rule 9 is supported.	Retain as notified.
Buller District Council (S538)	S538.537	RLZ - R10	Oppose in part	Rule 10 provides more generous hours for community halls lawfully established at the time of notification of the Plan to provide for community event. However, there is	Amend Rule 10 as follows: 2. Hours of operation are limited to: a. 7am -10pm weekdays; and

				<p>an error with the clause numbering and it is assumed Clause 3 should be a subset of 2(iii).</p>	<p>b. 8am – 8pm weekends and public holidays; except e. For community halls lawfully established at the time of notification of the Plan: • Hours of operation on Friday and Saturday are 7am – 12pmam midnight; and 3. No restriction on hours is in place for up to 12 days per calendar year.</p>
Buller District Council (S538)	S538.538	RLZ - R11	Support in part	<p>Council supports Rule 11, but further parameters around the scale of prospecting and exploration activities are suggested. This can be achieved through limiting the material excavated per calendar year. Setbacks from boundaries are also considered necessary to avoid any adverse boundary effects from earthworks. Clause 3 is not considered necessary as it is captured in the requirement for progressive rehabilitation, and effects on riparian margins and habitats (Clause 5) are addressed in other Chapters of the Plan.</p>	<p>Amend Rule 11 as follows:</p> <p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. This is authorised under a prospecting or exploration permit from NZPAM where legally required; 2. Notice is provided to the relevant District Council 10 working days prior to the works commencing; 3. Where areas are to be disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed as soon as possible but no later than 3 months after the disturbance has occurred. <p>6. Earthworks are not within 20m of the site boundary; 7. The site shall be progressively rehabilitated as far as is practicable to its original condition, with rehabilitation to be completed no later than 3 months after activities cease;. 8. All stripped material (including vegetation, soil and debris) is not deposited within any riparian margin of a</p>

					<p>waterbody and is contained in such a manner that it does not enter any waterbody or cause the destruction of habitat.</p> <p>No more than 5,000m³ of material is excavated in a calendar year</p>
Buller District Council (S538)	S538.539	RLZ - R12	Support	Rule 12 is supported.	Retain as notified.
Buller District Council (S538)	S538.540	RLZ - R13	Oppose	Council is seeking the removal of rules for Relocated Buildings, as discussed above.	Delete Rule 13.
Buller District Council (S538)	S538.541	RLZ - R14	Support	Rules 14 to 16 are supported.	Retain as notified.
Buller District Council (S538)	S538.542	RLZ - R15	Support	Rules 14 to 16 are supported.	Retain as notified.
Buller District Council (S538)	S538.543	RLZ - R16	Support	Rules 14 to 16 are supported.	Retain as notified.
Buller District Council (S538)	S538.544	RLZ - R17	Oppose in part	While Council agrees that commercial activities within the Rural Lifestyle Zone should be a discretionary activity, it does not agree with the imposition of standards, whereby if not complied with the activity becomes non-complying. Council considers that some commercial activities (e.g. electricians or mechanical	<p>Amend Rule 17 as follows:</p> <p>Activity Status Discretionary</p> <p>Where:</p> <p>1. The maximum combined floor and yard area for any commercial activity shall be 100m²; and</p>

				businesses) support the rural community and can be of a scale compatible with the character of the zone along with contributing to the District's economic well-being. Council considers applications should be considered on their merits and a non-complying activity status is not justified.	2. All performance standards for Rule RLZ-R1 are complied with. Remove reference to non-complying activity
Buller District Council (S538)	S538.545	RLZ - R18	Support	Rules 18 to 25 are supported.	Retain as notified.
Buller District Council (S538)	S538.546	RLZ - R19	Support	Rules 18 to 25 are supported.	Retain as notified.
Buller District Council (S538)	S538.547	RLZ - R20	Support	Rules 18 to 25 are supported.	Retain as notified.
Buller District Council (S538)	S538.548	RLZ - R21	Support	Rules 18 to 25 are supported.	Retain as notified.
Buller District Council (S538)	S538.549	RLZ - R22	Support	Rules 18 to 25 are supported.	Retain as notified.
Buller District Council (S538)	S538.550	RLZ - R23	Support	Rules 18 to 25 are supported.	Retain as notified.
Buller District Council (S538)	S538.551	RLZ - R24	Support	Rules 18 to 25 are supported.	Retain as notified.
Buller District Council (S538)	S538.552	RLZ - R25	Support	Rules 18 to 25 are supported.	Retain as notified.
Buller District Council (S538)	S538.553	SETZ - R1	Oppose in part	Council generally supports Rule 1, but queries whether clause 1(ii) is	Amend Rule 1 as follows:

				<p>needed given existing use rights cover the situation of lawfully established residential units. Council also seeks that mandatory connection to services covered in Clause 2 is qualified by the requirement that the community scheme has capacity.</p>	<p>Residential unit density is no more than: 1 1 unit per 500m² net site area in areas fully serviced by a network utility operator with wastewater, water supply and stormwater systems,</p> <p>except that:</p> <p>1. Where smaller sites were lawfully established under the previous Buller, Grey or Westland District Plan then the residential unit density is one residential unit per site;</p> <p>2. Where the settlement is serviced by a network utility operator for wastewater, water supply or stormwater all residential units and provided there is capacity, buildings used for a residential activity must be connected to the community wastewater, water supply and stormwater infrastructure.</p>
Buller District Council (S538)	S538.554	SETZ - R2	Oppose in part	<p>Council generally supports the building design standards, with the exception of the following matters. Clause 1 sets the maximum height of buildings within the Settlement Centre Precinct at 12m. Council does not consider that 12m is compatible with the existing character of the District's settlements and Council requests that the height is reduced</p>	<p>Amend Rule 2 as follows:</p> <p>1. The maximum height above ground level for buildings is:....</p> <p>(iv) 1210m for buildings in the SETZ – PREC2 – Settlement Centre Precinct;....</p> <p>.....</p>

			<p>to 10m in the Settlement Centre Precinct. Clause 4 sets down building setbacks, with Council seeking an additional standard. Council requests that any building used for sensitive activities is setback a minimum of 150m from any wastewater treatment facilities, including oxidation ponds. This is relevant to the Reefton wastewater treatment facilities which, while designated (BDC35), adjoins the Rural Residential precinct to the north and Council wishes to avoid any reverse sensitivity issues that may arise if residential or commercial activities are located in proximity to the facilities. Clause 6 references the exception for infringement of recession boundaries where neighbours written approval has been obtained i.e. the Deemed Permitted Boundary Activities process. It is suggested that reference to this process would be better placed as an Advice Note rather than in the body of the rule, particularly given it has wider</p>	<p>6. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing.</p> <p>This standard does not apply to ...</p> <p>7. No building associated with sensitive activities shall be located within 150m of a designated Wastewater Treatment Facility site boundary.</p> <p>Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</p> <p>Give consideration to inserting a table incorporating the applicable height, bulk, site coverage and boundary setbacks for each precinct.</p>
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				<p>relevance than just recession planes and is also applicable to internal boundary infringements. Council is concerned with the level of detail covering multi precincts addressed by this rule, this is difficult to follow and potentially confusing for plan users. Council requests that consideration be given to incorporating the height, bulk, site coverage and boundary setback standards into a table for ease of reference.</p>	
Buller District Council (S538)	S538.555	SETZ - R3	Oppose in part	<p>Council considers that the maximum floor area of 100m² for new buildings in the Coastal Settlement Precinct is too restrictive and requests that this be increased to 150m². The current BDP allows 150m² buildings within the Paparoa Character Area and Council considers this has achieved appropriate outcomes in this sensitive environment and suggests the same ground floor standard be applied.</p>	<p>Amend Rule 3 as follows: 2 . New buildings are no more than 100150m² in ground floor area and additions to existing buildings add up to no more than 50m² ground floor area.</p>
Buller District Council (S538)	S538.556	SETZ - R5	Oppose in part	<p>Council is concerned that the rule is overly complicated with the listed exclusions for settlement zones and</p>	<p>Amend Rule 5 as follows: Activity Status Permitted</p>

				<p>considers that the only compatible agricultural activity is grazing of livestock, therefore requests the rule is amended accordingly. Clause 3(i) is not clear on whether it addresses free-range poultry and/or buildings but if the later, it appears to only require a 2m setback which is a lesser setback than the 5m setback for internal boundaries. It is considered that the rule should focus on the shelter or buildings used to house or feed poultry and that it would be prudent to have a rule that covers livestock generally to manage any potential noise or odour nuisance.</p>	<p>Where:</p> <p>2. The activity does not include;</p> <p>(a) Intensive indoor primary production;</p> <p>(b) The storage and disposal of soil or liquid animal waste not generated on the site;</p> <p>(c) Woodlots;</p> <p>(d) Stock sale yards; or</p> <p>(e) Farm quarries.</p> <p>3. Performance standards for poultry farming and pig keeping apply as follows:</p> <p>i) For poultry setbacks of 10m from any residential boundary building on another site and 2m from the site boundary;</p> <p>ii) For pig keeping setbacks of 50m from any residential building on another site and 100m for any shelter holding 4 or more pigs.</p> <p>2. Agricultural activities are limited to the grazing of livestock where shelters and buildings used to house or feed livestock must be setback at least 30m from any boundary</p>
Buller District Council (S538)	S538.557	SETZ - R6	Oppose in part	<p>Minor structures are required to comply with the Rule 2 standards, not all of which are relevant or necessary. Council considers that the only relevant Rule 2 standard is boundary setbacks, given Rule 6</p>	<p>Amend Rule 6 as follows:</p> <p>1. Structures are setback 5m from the road and 1m from internal boundaries</p> <p>All performance standards for Rule SETZ -R2 are complied with</p>

				already includes standards for area and height.	
Buller District Council (S538)	S538.558	SETZ - R7	Oppose	The Rule 7 performance standards duplicate the requirements of the Building Act and therefore Council considers it should be deleted. Any relocated building that is being used for residential purposes requires building consent for connection of services. Relocated buildings will still be subject to the general zone standards and this is considered sufficient control.	Delete Rule 7.
Buller District Council (S538)	S538.559	SETZ - R9	Oppose in part	Council supports the rule given the rising popularity for home businesses and the economic contribution these make to the District, but considers that criteria around what is an appropriate scale of home businesses is needed and would be helpful for plan users. Council suggests that this can be achieved by limiting the number of off-site employees engaged in the business to one full-time equivalent person.	Amend Rule 9 as follows: 3. Outside of the SETZ-PREC2 – Settlement Centre Precinct, there are no more than one full-time equivalent person engaged in the home business who reside off-site and hours of operation are limited to:
Buller District Council (S538)	S538.560	SETZ - R10	Support	Rule 10 is supported.	Retain as notified.

Buller District Council (S538)	S538.561	SETZ - R11	Support	Rules 11 and 12 are supported, but Advice Note 2 refers to acoustic insulation requirements which Council is seeking to have removed.	Delete the Advice Notes relating to acoustic insultation.
Buller District Council (S538)	S538.562	SETZ - R12	Support	Rules 11 and 12 are supported, but Advice Note 2 refers to acoustic insulation requirements which Council is seeking to have removed.	Delete the Advice Notes relating to acoustic insultation.
Buller District Council (S538)	S538.563	SETZ - R13	Oppose in part	Council is concerned with the inter-relationship of Rules 13 for Retail Activities and Rule 14 for Commercial Activities (other than retail, home business or visitor	Amend the heading of Rule 13 and include an additional standard as follows: Retail Commercial Activities other than Home Business or Visitor Accommodation . The activity does not occur in the SETZ-PREC3-Coastal Settlement Precinct or the SETZ-PREC4-Rural Residential Precinct.
Buller District Council (S538)	S538.564	SETZ - R14	Oppose	For the reasons set out above, Council seeks the removal of Rule 14.	Delete Rule 14.
Buller District Council (S538)	S538.565	SETZ - R15	Oppose	Mineral prospecting and mineral exploration activities are not considered compatible with the residential character of settlement zones, therefore Council seeks to have this rule deleted.	Delete Rule 15.
Buller District Council (S538)	S538.566	SETZ - R17	Support	Rule 17 is supported.	Retain as notified.

Buller District Council (S538)	S538.567	SETZ - R18	Oppose	Council is seeking the removal of rules for Relocated Buildings, as discussed above.	Delete Rule 18.
Buller District Council (S538)	S538.568	SETZ - R19	Support in part	Council supports Rule 19, but seeks that the matters of discretion extend to shading and loss of sunlight, loss of privacy and character and amenity of surrounding area, given these are key considerations where boundaries are infringed. While it is recognised that design, size, height and location of buildings are likely to encompass some of these considerations, Council seeks to have these other matters explicitly included.	Amend Rule 19 as follows: (a) Design and location of buildings (b) Size and height of buildings; (c) Any requirements for financial contributions; (d) Design and location of parking and access; and (e) Landscape measures; (f) Shading and loss of sunlight to adjoining sites; (g) Loss of privacy to adjoining sites; and h) Character and amenity of the surrounding area
Buller District Council (S538)	S538.569	SETZ - R20	Support in part	Rule 20 is supported, but as with Rule 19 above, Council seeks that the matters of discretion extends to shading and loss of sunlight, loss of privacy and coastal character and amenity of surrounding area, given	Amend Rule 20 as follows: Discretion is restricted to: (a) Design, size, height and location of buildings

				these are likely to be key considerations	<p>(b) Design, size and location of parking and access;</p> <p>(c) Any requirements for financial contributions;</p> <p>(d) Retention of existing vegetation;</p> <p>(e) Volume and location of earthworks; and</p> <p>(f) Landscape measures;</p> <p>(g) Shading and loss of sunlight to adjoining sites;</p> <p>(h) Loss of privacy to adjoining sites; and</p> <p>(i) Character and amenity of the surrounding area.</p>
Buller District Council (S538)	S538.570	SETZ - R21	Support in part	<p>Rule 21 is supported but as discussed above, Council seeks that the matters of discretion extends to loss of privacy and that amenity is not restricted to 'visual amenity' so as to ensure noise forms part of the considerations for visitor accommodation activities. It is also noted that clause (g) refers to 'rural character' when the rules are dealing with settlement zones, therefore it is suggested that the reference to 'rural' is removed</p>	<p>Amend Rule 21 as follows:</p> <p>Discretion is restricted to:</p> <p>..... (g) Effects on visual amenity and rural character of the surrounding area; and</p> <p>(h) Methods of wastewater treatment and disposal; and</p> <p>(i) Loss of privacy to adjoining sites.</p>

Buller District Council (S538)	S538.571	SETZ - R21	Support in part	The rule numbering is incorrect as Rule 21 is repeated. The Rule is supported, but Council seeks to have the matters of discretion extended to include loss of privacy and character and amenity of the surrounding area given these are likely to be key considerations for community based activities etc. As Council is seeking removal of the acoustic insulation rules, it is requested that clause (i) refer to noise in a general sense	Correct the Rule numbering and amend as follows: Restriction is restricted to: (i) Acoustic and noise management requirements ; (j) Loss of privacy to adjoining sites; and (k) Character and amenity of the surrounding area.
Buller District Council (S538)	S538.572	SETZ - R22	Oppose in part	Council does not consider that rural industry or mineral prospecting or exploration activities will be appropriate in many locations of Settlement Zones as they can involve noise and other adverse effects that are not necessarily compatible with the level of amenity anticipated in settlement zones. Council seeks that the activity status for Rural Industry and Mineral Prospecting and Exploration activities is elevated to discretionary	Delete Rule 22. Consequential amendment to insert Rural Industry and Mineral Prospecting and Exploration Activities into the Discretionary rules.
Buller District Council (S538)	S538.573	SETZ - R23	Oppose in part	Council does not consider that rural industry or mineral prospecting or exploration activities will be	Delete Rule 22.

				appropriate in many locations of Settlement Zones as they can involve noise and other adverse effects that are not necessarily compatible with the level of amenity anticipated in settlement zones. Council seeks that the activity status for Rural Industry and Mineral Prospecting and Exploration activities is elevated to discretionary	Consequential amendment to insert Rural Industry and Mineral Prospecting and Exploration Activities into the Discretionary rules.
Buller District Council (S538)	S538.574	SETZ - R24	Support	Council supports Rules 24 to 28.	Retain as notified.
Buller District Council (S538)	S538.575	SETZ - R25	Support	Council supports Rules 24 to 28.	Retain as notified.
Buller District Council (S538)	S538.576	SETZ - R26	Support	Council supports Rules 24 to 28.	Retain as notified.
Buller District Council (S538)	S538.577	SETZ - R27	Support	Council supports Rules 24 to 28.	Retain as notified.
Buller District Council (S538)	S538.578	SETZ - R28	Support	Council supports Rules 24 to 28.	Retain as notified.
Buller District Council (S538)	S538.579	Māori Purpose Zone	Support	Due to time constraints, Council staff have not reviewed all the provisions of the Special Zones in detail and it is anticipated that key stakeholders will provide feedback on these. The exception to this is the Airport, Buller Coalfield, Port, Mineral Extraction	Retain as notified.

				and Hospital Zones where some matters of concern have been raised below. As a consequence of the lack of review of the Special Purposes Zones, there may be requested changes across other chapters that should be addressed for these zones to e.g. relocated buildings etc.	
Buller District Council (S538)	S538.580	AIRPZ	Support	The objectives, policies and rules for the Airport Zone are supported.	Retain as notified.
Buller District Council (S538)	S538.581	Appendix Nine: Airport Approach Path Overlay	Oppose	The Westport Airport Approach Path overlay is extensive and takes in Carters Beach and a large area of rural land south of Cape Foulwind Road. Council queries whether the extent of the overlay is a mistake? The overlay has significant consequences for land use as AIRPZ R1.2 restricts the height of any building, structure or tree to 1.2m. Council considers the overlay should remain as identified in the operative BDP unless there are clear safety reasons for extending the pathway protection area.	Amend the Airport Approach Path overlay to accord with that shown in the operative BDP maps.
Buller District Council (S538)	S538.582	Buller Coalfield Zone Policies	Support	The objectives and policies for the Mineral Extraction Zone are supported.	Retain as notified.

Buller District Council (S538)	S538.583	Buller Coalfield Zone Objectives	Support	The objectives and policies for the Mineral Extraction Zone are supported.	Retain as notified.
Buller District Council (S538)	S538.584	BCZ - R1	Support in part	Council supports Rule 1, but further parameters are requested. The activity should be conducted under an authorised exploration or prospecting permit and setbacks from boundaries are considered necessary to avoid any adverse boundary effects from earthworks. Clause 3 is not considered necessary as it is captured in the requirement for progressive rehabilitation, and effects on riparian margins and habitats (Clause 5) are managed through rules in other Chapters of the Plan Margins of Water Ways and Ecosystems and Indigenous Biodiversity.	<p>Amend Rule 1 as follows:</p> <p>Activity Status Permitted Where: This is authorised under a prospecting or exploration permit from NZPAM;</p> <ol style="list-style-type: none"> 1. Notice is provided to the relevant District Council Consent Authority 10 working days prior to the works commencing; 2. Areas are to be disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed as soon as possible but no later than 3 months after the disturbance has occurred.Earthworks are not within 20m of the site boundary; 3. The site shall be is progressively rehabilitated as far as is practicable to its original condition, with rehabilitation to be completed no later than 3 months after activities cease.

					<p>4. All stripped material (including vegetation, soil and debris) is not deposited within any riparian margin of a waterbody and is contained in such a manner that it does not enter any waterbody or cause the destruction of habitat.</p>
Buller District Council (S538)	S538.585	BCZ - R2	Support	<p>Council generally supports Rule 2, but request a minor change to Clause 2(b) where the reference to 'rehabilitation' should be changed to 'mine closure'. Council is concerned with Clause 6 and the bonding process given the permitted activity status of mining activities within the Mineral Extraction Zone. Council seeks that the performance standard is amended to ensure an independent bond assessment has been provided to the relevant District Council, prepared by a suitably qualified and experienced person, and that the recommended bond sum is lodged with the relevant District Council. However, this does not address the issue of ensuring that the bonds remains adequate</p>	<p>AMEND RULE 2 AS FOLLOWS</p> <p>2. Where the site is active, or intended to be active within the next 12 months:</p> <p>1. To the extent not already required by any coal mining Licence....These Plans will be required until the relevant district council certifies that rehabilitation mine closure is complete.</p> <p>.....</p> <p>6. A bond is in place with the relevant district council; To the extent not already required by any coal mining licence or resource consent, an independent bond assessment prepared by suitably qualified and experienced person has been provided to the relevant district council a minimum of 20 working days prior to activities commencing and the recommended bond sum is lodged with the relevant District Council.</p> <p>Council seeks provision of a mechanism that provides for</p>

				<p>over the life of the mine. Council seeks a mechanism that provides for the bond to be reviewed at suitable intervals to ensure the surety remains sufficient to cover all liabilities and rehabilitation obligations as mine development proceeds. Council seeks a mechanism that provides for the bond to be reviewed at suitable intervals to ensure the surety remains sufficient to cover all liabilities and rehabilitation obligations as mine development proceeds.</p>	<p>on-going review of bonds and adjustment of bond sums when needed.</p>
<p>Buller District Council (S538)</p>	<p>S538.586</p>	<p>BCZ - R3</p>	<p>Support</p>	<p>Council notes that the definition of 'Mineral Extraction' covers, among other things, roads and ancillary buildings and structures and Mineral Extraction activities are managed in Rule 2 above. The relationship between Rules 2 and 3 needs to be clarified and/or the definition of 'Mineral Extraction' reviewed to clarify what activities are managed by the respective rules. Council seeks the removal of Clause 5 relating to dust nuisance. Air discharges are a Regional Council</p>	<p>Amend Rule 3 as follows:</p> <p>5. There shall be offensive or objectionable dust nuisance at or beyond the property boundary of the mineral extraction site as a result of the activity.</p> <p>6. A bond is in place with the relevant district council, To the extent not already required by any coal mining licence or resource consent, an independent bond assessment prepared by a suitably qualified and experienced person is provided to the relevant district council a minimum of 20 working days prior to activities commencing and the recommended bond sum</p>

				responsibility and inclusion of dust performance standards could cause confusion for plan users on which Council has ultimate responsibility for air discharges and has the potential to be problematic for enforcement. Council also has the same issues with Clause 6 relating to bonds as for Rule 2 above and seeks the same amendment.	is lodged with the relevant District Council; Council seeks provision of a mechanism that provides for on-going review of bonds and adjustment of bond sums when needed. Council seeks that the relationship between Rules 2 and 3 is clarified.
Buller District Council (S538)	S538.587	BCZ - R4	Support	Rule 4 is supported.	Retain as notified.
Buller District Council (S538)	S538.588	BCZ - R5	Support in part	While Rule 5 is generally supported, clause 1(i) is somewhat confusing and it is assumed that it seeks to exclude activities that would occur within a Significant Natural Area. Council suggests that this performance standard is amended to reflect this.	Amend Rule 5 as follows: 1. This does not occur within: i. An area of indigenous vegetation greater than 5000m² in size that has not been assessed for its significance; A significant Natural Area
Buller District Council (S538)	S538.589	BCZ - R6	Support	Rules 6 and 7 are supported.	Retain as notified.
Buller District Council (S538)	S538.590	BCZ - R7	Support	Rules 6 and 7 are supported.	Retain as notified.
Buller District Council (S538)	S538.591	Overview	Support in part	The Ngakawau Health Facility (1B Main Road, Hector) has been missed off the list of medical centres in the	Amend the second paragraph as follows: There are also medical centres at Fox Glacier/Weheka, Franz

				introduction section. Council requests that this facility is included in the listed medical centres.	Josef/Waiiau, Haast, Harihari, Ngakawau , Hokitika and Karamea and
Buller District Council (S538)	S538.592	Hospital Zone Objectives	Support	The objectives and policies for the Hospital zone are supported.	Retain as notified.
Buller District Council (S538)	S538.593	Hospital Zone Policies	Support	The objectives and policies for the Hospital zone are supported.	Retain as notified.
Buller District Council (S538)	S538.594	HOSZ - R1	Oppose in part	Rule 1 is supported, but it is noted that there are performance standards for screening of waste storage areas (Clause 4) and recession planes (Clause 6) and if the submission points are accepted for the equivalent provisions in other chapters, these should be amended for consistency across the plan.	Amend the performance standards for waste storage areas (Clause 4) and recession planes (Clause 6) consistent with the requested changes for other chapters of the plan.
Buller District Council (S538)	S538.595	HOSZ - R2	Oppose in part	Rule 2 limits permitted helicopter pads to Grey, Reefton and Buller hospitals, whereas Council staff have been made aware that there are helicopter pads at some of the other medical centres including Ngakawau and Karamea. Given the vital community service that these emergency landing provisions provide, Council seeks that all helicopter landing sites associated with both hospitals and medical	Amend Rule 3 as follows: Community Facilities and Emergency Service Facilities Activity Status Permitted Where: 1. All performance standards for Rule HOSZ-R1 are complied with except that hose drying towers associated with Emergency Service Facilities are exempt from height standards; and 2. Any community facility is ancillary to and/or supports healthcare and medical activity.

				centres are permitted activities. This is consistent with the rules across other plan chapters e.g. TEMP R6 and NOISE R2 where helicopter movements are permitted activities.	
Buller District Council (S538)	S538.596	HOSZ - R3	Oppose in part	Rule 1 covers Healthcare and Medical Activities which is defined as including ambulance facilities, therefore Council suggests that Rule 3 does not need to refer to 'Emergency Service Facilities' which has a wider scope and includes fire stations and police stations. Council also considers that fire stations are unlikely to be located within the hospital zone, therefore the reference to hose drying towers in Clause 1 should be removed.	Amend Rule 3 as follows: Community Facilities and Emergency Service Facilities Activity Status Permitted Where: 1. All performance standards for Rule HOSZ-R1 are complied with except that hose drying towers associated with Emergency Service Facilities are exempt from height standards; and 2. Any community facility is ancillary to and/or supports healthcare and medical activity.
Buller District Council (S538)	S538.597	HOSZ - R4	Support	Rules 4 to 5 are supported.	Retain as notified.
Buller District Council (S538)	S538.598	HOSZ - R5	Support	Rules 4 to 5 are supported.	Retain as notified.
Buller District Council (S538)	S538.599	HOSZ - R6	Oppose	For the reasons stated above, Council seeks the removal of controls for relocated buildings given they are managed through the Building Act.	Delete Rule 6

Buller District Council (S538)	S538.600	HOSZ - R7	Support	Rules 7 to 12 are supported.	Retain as notified.
Buller District Council (S538)	S538.601	HOSZ - R8	Support	Rules 7 to 12 are supported.	Retain as notified.
Buller District Council (S538)	S538.602	HOSZ - R9	Support	Rules 7 to 12 are supported.	Retain as notified.
Buller District Council (S538)	S538.603	HOSZ - R10	Support	Rules 7 to 12 are supported.	Retain as notified.
Buller District Council (S538)	S538.604	HOSZ - R11	Support	Rules 7 to 12 are supported.	Retain as notified.
Buller District Council (S538)	S538.605	HOSZ - R12	Support	Rules 7 to 12 are supported.	Retain as notified.
Buller District Council (S538)	S538.606	Rezoning Requests	Oppose in part	The Ngakawau Health Facility (1B Main Road, Hector) has inadvertently been zoned Settlement and should be zoned Hospital, Council requests that the zone maps are amended to reflect this.	Change the zoning for 1B Main Road, Hector from Settlement to Hospital.
Buller District Council (S538)	S538.607	Mineral Extraction Zone Objectives	Support	The objectives and policies for the Mineral Extraction Zone are supported.	Retain as notified.
Buller District Council (S538)	S538.608	Mineral Extraction Policies	Support	The objectives and policies for the Mineral Extraction Zone are supported.	Retain as notified.

Buller District Council (S538)	S538.609	MINZ - R1	Support in part	<p>Council supports Rule 1, but further parameters are requested. The activity should be conducted under an authorised exploration or prospecting permit and setbacks from boundaries are considered necessary to avoid any adverse boundary effects from earthworks. Clause 3 is not considered necessary as it is captured in the requirement for progressive rehabilitation, and effects on riparian margins and habitats (Clause 5) are managed through rules in other Chapters of the Plan – Margins of Water Ways and Ecosystems and Indigenous Biodiversity. .</p>	<p>Amend Rule 1 as follows:</p> <p>Activity Status Permitted</p> <p>Where:</p> <p>This is authorised under a prospecting or exploration permit from NZPAM where legally required;</p> <p>3. Notice is provided to the relevant District Council Consent Authority 10 working days prior to the works commencing;</p> <p>4. Areas are to be disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed as soon as possible but no later than 3 months after the disturbance has occurred.</p> <p>Earthworks are not within 20m of the site boundary;</p> <p>5. The site shall be is progressively rehabilitated as far as is practicable to its original condition, with rehabilitation to be completed no later than 3 months after activities cease;</p> <p>6. All stripped material (including vegetation, soil and debris) is not deposited within any riparian margin of a waterbody and is contained in such a manner that it does not enter any waterbody or cause the destruction of habitat.</p>
Buller District Council (S538)	S538.610	MINZ - R2	Support	<p>Council generally supports Rule 2, but request a minor change to Clause</p>	<p>Amend rule 2 as follows:</p>

				<p>2(b) where the reference to 'rehabilitation' should be changed to 'mine closure'. Council is concerned with Clause 6 and the bonding process given the permitted activity status of mining activities within the Mineral Extraction Zone. Council seeks that the performance standard is amended to ensure an independent bond assessment has been provided to the relevant District Council, prepared by a suitably qualified and experienced person, and that the recommended bond sum is lodged with the relevant District Council. However, this does not address the issue of ensuring that the bonds remains adequate over the life of the mine. Council seeks a mechanism that provides for the bond to be reviewed at suitable intervals to ensure the surety remains sufficient to cover all liabilities and rehabilitation obligations as mine development proceeds.</p>	<p>3. Where the site is active, or intended to be active within the next 12 months:</p> <p>2. To the extent not already required by any coal mining Licence....These Plans will be required until the relevant district council certifies that rehabilitation mine closure is complete.</p> <p>.....</p> <p>7. A bond is in place with the relevant district council; To the extent not already required by any coal mining licence or resource consent, an independent bond assessment prepared by a suitably qualified and experienced person has been provided to the relevant district council a minimum of 20 working days prior to activities commencing and the recommended bond sum is lodged with the relevant District Council</p> <p>Council seeks provision of a mechanism that provides for on-going review of bonds and adjustment of bond sums when needed.</p>
Buller District Council (S538)	S538.611	MINZ - R3	Support	<p>Council notes that the definition of 'Mineral Extraction' covers, among</p>	<p>Amend Rule 3 as follows:</p> <p>7. There shall be offensive or objectionable dust nuisance at</p>

				<p>other things, roads and ancillary buildings and structures and Mineral Extraction activities are managed in Rule 2 above. The relationship between Rules 2 and 3, Rule 3 needs to be clarified and/or the definition of 'Mineral Extraction' reviewed to clarify what activities are managed by the respective rules. Council seeks the removal of Clause 5 relating to dust nuisance. Air discharges are a Regional Council responsibility and inclusion of dust performance standards could cause confusion for plan users on which Council has ultimate responsibility for air discharges and has the potential to be problematic for enforcement. Council also has the same issues with Clause 6 relating to bonds as for Rule 2 above, and seeks the same amendment</p>	<p>or beyond the property boundary of the mineral extraction site as a result of the activity.</p> <p>8. A bond is in place with the relevant district council, To the extent not already required by any coal mining licence or resource consent, an independent bond assessment prepared by a suitably qualified and experienced person is provided to the relevant district council a minimum of 20 working days prior to activities commencing and the recommended bond sum is lodged with the relevant District Council; </p> <p>Council seeks provision of a mechanism that provides for on-going review of bonds and adjustment of bond sums when needed.</p> <p>Council seeks that the relationship between Rules 2 and 3 is clarified.</p>
Buller District Council (S538)	S538.612	MINZ - R5	Support	<p>Rules 4 and 5 are supported. However, Council seeks the removal of the Advice Note for Rule 5 as not being relevant to grazing of animals.</p>	Remove the Advice Note for Rule 5.
Buller District Council (S538)	S538.613	MINZ - R4	Support	<p>Rules 4 and 5 are supported. However, Council seeks the removal</p>	Remove the Advice Note for Rule 5.

				of the Advice Note for Rule 5 as not being relevant to grazing of animals.	
Buller District Council (S538)	S538.614	MINZ - R6	Support in part	While Rule 6 is generally supported, clause 1(i) is somewhat confusing and it is assumed that it seeks to	Amend Rule 6 as follows: 3. This does not occur within: i. An area of indigenous vegetation greater than 5000m² in size that has not been assessed for its significance; A significant Natural Area
Buller District Council (S538)	S538.615	MINZ - R7	Support	Rules 7 to 10 are supported.	Retain as notified.
Buller District Council (S538)	S538.616	MINZ - R8	Support	Rules 7 to 10 are supported.	Retain as notified.
Buller District Council (S538)	S538.617	MINZ - R9	Support	Rules 7 to 10 are supported.	Retain as notified.
Buller District Council (S538)	S538.618	MINZ - R10	Support	Rules 7 to 10 are supported.	Retain as notified.
Buller District Council (S538)	S538.619	Port Zone Objectives	Support	The objectives and policies for the Port Zone are supported.	Retain as notified.
Buller District Council (S538)	S538.620	Port Zone Policies	Support	The objectives and policies for the Port Zone are supported.	Retain as notified.
Buller District Council (S538)	S538.621	PORTZ - R1	Support in part	Council supports Rule 1 with the exception of the following matters: Clause 3 requires a 5m setback from road boundaries and specified zone boundaries. A greater setback is considered desirable particularly when residential activities adjoin an	Amend rule 1 as follows Buildings are setback a minimum: a. 5 10 m from road boundaries, the rail corridor and any RESZ – Residential Zone or MUZ – Mixed Use Zone boundary; b. 10m from State Highways.

			<p>industrial zone, with Council seeking a 10m setback. Clause 4 is missing reference to the fact that the required fencing should be a solid fence to provide effective screening and that 1.8m is missing reference to this being a minimum height requirement. Clause 6 addresses blasting which is not considered appropriate given the proximity of the Port to urban Westport. Clauses 7 and 8 address dust and odour. Council's preference is that these clauses are removed as air discharges including odour are a Regional Council responsibility and inclusion of such performance standards could cause confusion for plan users on which Council has ultimate responsibility for air discharges and has the potential to be problematic for enforcement. Clause 10 deals with contaminated stormwater run-off and water quality which are a Regional Council responsibility. For the same reasons as discussed above, Council seeks removal of this clause. Clause 11 references the</p>	<p>4. All external storage and car parking areas shall be screened by a minimum 1.8m high solid fence or landscaping so that</p> <p>6. Airblast overpressure from blasting shall not exceed a peak sound pressure level of 120dBC at the notional boundary of any noise sensitive activity;</p> <p>7. There shall be no offensive or objectional dust nuisance at or beyond the PORT – Port Zone boundary as a result of the acidity;</p> <p>8. No Noxious or offensive odour shall be detected beyond the PORTZ – Port Zone boundary that the activity occurs in;....</p> <p>10 Stormwater run-off associated with any Port, industrial or commercial activity or building, including earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality.</p> <p>11. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where neighbouring property owners written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to:</p> <p>Advice Notes:.....</p>
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				exception for infringement of recession boundaries where neighbours written approval has been obtained i.e. the Deemed Permitted Boundary Activities process. It is suggested that reference to this process would be better placed as an Advice Note rather than in the body of the rule, particularly given it has wider relevance than just recession planes and is also applicable to internal boundary infringements.	Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.
Buller District Council (S538)	S538.622	PORTZ - R2	Oppose in part	Minor structures are required to comply with the Rule 1 standards with the exception of setback standards (Clause 1). The remaining standards do not appear to be applicable to minor structures, therefore Council requests that Clause 1 is removed.	Amend Rule 2 as follows: 2. All performance standards for Rule GIZ-R1 are complied with except that compliance with standard 3 (setbacks) is not required....
Buller District Council (S538)	S538.623	PORTZ - R3	Support	Rules 3 to 5 are supported.	Retain as notified.
Buller District Council (S538)	S538.624	PORTZ - R4	Support	Rules 3 to 5 are supported.	Retain as notified.
Buller District Council (S538)	S538.625	PORTZ - R5	Support	Rules 3 to 5 are supported.	Retain as notified.

Buller District Council (S538)	S538.626	PORTZ - R6	Support in part	<p>Rule 6 is largely supported, however Council is concerned that the reference in Clause 1 to 'one single' residential unit has the potential to be confusing as it implies that the residential unit caters for a single person, whereas Council assumes the intent is for one residential unit. Council seeks that the reference to 'single' is removed. Council is also unclear by what is meant by the residential activity being located at the 'rear' of the site, when Westport Port zone comprises a long narrow strip and suggests that this clause is removed along with the requirement that the site be located above ground level. As regards the matters of control, Council seeks the removal of clause (d) relating to internal air quality requirements. This is not considered a matter within the scope of the RMA considerations.</p>	<p>Amend Rule 6 as follows:</p> <ol style="list-style-type: none"> 1. One single residential unit per site is provided; and.... 3. The residential activity is located at the rear of the site or above ground level. <p>Matters of control are:</p> <ol style="list-style-type: none"> a. Residential unit design; b. Residential unit location; c. Noise insulation requirements; and d. Internal air quality requirements <p>Removal of the Advice Note as per the changes sought to the Noise rules.</p>
Buller District Council (S538)	S538.627	PORTZ - R7	Oppose	<p>Council does not agree with the activity status approach to breaches of recession planes and requests that all infringements of standards for port/industrial activities are treated</p>	<p>Delete Rule 7.</p>

				as discretionary activities. It is further noted that some of the discretionary matters listed for Rule 9 are not directly relevant to recession plane breaches e.g. management of hazardous substances and location of parking and access.	
Buller District Council (S538)	S538.628	PORTZ - R8	Support	Rules 8 to 12 are supported.	Retain as notified.
Buller District Council (S538)	S538.629	PORTZ - R9	Support	Rules 8 to 12 are supported.	Retain as notified.
Buller District Council (S538)	S538.630	PORTZ - R10	Support	Rules 8 to 12 are supported.	Retain as notified.
Buller District Council (S538)	S538.631	PORTZ - R11	Support	Rules 8 to 12 are supported.	Retain as notified.
Buller District Council (S538)	S538.632	PORTZ - R12	Support	Rules 8 to 12 are supported.	Retain as notified.
Buller District Council (S538)	S538.633	SCHEDULES	Support in part	While Council supports in principle identification of sites and areas with high natural and cultural values, there is concern with the extent of these sites/areas as discussed in relation to the respective overlays. Council is concerned that the mapped extent of the scheduled sites cover large areas encompassing	As discussed in relation to the respective overlays, Council requests that the extent of some the scheduled sites/areas are reviewed.

				a range of existing land uses and there is potential for unexpected restrictions where this may not be warranted.	
Buller District Council (S538)	S538.634	Appendices	Support	Due to time constraints, with the exception of Recession Planes and Transport Performance Standards discussed in the Transport Chapter, Council staff have not reviewed all the Appendices in detail but generally support these.	Retain as notified.
Buller District Council (S538)	S538.635	Appendix Two: Recession Planes	Support in part	Council seeks the addition of a statement to the Appendix which clarifies how recession boundaries are determined with respect to site boundaries.	<p>Add the following statement to Appendix Two:</p> <p>The level of site boundaries shall be measured from filled ground level except where there is an existing building at a lower level on the other side of a common boundary, where that lower level shall be adopted. For the purpose of measuring recession planes only internal boundaries shall be taken as site boundaries. Council also seeks that consideration is given to removing the exclusions to recession planes e.g. road boundaries, antennas, solar panels etc from the respective zone rules to sit in this appendix given the commonality to all zones.</p>

Buller District Council (S538)	S538.636	SUB - S2	Support	Council supports Standard 1 and 2.	Retain as notified.
Buller Electricity Limited (S451)	S451.001	General Approach	Amend	There is a significant risk to those using the TTPP in that the provisions contained in the Energy chapter will be missed - as there is not any reference to them in the zone chapters or planning maps.	Include the corridor protection rules that relate to Energy within the Zone Chapters of the plan, rather than in a stand alone chapter
Buller Electricity Limited (S451)	S451.002	ENG - R6	Amend	There is a significant risk to those using the TTPP in that the provisions contained in the Energy chapter will be missed. This risk is caused by there not being any reference to these rules on the planning maps nor in the Zone Chapters.	Include this rule within the zone provisions where significant distribution lines exist.
Buller Electricity Limited (S451)	S451.003	ENG - R7	Amend	There is a significant risk to those using the TTPP in that the provisions contained in the Energy chapter will be missed.	Include this rule within the zone provisions where significant distribution lines exist.
Buller Electricity Limited (S451)	S451.004	Cross Boundary Matters	Amend		That the following be added under cross boundary issues: "the identification of the safe and efficient functioning of the electricity transmission networks, including protecting important infrastructure from reverse sensitivity effects as an issue in respect of cross boundary matters and acknowledge the approach to

					consultation and consistent provisions being the means to resolving the issue"
Buller Electricity Limited (S451)	S451.005	COMMUNITY SCALE	Support		Retain definition as notified
Buller Electricity Limited (S451)	S451.006	CRITICAL INFRASTRUCTURE	Support		Retain definition as notified.
Buller Electricity Limited (S451)	S451.007	ENERGY ACTIVITY	Support		Retain definition as notified.
Buller Electricity Limited (S451)	S451.008	FUNCTIONAL NEED	Support		Retain definition as notified
Buller Electricity Limited (S451)	S451.009	INFRASTRUCTURE	Support		Retain definition as notified.
Buller Electricity Limited (S451)	S451.010	LARGE SCALE	Support in part		amend to read means, when applied to provisions in the Energy, Infrastructure and Transport Chapter , electricity generation activities utilising renewable energy sources with a capacity of greater than 100kW for the purposes of exporting electricity directly into the distribution network or

					National Grid. It includes all ancillary components and activities including but not limited to such as lines, poles, structures, substations, climate / environmental monitoring equipment, earthworks, roading, maintenance buildings, temporary concrete batching plants, internal transmission and fibre networks, and site rehabilitation works.
Buller Electricity Limited (S451)	S451.011	MAINTENANCE	Support in part		Amend as follows: In relation to infrastructure and renewable electricity generation activities, any work or activity necessary to continue the operation and / or functioning of existing infrastructure including but not limited to existing line, building structure, facility or utility, and shall also provide for replacement of an existing line, building, structure or other facility with another of the same or similar height, size or scale, within the same or similar position for the same or similar purpose. It does not include any expansion of the existing line, building, structure, facility or significant upgrading.
Buller Electricity Limited (S451)	S451.012	NATIONAL GRID	Support		retain definition as notified
Buller Electricity Limited (S451)	S451.013	NATIONAL GRID SUBDIVISION CORRIDOR	Support		Retain as notified

Buller Electricity Limited (S451)	S451.014	NATIONAL GRID YARD	Support		Retain as notified
Buller Electricity Limited (S451)	S451.015	NETWORK UTILITY OPERATOR	Support		Retain as notified
Buller Electricity Limited (S451)	S451.016	Interpretation	Amend		Use the term network utility operator consistently through the plan - there are a range of other terms that have been used.
Buller Electricity Limited (S451)	S451.017	OPERATIONAL NEED	Support	The proposed definition of 'Operational Need' supports the inclusion of a definition of "Operational Need", however there has been a spelling mistake where "logistical" has been used where it should be "locational".	Retain the definition, fix the spelling mistake where "logistical" has been used where it should be "locational".

Buller Electricity Limited (S451)	S451.018	UPGRADING	Oppose	The current definition is confusing and will limit Buller Electricity's ability to provide for the community.	<p><i>That the definition be amended as follows:</i></p> <p><i>means in relation to infrastructure and renewable electricity generation activities, an increase in kV wattage/transmission for an existing distribution line, or increase in the footprint of an existing structure/building, the improvement or increase in carrying capacity, operational efficiency, security or safety of existing infrastructure and renewable electricity generation activities, but excludes maintenance and repair.</i></p>
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Buller Electricity Limited (S451)	S451.019	Overview	Support	Buller Electricity supports the overview in the energy section of the Energy Infrastructure and Transport Chapter.	It is suggested that a comma between Energy and Infrastructure is appropriate - Energy, Infrastructure and Transport Chapter.
Buller Electricity Limited (S451)	S451.020	ENG - O1	Amend	The proposed Objective ENG – 01 is supported in part however BEL seek a minor amendment to the objective, as set out below, to ensure it reads correctly.	Amend to read: To recognise the local and regional benefits of electricity transmission, distribution and renewable electricity generation activities; and provide for their development, operation, maintenance and upgrading to meet the needs of Te Tai o Poutini/the West Coast.
Buller Electricity Limited (S451)	S451.021	ENG - O2	Support in part		the objective should be reworded as follows: Have particular regard to the constraints imposed by the technical, locational and operational requirements when seeking to avoid, remedy or mitigate adverse effects on communities and the environment from an energy activities design and location.
Buller Electricity Limited (S451)	S451.022	ENG - O3	Support in part	The objective should be amended to give effect to the RPS	Amend objective to read To provide for the enable the development, operation, maintenance and upgrade of energy activities, and to protect them from the adverse effects of incompatible subdivision and development.
Buller Electricity Limited (S451)	S451.023	Energy Objectives	Amend	This separates the requirement to give effect to the RPS from the second part of Objective 3	Add a new objective as follows: Energy activities, including their operation, maintenance, upgrading or development, are protected from the adverse effects of incompatible subdivision and development.
Buller Electricity Limited (S451)	S451.024	ENG - O4	Amend		Amend objective to read as follows:

					To recognise and provide for the national, regional and local significance and benefits of the National Grid, by ensuring the safety, efficiency, operation, maintenance, repair, upgrade and development is not adversely affected by incompatible subdivision, use and development.
Buller Electricity Limited (S451)	S451.025	ENG - P1	Support in part	Buller Electricity seeks minor amendments to enable minor upgrading of important infrastructure in order to give effect to Policy 5 of the NPSET that requires ..."decision-makers must enable the reasonable operational, maintenance and minor upgrade requirements of established electricity transmission assets."	Amend to read: Provide for and enable the development, operation, maintenance and upgrading of existing and new electricity transmission, distribution and renewable generation infrastructure and assets.
Buller Electricity Limited (S451)	S451.026	ENG - P2	Support in part	The proposed Policy ENG – P2 is supported on the basis that it is generally consistent with Policy 1 of the NPSET. Buller Electricity however seeks minor amendments in order to be entirely consistent with this policy:	Amend to read: When considering proposals to develop and operate new and existing energy activities, infrastructure and assets provide for have particular regard to the benefits to be obtained from the proposal, including; a. Maintaining or increasing security of renewable electricity supply by diversifying the type and/or location of electricity generation; or

					<p>b. Maintaining or increasing renewable electricity generation capacity while avoiding, reducing or displacing greenhouse gas emissions; or</p> <p>c. Economic, social, environmental or cultural wellbeing; or</p> <p>d. The contribution the proposal will have towards New Zealand meeting its renewable electricity generation targets; or</p> <p>e. Effective transmission and distribution of electricity supply; or</p> <p>f. Facilitation and use of renewable energy; or</p> <p>g. Security of electricity supply; and or</p> <p>h. Meeting New Zealand/Aotearoa me Te Waipounamu's climate change obligations.</p>
Buller Electricity Limited (S451)	S451.027	ENG - P3	Oppose	Buller Electricity opposes this policy and requests that it is reworded in order to give effect to Policy 10 in the NESET	<p>Amend policy to read:</p> <p>Avoid reverse sensitivity effects from subdivision, use and development on electricity distribution and transmission assets, existing renewable electricity generation activities and associated infrastructure, and protect such infrastructure from adverse effects of activities on the operation, maintenance, upgrading or development of that infrastructure.</p>

Buller Electricity Limited (S451)	S451.028	ENG - P4	Amend	The proposed Policy ENG – P4 is generally supported however a minor amendment is sought as the use of "minimise" in the opening clause is concerning because: - the subsequent clauses seek a number of outcomes that are management approaches; - the term may imply that adverse effects must be made 'minimal' and this outcome may not always be possible; - the NESET does not require effects to be minimised in all circumstances, but refer to the effects being "managed" in the objectives and "avoided, remedied or mitigated" in Policies 3 and 4.	Replace the word "minimise" with "manage" in the policy.
Buller Electricity Limited (S451)	S451.029	ENG - P5	Support in part	The proposed Policy ENG – P5 is generally supported however the following minor amendment is sought in order to give effect to the RPS	<p>When considering proposals to develop, operate, maintain and upgrade new and existing energy activities, infrastructure and assets:</p> <p>a. Recognise Have particular regard to the constraints imposed by their functional constraints and operational requirements; and</p> <p>b. Where new transmission infrastructure and major upgrades to transmission infrastructure are proposed have regard to the extent to which any adverse effects have</p>

					been minimised managed in the route, site and method selection.
Buller Electricity Limited (S451)	S451.030	ENG - P6	Support		Retain as notified
Buller Electricity Limited (S451)	S451.031	ENG - P7	Support		Retain as notified
Buller Electricity Limited (S451)	S451.032	ENG - P8	Support		Retain as notified
Buller Electricity Limited (S451)	S451.033	ENG - P9	Support		Retain as notified
Buller Electricity Limited (S451)	S451.034	Energy Policies	Amend	A new Policy ENG – 10 to provide a clear "line of sight" between any of the policies as notified (ENG - P1 to ENG - P9) and Energy Rule 1 (ENG - R1).	Include a new policy as follows: Avoid radio, electric and magnetic fields that do not meet the applicable New Zealand or International standards or guidelines, or National Environmental Standards.
Buller Electricity Limited (S451)	S451.035	Permitted Activities	Amend	It is unclear whether underground electricity transmission lines are a permitted activity in the proposed TTPP.	Make it clear that underground electricity transmission lines are a permitted activity

Buller Electricity Limited (S451)	S451.036	ENG - R1	Support in part	Rule ENG – R1 (Energy Permitted Activity Performance Standards) is supported in part, however an amendment is sought in order to accommodate any future updates of the referenced documents while also seeking to be consistent with Policy 9 of the NESET. This rule would then also relate to the above proposed additional Policy ENG – 10.	Amend as follows: 1. Electric and Magnetic fields - An activity generating electric or magnetic fields does not exceed the maximum exposure level listed in the International Commission on Non-ionizing Radiation Protection Guidelines for limiting exposure to time-varying electric and magnetic fields (1Hz - 100 kHz) (Health Physics (6):818-836; 2010) or revisions thereof , and the recommendations from the World Health Organisation's monograph Environmental Health Criteria 238, June 2007 or revisions thereof and any applicable New Zealand standards or National Environmental Standards.
Buller Electricity Limited (S451)	S451.037	ENG - R2	Support	The proposed Rule ENG – R2 '(Substations (Zone))' is supported in that it enables the operation, maintenance, repair and upgrade of existing substations within existing switchyards or buildings, and also new substations in an industrial zone.	Retain as notified.
Buller Electricity Limited (S451)	S451.038	ENG - R3	Support		Retain as notified
Buller Electricity Limited (S451)	S451.039	ENG - R4	Support in part	It is considered that the reference to poles in Clause 4 of this rule needs to be amended to read: "pole structures at its widest point". The	Amend as follows: amend the reference to poles in Clause 4 to read: "pole structures at its widest point". Amend Clause 5 to provide for up to 5 additional poles and assemblies.

				addition of the word “structures” makes more practical sense.It is also considered that clause 5 of this rule also needs to also provide for additional poles and assemblies as the current rules (PC145) provide for up to 5 poles to be added as a permitted activity.	
Buller Electricity Limited (S451)	S451.040	ENG - R8	Support		Retain as notified.